







EXISTING

PLANNING COMMISSION 04/15/2021

M A C Y  
A R C H  
I T E C  
T U R E

468 TURK





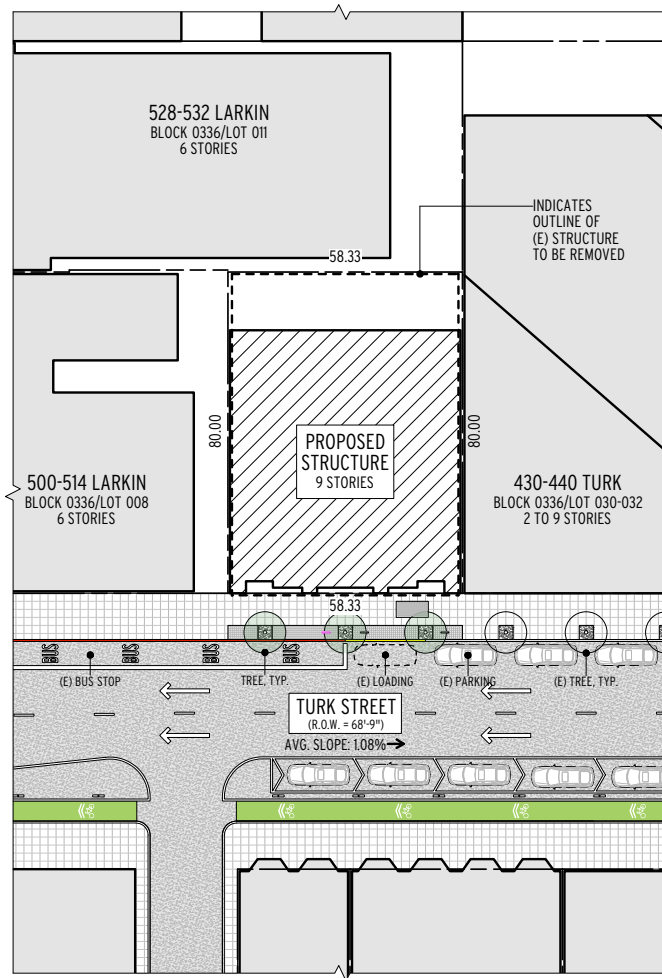
PROPOSED

PLANNING COMMISSION 04/15/2021

M A C Y  
A R C H  
I T E C  
T U R E

468 TURK

2



0' 30' 60' 90'



## SITE

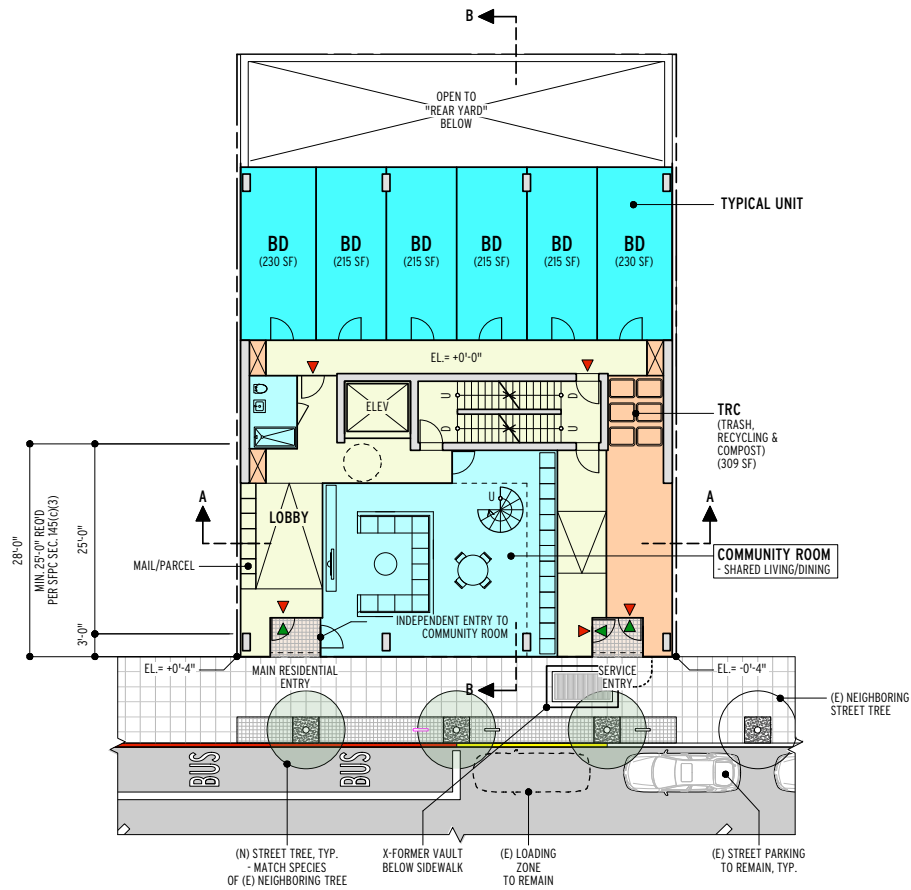
PLANNING COMMISSION 04/15/2021

M A C Y  
A R C H  
I T E C  
T U R E

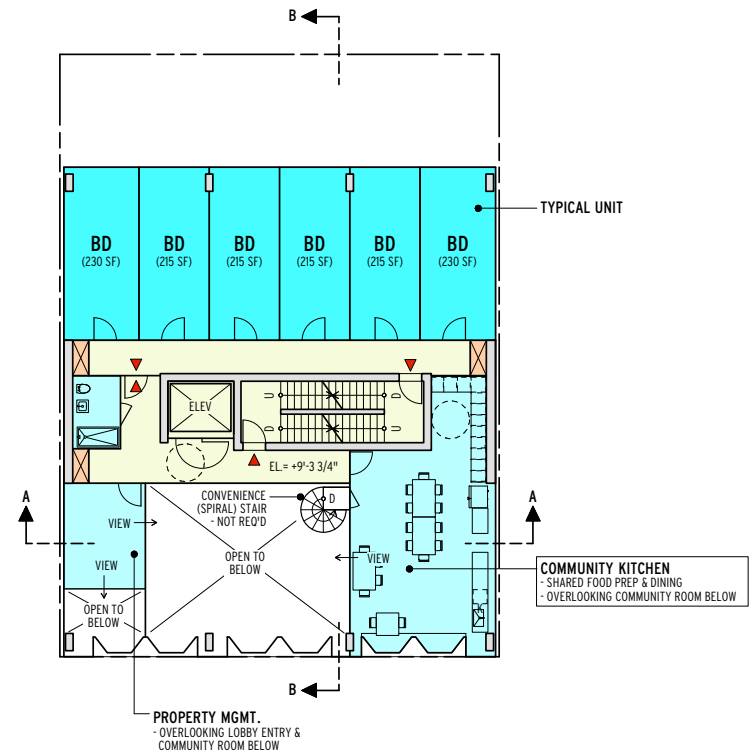
468 TURK

3





1ST FLOOR



2ND FLOOR



## STREET-ACTIVATING

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I T E C  
T U R E

468 TURK

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① SOFA-WALL-BED  
- QUEEN SIZED



② SHOWER / WATERCLOSET



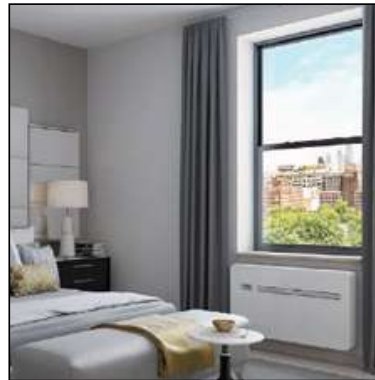
③ KITCHENETTE  
- "LIMITED COOKING FACILITIES"  
PER ZA INTERPRETATION SEC. 209.2 (A)



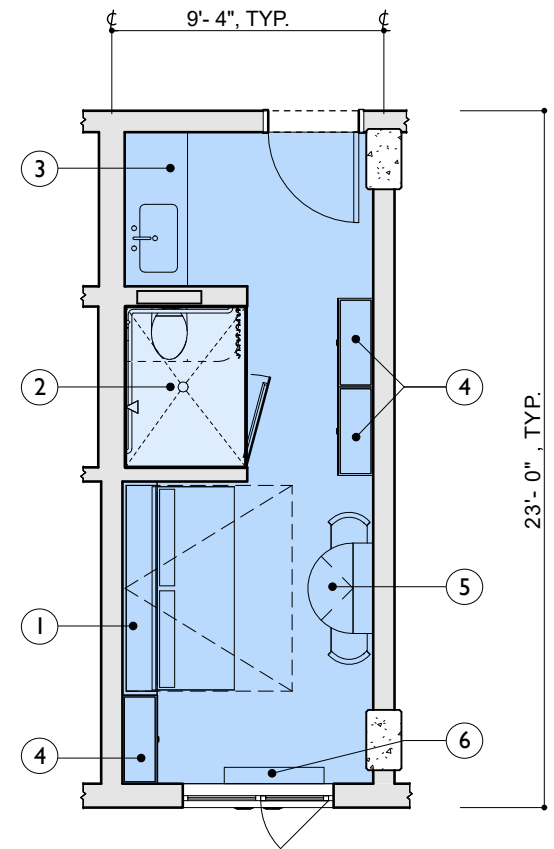
④ WARDROBE / STORAGE



⑤ FLIP-UP TABLE W/ CHAIRS



⑥ HEAT, COOLING & AIR-FILTERING UNIT



1/4" = 1'-0"

## INDEPENDENT LIVING

PLANNING COMMISSION 04/03/2021

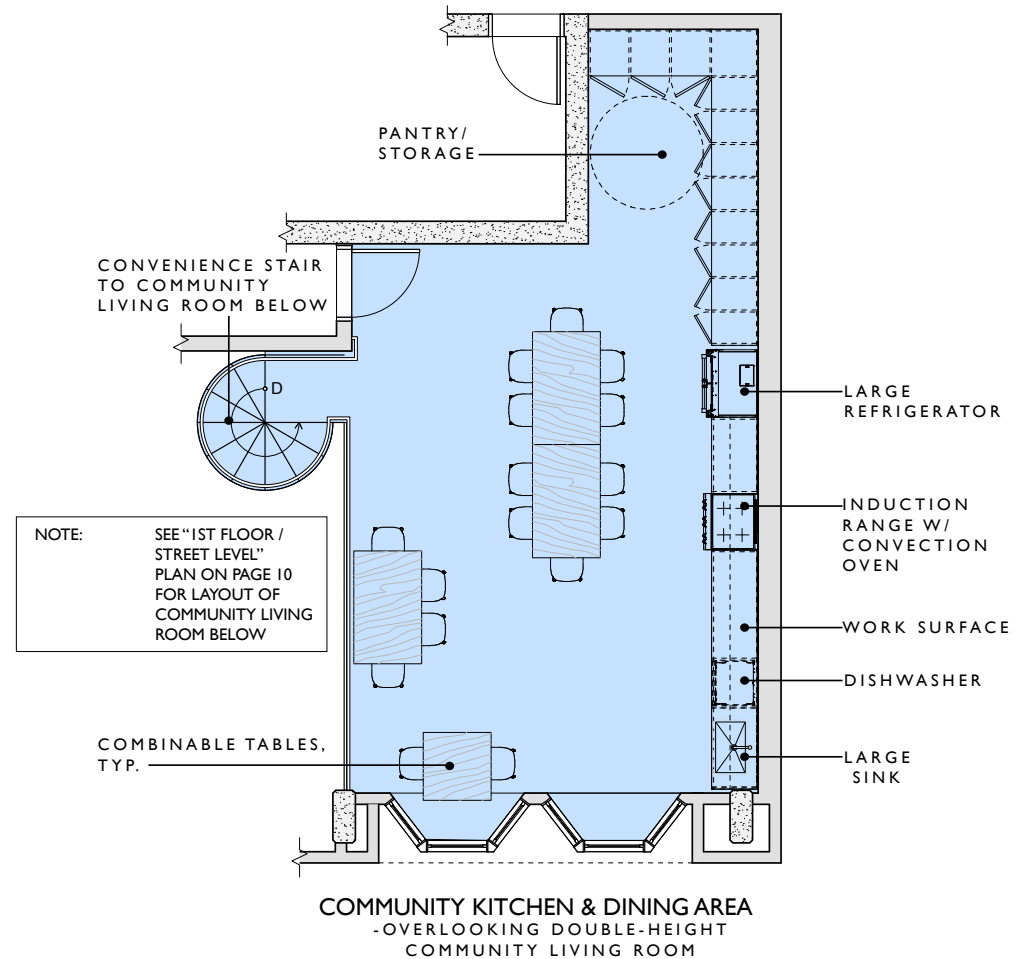
M A C Y  
A R C H  
I T E C  
T U R E

468 TURK

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SOME "LOOK AND FEEL" REFERENCE IMAGES FOR THE PROPOSED COMMUNITY KITCHEN AND DINING AREA



## THOUGHTFUL DESIGN

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M A C Y  
A R C H  
I T E C  
T U R E

468 TURK

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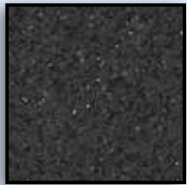




METAL



WINDOW SYSTEM  
- HIGH PERFORMANCE



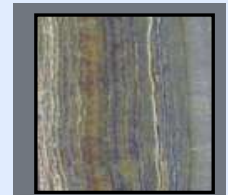
ROUGH COMPOSITE STONE



ACRYLIC COAT STUCCO  
FINISH  
- INTEGRALLY-COLORED



ALUMINUM VENT CAP  
- AIR INTAKE & EXHAUST



SMOOTH COMPOSITE STONE

## CONTEXT-SENSITIVE

PLANNING COMMISSION 04/15/2021

M A C Y  
A R C H  
I T E C  
T U R E

468 TURK

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## **LIST OF FIVE NEIGHBOR/COMMUNITY MEETINGS FOR THE 468 TURK STREET PROJECT**

### **MEETING 1:**

**October 30, 2019:** Meeting hosted at the site with the neighbors.

(Note: The size/scope of the proposed project has not substantively changed since this meeting).

### **MEETING 2:**

**February 23, 2021:** Meeting with Tenderloin Housing Clinic (THC) Land Use Committee (consisting of residents at THC properties and other community advocates); Gabriella Ruiz of the Tenderloin Neighborhood Development Corporation (TNDC) also participated in this meeting.

### **MEETING 3:**

**March 04, 2021:** Meeting with *Randy Shaw*/Pratibha Tekkey (THC) and *Don Falk* /Gabriella Ruiz (TNDC)

### **MEETING 4:**

**March 15, 2021:** Meeting with TNDC Stakeholders & Land Use Committee (consisting of Tenderloin residents and other community advocates)

### **MEETING 5:**

**March 29, 2021:** Meeting with:

- (1) Market Street for the Masses
- (2) Community Housing Partnership
- (3) Tenderloin People's Congress
- (4) Glide Memorial Church
- (5) Senior & Disability Action
- (6) Friends of Boedekker Park.

**Code Section:** [209.2\(a\)](#)



**Subject:** Group housing with limited cooking facilities

**Effective Date:** 10/05

**Interpretation:**

This Section allows group housing without individual cooking facilities in most residential districts, either as a principally permitted or conditional use. Recent Department practice via Zoning Administrator determination letters has been to allow limited kitchen facilities in hotel rooms or suites in tourist hotels with stays of less than 32 consecutive days. These determinations were based on the proviso that the purpose of including kitchens is not to create dwelling units for permanent residency but to provide hotel guests the option of making their own meals. Likewise, the purpose of including limited kitchen facilities in group housing is not to create dwelling units for permanent residency, but to provide group housing residents the option of preparing their own meals. In the South of Market mixed use districts, single room occupancy units are allowed small kitchens. To that end, group housing units are allowed to have limited kitchen facilities with the following specifications: a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner. Such limited kitchen facility shall not include any other type of oven, as that would constitute a full kitchen.

**Zoning Administrator Determinations  
March 22, 2021**

~~See Appendix The Zoning Administrator bulletin regarding “developing ground floor accessory rooms in residential buildings” located in the Appendix was repealed on March X, 2021.~~

**Code Section: 102**

Subject: "Dwelling Unit," definition of a kitchen

Effective Date: 3/21

Interpretation:

The definition of a Dwelling Unit states that it is “designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen.” However, the Planning Code provides no specific definition or parameters for a “kitchen.” Similarly, the Building Code also requires a Dwelling Unit to contain a kitchen but provides no specific definition.

For the purpose of defining a new Dwelling Unit in the Planning Code, the required kitchen shall consist of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a refrigerator/freezer of at least 12 cubic feet. For the purpose of defining a second kitchen within a Dwelling Unit, such a space may **not** contain a full-size oven (gas or electric) or cooktop range with more than two burners, but may contain a counter sink of any size and/or a refrigerator/freezer of any size. Stand-alone laundry sinks shall not be considered for the purpose of defining a kitchen in either scenario.

On a case-by-case basis, as determined by the Zoning Administrator, “Permanently Supportive Housing,” as defined in the Administrative Code, may be determined to be Dwelling Units even when providing only limited cooking facilities due to the unique nature of such housing.



# SHARP | Carousel®

Over-The-Range Convection Microwave Oven

## R-1874

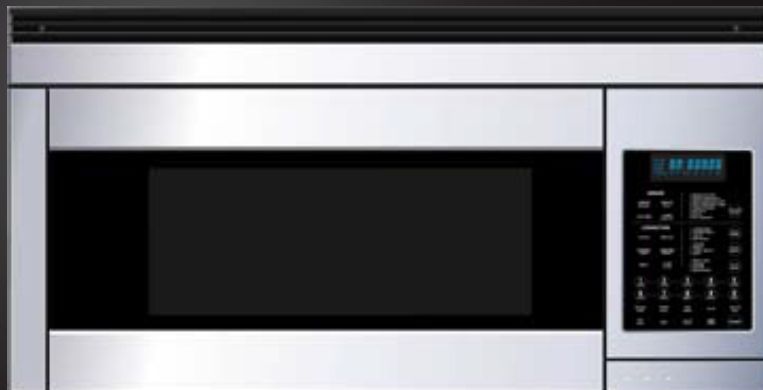
1.1 CU. FT. OVEN WITH 13" ON/OFF  
CAROUSEL® TURNTABLE

EASY-TO-READ 7-DIGIT 2-COLOR  
DISPLAY

CONVECTION PROGRAMS: 12  
COMPUCOOK, COMPUDEFROST

SENSOR PROGRAMS: 8 COOK, REHEAT,  
AND POPCORN

HIGH/LOW WORK LIGHT AND 2-SPEED  
VENTILATION FAN



## CONVENIENCE YOU CAN COUNT ON.

Sharp Convection Microwave Over the Range ovens are the most advanced design on the market! These easy-fitting designs provide added room and installation is simple, offering flexibility for new homes or remodeling projects.

## SPECIFICATIONS

### DESIGN

Cabinet Finish:	Stainless Steel
Display:	7 digit/2 color

### FEATURES

Capacity (cu. ft.):	1.1*
Cooking Power Levels:	11
Watts:	850
Demonstration Mode:	Yes
Configuration:	Over The Range
Type:	Convection
Carousel Diameter (inches):	13" Ceramic
Nightlight:	Yes
Custom Help:	Yes
Clock/Timer:	Yes
Child Safety Lock:	Yes
Convection/Combination:	Bakes, Roasts, Broils
Sensor Cook® Settings:	8
Popcorn Key:	Yes, Sensor
Reheating Options:	sensor
Defrosting Options:	CompuDefrost
Cooking Options:	CompuBroil-4 CompuRoast-4 CompuBake-4
Ventilation System/Light:	turntable on/off, 2 speed ventilation fan, high/low work light, 2 racks

Minute Timer:	Yes
Minute Plus™ Key:	Yes
Programmable Stages:	4
Audible Signal Elimination:	Yes

### DIMENSIONS & WEIGHT (in./lbs.)

Cavity Dimensions (w x h x d):	13.8" x 8.2" x 17.2"
Product Dimensions (w x h x d):	29.9" x 16.3" x 15.4"
Product Weight / Shipping Weight:	71 lbs. / 81 lbs.

### ADDITIONAL SPECIFICATIONS

Power Ratings:	AC 120V, 60 Hz/1600 Watts
AC Power Required (Amps):	13.2

### WARRANTY/UPC

Parts:	1 year limited
Labor:	1 year limited
Magnetron Tube:	Additional 6 years (part only)
UPC:	074000611023

\*Internal capacity calculated by measuring maximum width, depth and height. Actual capacity for holding food is less.

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Product specifications and design are subject to change without notice.

SHARP HOME ELECTRONICS COMPANY OF AMERICA  
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2020  
**MAXIMUM MONTHLY RENT BY UNIT TYPE**  
for MOHCD Inclusionary Housing Below Market Rate (BMR) Programs  
derived from the  
**Unadjusted Area Median Income (AMI)**  
**for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco**  
*Published by the San Francisco Mayor's Office of Housing and Community Development*

		SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>BASE RENT UTILITY ALLOWANCES</b>		\$88	\$117	\$181	\$236	\$284	\$341	\$390
<b>TIER 1 UTILITY ALLOWANCES</b>		\$38	\$51	\$71	\$91	\$112	\$142	\$163
<b>20% OF MEDIAN</b>	Base Rent*	\$249	\$332	\$332	\$340	\$356	\$350	\$353
	Tier 1 = "Without Utilities"***	\$298	\$398	\$442	\$485	\$528	\$549	\$580
	Tier 2 = "With Utilities"****	\$337	\$449	\$513	\$576	\$640	\$691	\$743
<b>25% OF MEDIAN</b>	Base Rent*	\$332	\$443	\$460	\$485	\$517	\$524	\$539
	Tier 1 = "Without Utilities"***	\$382	\$509	\$570	\$630	\$689	\$723	\$766
	Tier 2 = "With Utilities"****	\$420	\$560	\$641	\$721	\$801	\$865	\$929
<b>30% OF MEDIAN</b>	Base Rent*	\$417	\$556	\$588	\$629	\$677	\$697	\$725
	Tier 1 = "Without Utilities"***	\$466	\$622	\$698	\$774	\$849	\$896	\$952
	Tier 2 = "With Utilities"****	\$504	\$673	\$769	\$865	\$961	\$1,038	\$1,115
<b>40% OF MEDIAN</b>	Base Rent*	\$584	\$779	\$844	\$917	\$997	\$1,043	\$1,096
	Tier 1 = "Without Utilities"***	\$634	\$845	\$954	\$1,062	\$1,169	\$1,242	\$1,323
	Tier 2 = "With Utilities"****	\$672	\$896	\$1,025	\$1,153	\$1,281	\$1,384	\$1,486
<b>50% OF MEDIAN</b>	Base Rent*	\$753	\$1,004	\$1,100	\$1,205	\$1,317	\$1,389	\$1,468
	Tier 1 = "Without Utilities"***	\$803	\$1,070	\$1,210	\$1,350	\$1,489	\$1,588	\$1,695
	Tier 2 = "With Utilities"****	\$841	\$1,121	\$1,281	\$1,441	\$1,601	\$1,730	\$1,858
<b>55% OF MEDIAN</b>	Base Rent*	\$837	\$1,116	\$1,229	\$1,349	\$1,477	\$1,562	\$1,654
	Tier 1 = "Without Utilities"***	\$886	\$1,182	\$1,339	\$1,494	\$1,649	\$1,761	\$1,881
	Tier 2 = "With Utilities"****	\$924	\$1,233	\$1,410	\$1,585	\$1,761	\$1,903	\$2,044
<b>60% OF MEDIAN</b>	Base Rent*	\$921	\$1,228	\$1,357	\$1,494	\$1,637	\$1,734	\$1,839
	Tier 1 = "Without Utilities"***	\$971	\$1,294	\$1,467	\$1,639	\$1,809	\$1,933	\$2,066
	Tier 2 = "With Utilities"****	\$1,009	\$1,345	\$1,538	\$1,730	\$1,921	\$2,075	\$2,229
<b>65% OF MEDIAN</b>	Base Rent*	\$1,004	\$1,339	\$1,485	\$1,638	\$1,797	\$1,908	\$2,025
	Tier 1 = "Without Utilities"***	\$1,054	\$1,405	\$1,595	\$1,783	\$1,969	\$2,107	\$2,252
	Tier 2 = "With Utilities"****	\$1,092	\$1,456	\$1,666	\$1,874	\$2,081	\$2,249	\$2,415
<b>70% OF MEDIAN</b>	Base Rent*	\$1,089	\$1,452	\$1,613	\$1,782	\$1,957	\$2,080	\$2,210
	Tier 1 = "Without Utilities"***	\$1,138	\$1,518	\$1,723	\$1,927	\$2,129	\$2,279	\$2,437
	Tier 2 = "With Utilities"****	\$1,177	\$1,569	\$1,794	\$2,018	\$2,241	\$2,421	\$2,600
<b>72% OF MEDIAN</b>	Base Rent*	\$1,123	\$1,497	\$1,664	\$1,839	\$2,022	\$2,149	\$2,285
	Tier 1 = "Without Utilities"***	\$1,172	\$1,563	\$1,774	\$1,984	\$2,194	\$2,348	\$2,512
	Tier 2 = "With Utilities"****	\$1,210	\$1,614	\$1,845	\$2,075	\$2,306	\$2,490	\$2,675
<b>75% OF MEDIAN</b>	Base Rent*	\$1,173	\$1,564	\$1,742	\$1,927	\$2,119	\$2,253	\$2,396
	Tier 1 = "Without Utilities"***	\$1,223	\$1,630	\$1,852	\$2,072	\$2,291	\$2,452	\$2,623
	Tier 2 = "With Utilities"****	\$1,261	\$1,681	\$1,923	\$2,163	\$2,403	\$2,594	\$2,786
<b>80% OF MEDIAN</b>	Base Rent*	\$1,257	\$1,676	\$1,869	\$2,070	\$2,279	\$2,427	\$2,583
	Tier 1 = "Without Utilities"***	\$1,306	\$1,742	\$1,979	\$2,215	\$2,451	\$2,626	\$2,810
	Tier 2 = "With Utilities"****	\$1,344	\$1,793	\$2,050	\$2,306	\$2,563	\$2,768	\$2,973
<b>90% OF MEDIAN</b>	Base Rent*	\$1,425	\$1,901	\$2,125	\$2,358	\$2,599	\$2,772	\$2,954
	Tier 1 = "Without Utilities"***	\$1,475	\$1,967	\$2,235	\$2,503	\$2,771	\$2,971	\$3,181
	Tier 2 = "With Utilities"****	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,344
<b>100% OF MEDIAN</b>	Base Rent*	\$1,593	\$2,124	\$2,382	\$2,647	\$2,919	\$3,118	\$3,325
	Tier 1 = "Without Utilities"***	\$1,643	\$2,190	\$2,492	\$2,792	\$3,091	\$3,317	\$3,552
	Tier 2 = "With Utilities"****	\$1,681	\$2,241	\$2,563	\$2,883	\$3,203	\$3,459	\$3,715
<b>110% OF MEDIAN</b>	Base Rent*	\$1,761	\$2,348	\$2,638	\$2,935	\$3,239	\$3,464	\$3,696
	Tier 1 = "Without Utilities"***	\$1,811	\$2,414	\$2,748	\$3,080	\$3,411	\$3,663	\$3,923
	Tier 2 = "With Utilities"****	\$1,849	\$2,465	\$2,819	\$3,171	\$3,523	\$3,805	\$4,086

# HUD STATISTICS OF MARKET RATE RENT IN 2021

(Average rent down 25-35% from 2019-2020)

## 2021 Fair Market Rents and Payment Standards

New Payment Standards Effective 1/1/2021 for all transactions

Unit Size	FY2021 HUD FMRs
<b>SRO</b>	<b>\$1,763</b>
<b>STUDIO</b>	\$2,350
<b>ONE</b>	\$2,923
<b>TWO</b>	\$3,553
<b>THREE</b>	\$4,567
<b>FOUR</b>	\$4,970
<b>FIVE</b>	\$5,716
<b>SIX</b>	\$6,641

2020 MAXIMUM MONTHLY RENT BY UNIT TYPE FOR INCLUSIONARY HOUSING BELOW MARKET RATE (BMR)	
50% OF MEDIAN	
<b>BASE RENT *</b>	<b>\$753</b>
TIER 1 = "WITHOUT UTILITIES"***	\$803
TIER 2 = "WITH UTILITIES"****	\$841

2020 INCOME LIMITS (Effective 4/1/2020)			
Family Size	Extremely Low 30% of AMI	Very Low 50% of AMI	Low 80% of AMI
<b>1</b>	\$36,550	<b>\$60,900</b>	\$97,600
<b>2</b>	\$41,800	\$69,600	\$111,550
<b>3</b>	\$47,000	\$78,300	\$125,500
<b>4</b>	\$52,200	\$87,000	\$139,400
<b>5</b>	\$56,400	\$94,000	\$150,600
<b>6</b>	\$60,600	\$100,950	\$161,750

FMR: Fair Market Rents

AMI: Area Median Income