



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 30, 2016

Date: June 23, 2016
Case No.: **2014.0519CUAVAR**
Project Address: **2100 Market Street**
Zoning: Upper Market Street Neighborhood Commercial Transit District
40-X and 60/65-X Height and Bulk Districts
Block/Lot: 3542/041
Project Sponsor: Brian Spiers Development
388 Market Street, Suite 940
San Francisco, CA 94111
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **None - Informational**

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BACKGROUND

The project was heard and Approved at the February 4, 2016 Hearing with the following Conditions of Approval:

1. Sponsor to continue working with staff and the community on the design;
2. Add a retail component to the 14th Street frontage;
3. Allow for retail size flexibility; and
4. Provide a formal report back to the Commission on the projects' revised design.

CURRENT PROPOSAL

To address the Conditions of Approval and the Commission's concerns with the project's design, the Project Sponsor has continued meet and worked with and the Community and the Planning Staff on a the proposed façade, resulting in a redesign to the façade in both form and materials. The project has removed the previously proposed bay columns in favor of more randomly organized bay windows, while maintaining an orderly and uniform composition of façade elements across both Market and 14th Streets through the application of the projecting bays, juliet balconies, exterior metal wall panels and recessed windows.

The project also includes the additional design changes:

- Removal of smooth plaster cladding, replaced with metal panels.
- Removal of the two groundfloor residential units on 14th Street frontage, replaced with a 1,050 square foot retail unit.
- Enlargement of the original retail unit from 2,600 to 2,999 square feet.
- A 4th floor roof deck along 14th Street.

- As a result of the removal of the two two-bedroom ground floor residential units, the proposal converted a one-bedroom unit on the second floor to a two-bedroom unit, so that the project would meet the 40% unit mix requirement of PC Section 207.6.

Planning has reviewed and supports the revised proposal as it meets the intent of the Conditions of Approval as well as all applicable Planning Codes and Guidelines.

REQUIRED COMMISSION ACTION

Consideration of the project's redesign as required by the approved Conditions of Approval.

RECOMMENDATION: None - Informational
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Attachments:

2100 Market Street Concept Package

CONCEPT PACKAGE

PRESENTATION FOR PLANNING COMMISSIONERS HEARING / Dated June 30th, 2016

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2100 MARKET STREET
SAN FRANCISCO, CA
JUNE 30th, 2016



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RENDERING: MARKET STREET

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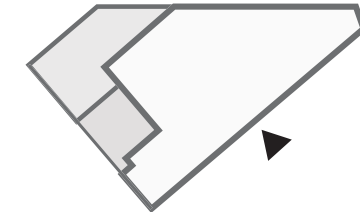
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RENDERING: 14th STREET

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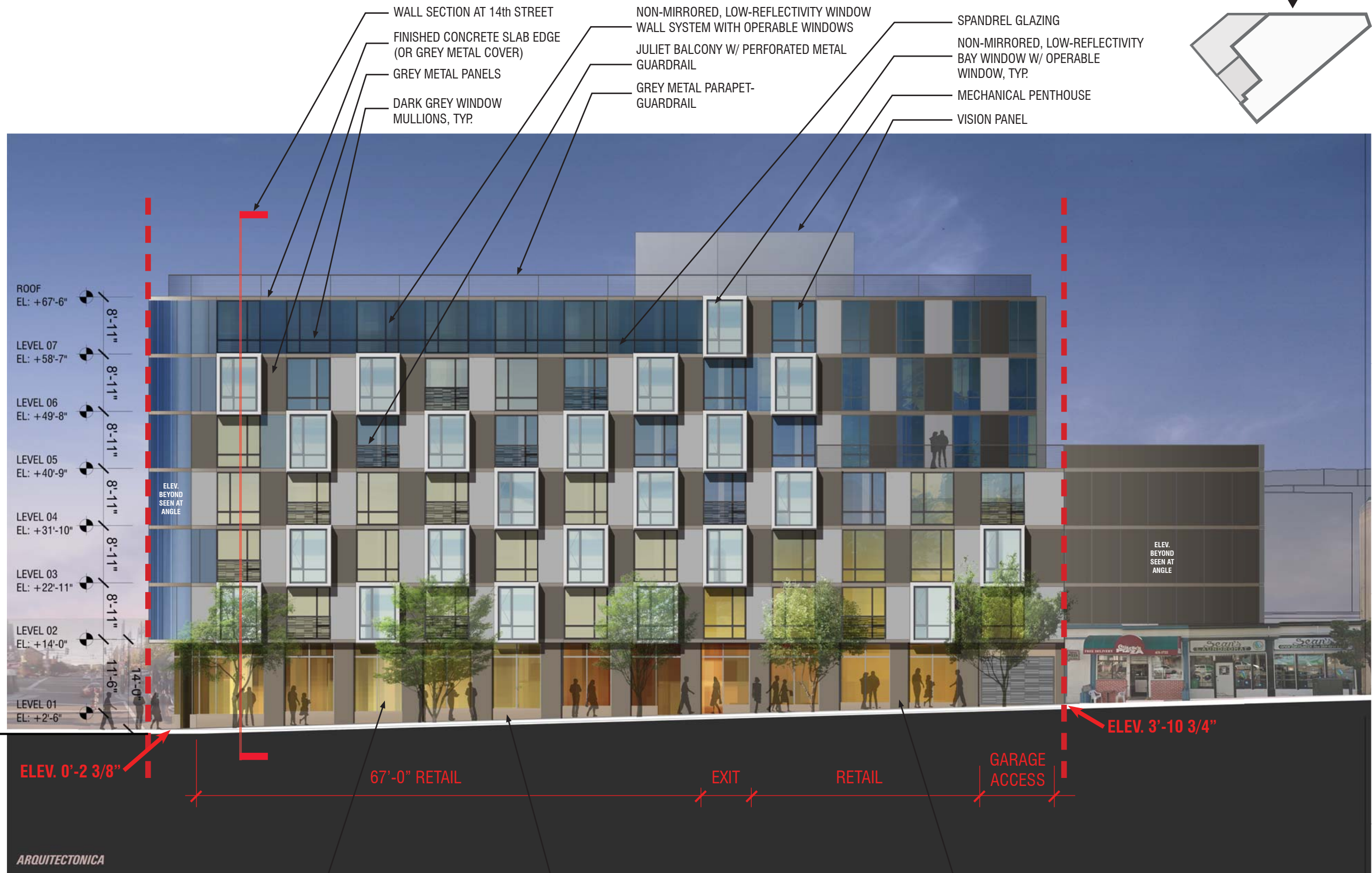
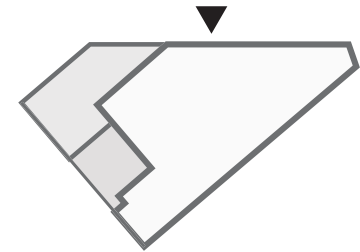
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2100 MARKET ST SAN FRANCISCO, CA   **ELEVATION: MARKET STREET**

JUNE 30th, 2016

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- WALL SECTION AT 14th STREET
- FINISHED CONCRETE SLAB EDGE (OR GREY METAL COVER)
- GREY METAL PANELS
- DARK GREY WINDOW MULLIONS, TYP.
- NON-MIRRORED, LOW-REFLECTIVITY WINDOW WALL SYSTEM WITH OPERABLE WINDOWS
- JULIET BALCONY W/ PERFORATED METAL GUARDRAIL
- GREY METAL PARAPET-GUARDRAIL
- SPANDREL GLAZING
- NON-MIRRORED, LOW-REFLECTIVITY BAY WINDOW W/ OPERABLE WINDOW, TYP.
- MECHANICAL PENTHOUSE
- VISION PANEL

ROOF
EL: +67'-6"

LEVEL 07
EL: +58'-7"

LEVEL 06
EL: +49'-8"

LEVEL 05
EL: +40'-9"

LEVEL 04
EL: +31'-10"

LEVEL 03
EL: +22'-11"

LEVEL 02
EL: +14'-0"

LEVEL 01
EL: +2'-6"

ELEV. 0'-2 3/8"

67'-0" RETAIL

EXIT

RETAIL

GARAGE ACCESS

ELEV. 3'-10 3/4"

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NON-MIRRORED, LOW-REFLECTIVITY GLASS AT RETAIL STOREFRONT

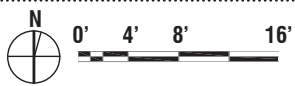
18-24" HIGH C.I.P. CONCRETE BULKHEAD WALLS W/ HIGH QUALITY FINISH, TYP, TYP.

CONCRETE PILASTER W/ HIGH QUALITY FINISH, TYP.

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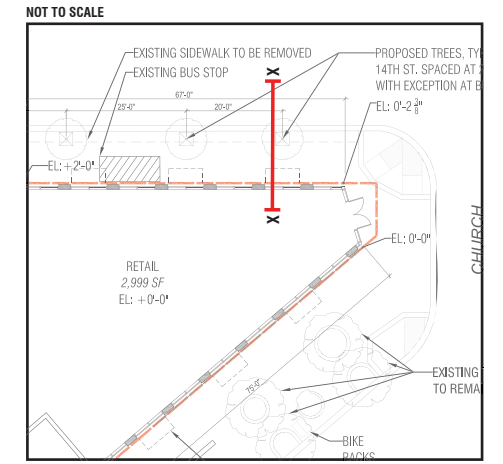
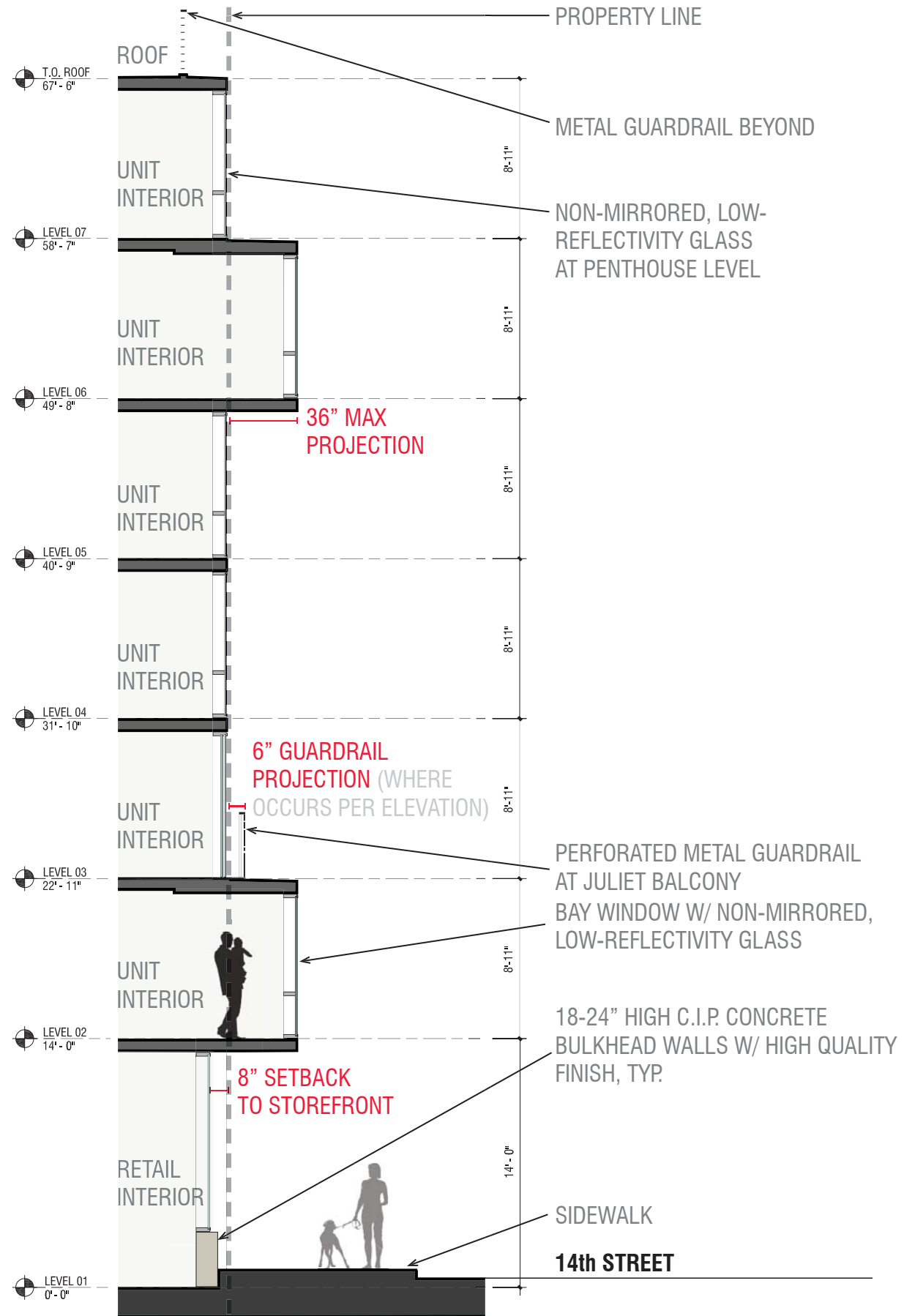


ELEVATION: 14th STREET

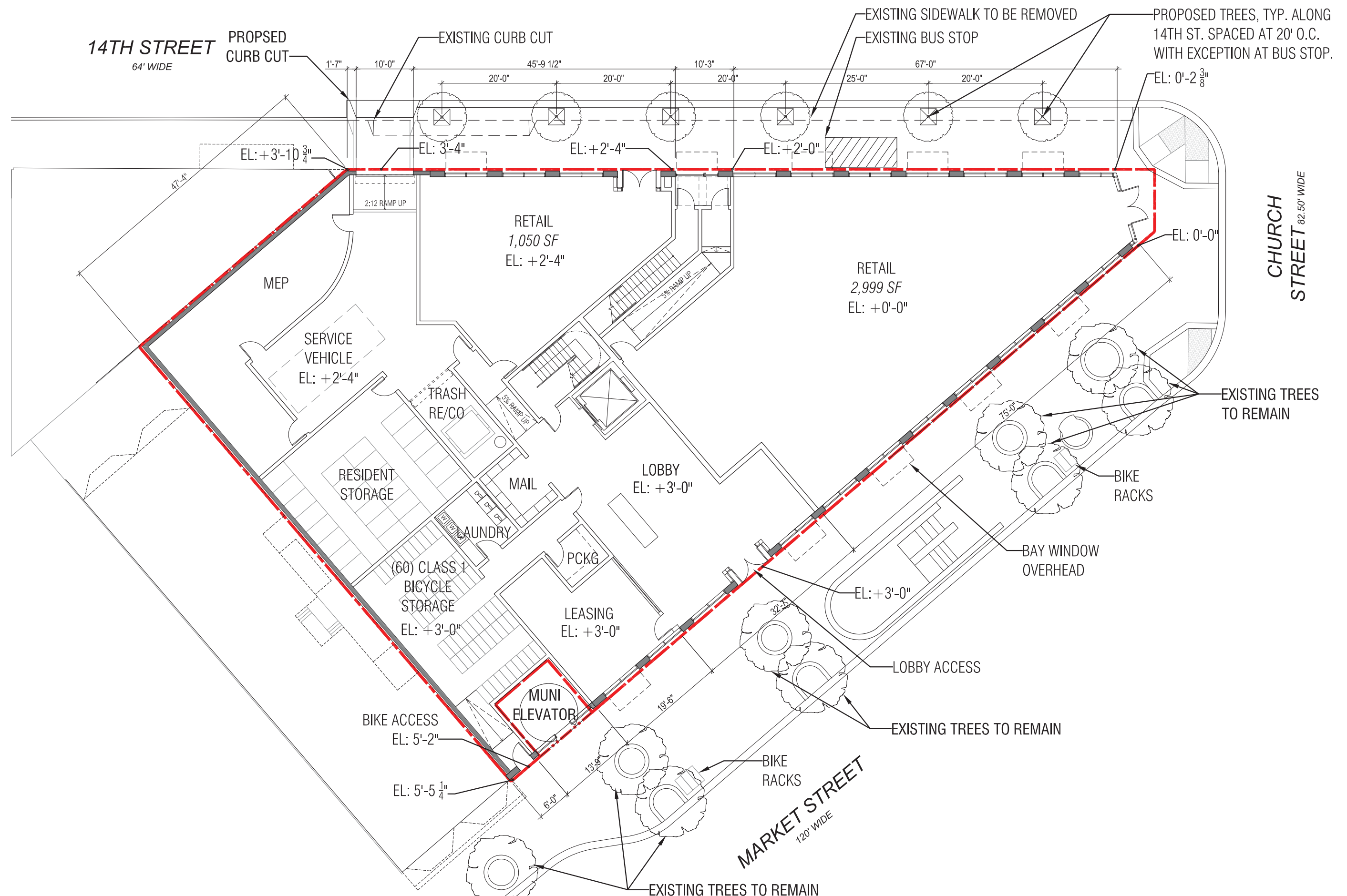
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WALL SECTION AT 14th STREET



ENLARGED KEY PLAN



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FLOOR PLAN - LEVEL 1

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14TH STREET

64' WIDE



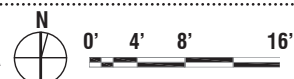
CHURCH STREET
82.50' WIDE

JULIET BALCONY, TYP.

BAY WINDOW, TYP.

MARKET STREET
120' WIDE

2100 MARKET ST SAN FRANCISCO, CA



FLOOR PLAN - LEVEL 2

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14TH STREET

64' WIDE

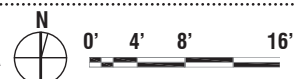


CHURCH STREET
82.50' WIDE

MARKET STREET
120' WIDE

[LEVEL 3 SHOWN]

2100 MARKET ST SAN FRANCISCO, CA



FLOOR PLAN - LEVELS 3-4

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14TH STREET

64' WIDE



CHURCH STREET
82.50' WIDE

MARKET STREET
120' WIDE

[LEVEL 7 SHOWN]

PROJECT AREA SUMMARY							
LEVEL	HEIGHT	GROSS AREA (SF)	NET UNIT AREA (SF)	STUDIO	1 BED	2 BED	TOTAL
LEVEL 7	8'-11"	7,590	6,155	1	4	4	9
LEVEL 6	8'-11"	7,590	6,155	1	4	4	9
LEVEL 5	8'-11"	7,590	6,155	1	4	4	9
LEVEL 4	8'-11"	9,385	7,810	1	6	4	11
LEVEL 3	8'-11"	9,385	7,810	1	6	4	11
LEVEL 2	8'-11"	9,240	7,520	1	6	4	11
LEVEL 1	11'-6"	10,415	0	RETAIL/PARKING/MEP		0	0
TOTAL	65'-0"	61,195	41,605	6	30	24	60
				10%	50%	40%	100%
Average Unit Size (SF):		714					

BICYCLE PARKING SUMMARY			
	Use	Required Spaces	Provided Spaces
Class 1	Residential (1/Unit)	60	60
	Commercial	0	0
Class 2	Residential (60/20)	3	3
	Commercial (4,049 SF/2,500 SF)	2	2

RESIDENTIAL PARKING SUMMARY		
Permitted	.5 spaces/unit	30 spaces
Conditional	up to .75 spaces/unit	45 spaces
Conditional	up to .75 spaces/unit	45 spaces
Total Proposed	0 space/unit	0

*** 2 service vehicle spaces are provided.**

OPEN SPACE SUMMARY		
COMMON OPEN SPACE CALCULATION:		
UNITS W/ PRIVATE OPEN SPACE (60 SF MIN):	0	
REMAINING UNITS (required common open space:)	60	
COMMON OPEN SPACE REQUIRED:	60 units x 80 SF/Unit =	4,800 SF
COMMON OPEN SPACE PROVIDED:	4,800 SF ROOF TERRACE	
	4,800	TOTAL SF