



1320 WASHINGTON

SAN FRANCISCO, CA 94109

PLANNING COMMISSION
NOVEMBER 4, 2021

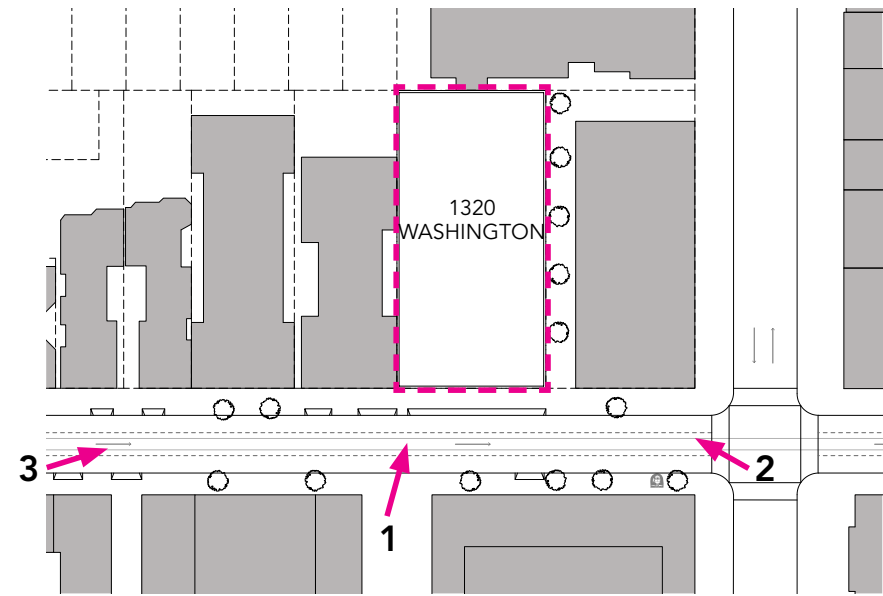


HANDEL ARCHITECTS LLP

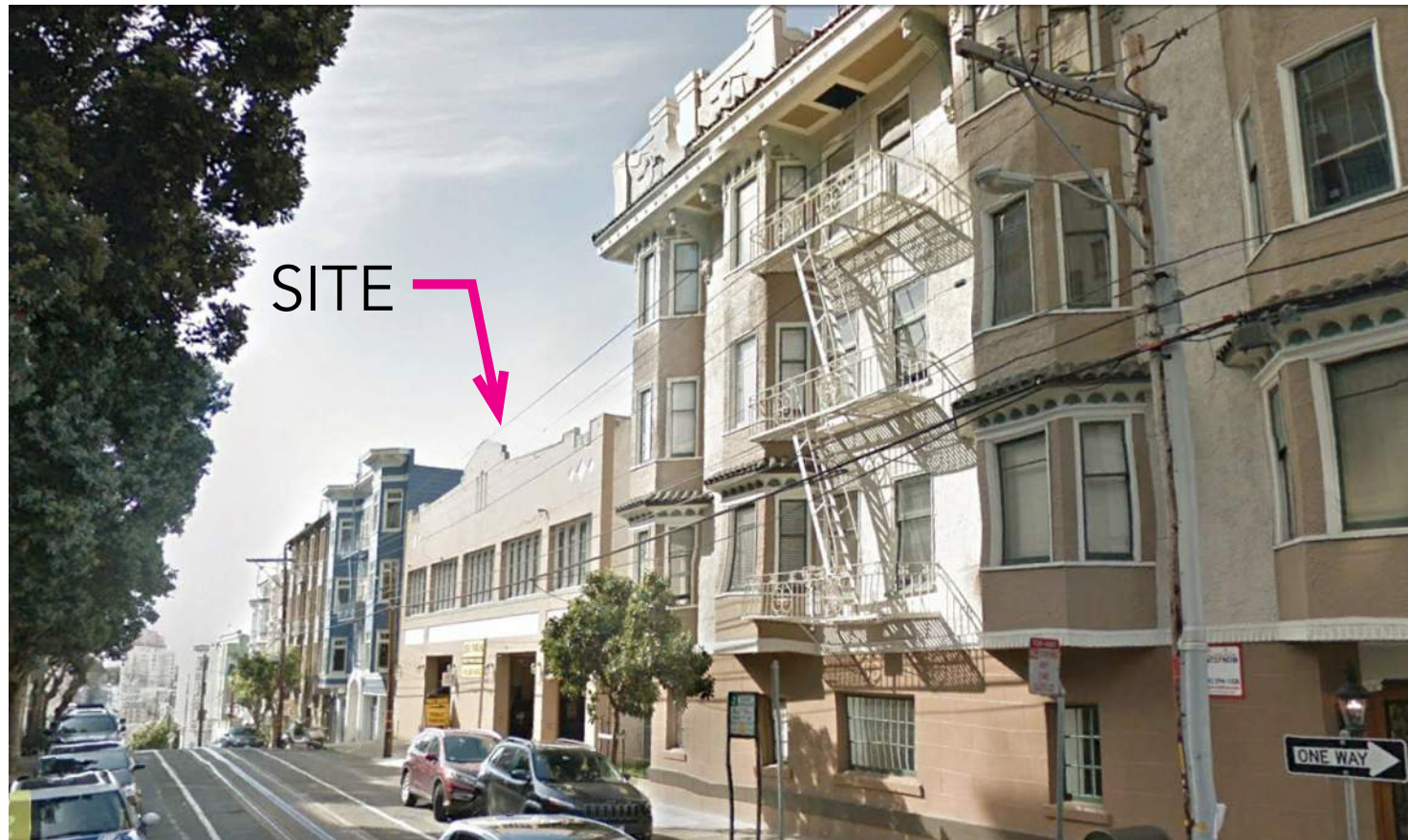
PROJECT SITE AERIAL VIEW



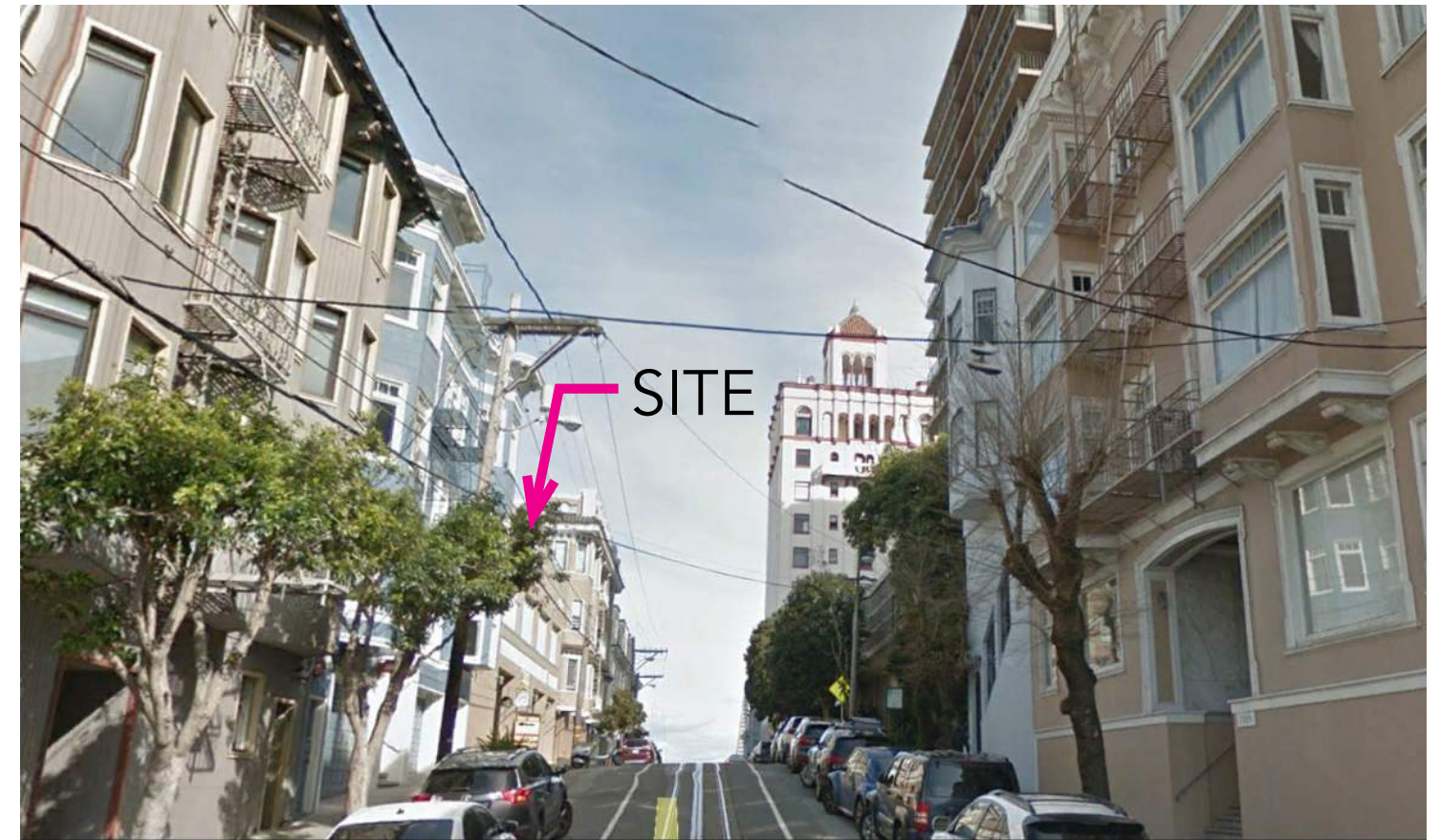
EXISTING SITE PHOTOS



1



2



3

1320 WASHINGTON PROJECT DATA

Height Limit:	65' (Proposed project is 65')
Lot Dimensions:	68' x 137'
Lot Area:	9453 square feet
Existing Use:	Enclosed parking garage, full site coverage
Proposed Use:	100% Residential units, 34'6" rear setback
Number of homes:	25
One Bd	12
Two Bd	9 (36%) - (25% required)
Three Bd	4 (16%) - (10% required)
Parking:	20 - stackers, 4 - surface, 1 - ADA van = 25 total
Bicycle parking:	25 - Class 1, 3 - Class 2
Common Open Space:	1780 sf (864 sf required)
Rear yard:	25% of lot depth, 34'6" deep

NEIGHBORHOOD FACADE MATERIALITY CONTEXT

IMMEDIATE CONTEXT (WITHIN 200 FT)



APARTMENTS
1401 JONES ST.



APARTMENTS
1441 JONES ST.



APARTMENTS
37 REED ST.



COMSTOCK APARTMENTS
1333 JONES ST.



BENTLEY APARTMENTS
1360 JONES ST.

GREATER CONTEXT (WITHIN 1500 FT)



KEYSTONE APARTMENTS
1369 HYDE ST.



NOB HILL PLACE APARTMENTS
1155 JONES ST.



CRESCENT NOB HILL
875 CALIFORNIA ST.

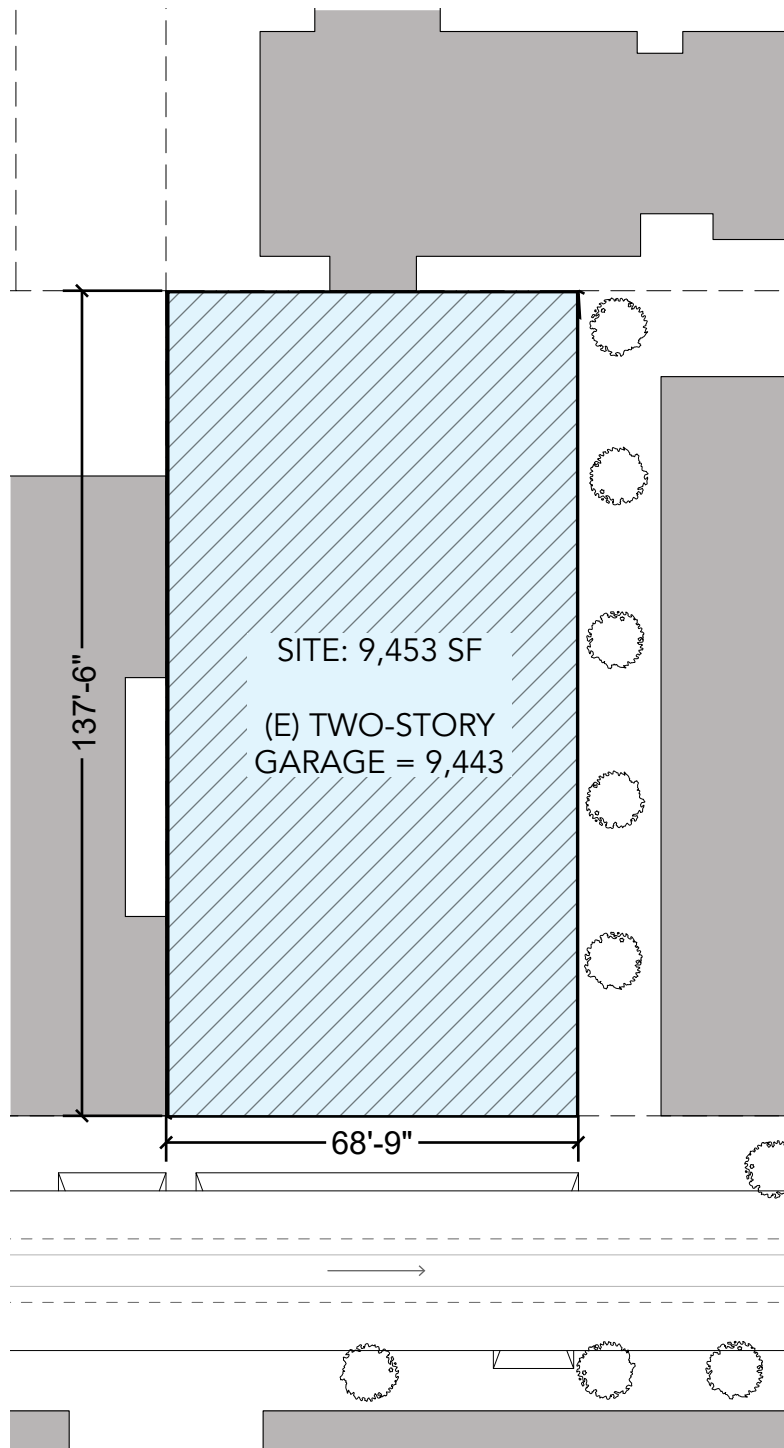


FAIRMONT SF
950 MASON ST.



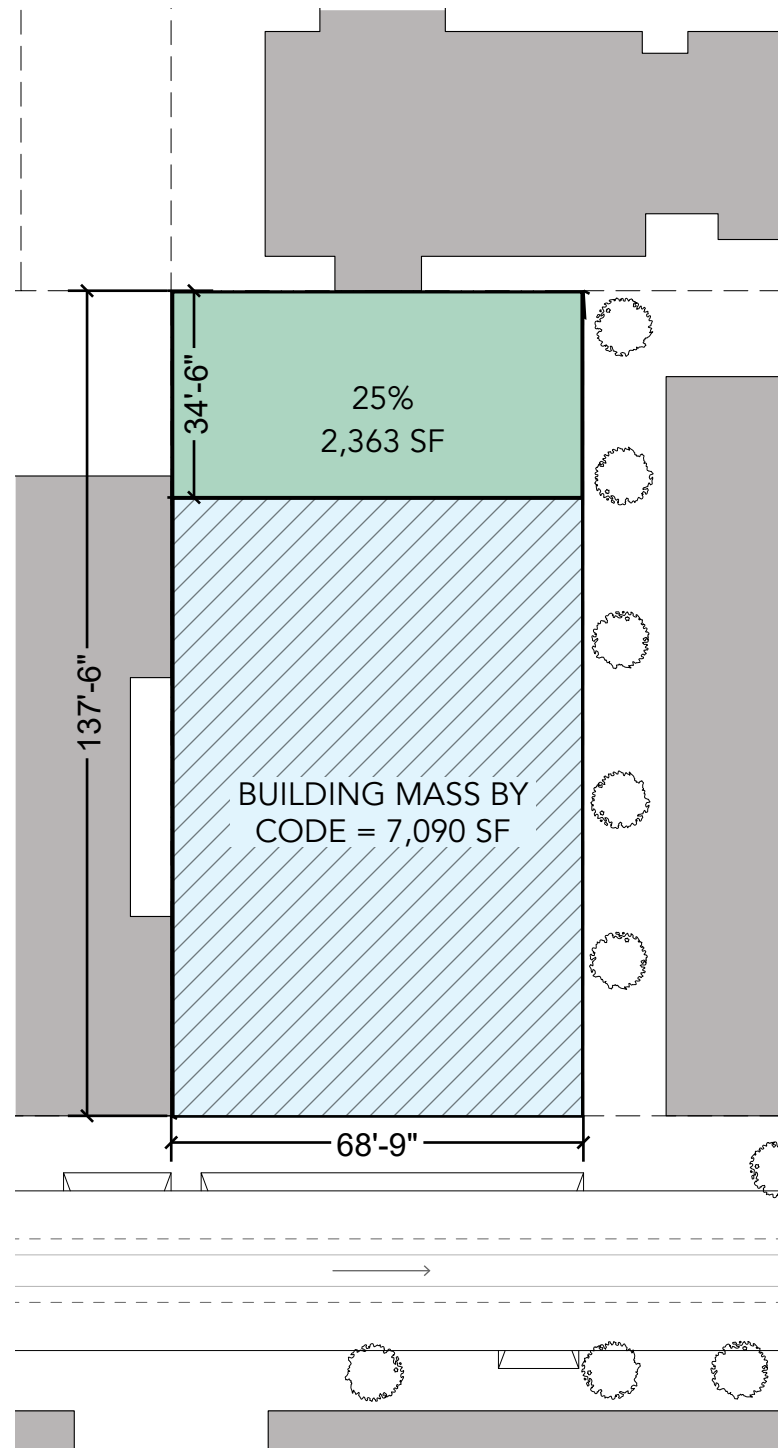
MARK HOPKINS APARTMENTS
1200 SACRAMENTO ST.

REAR YARD DIAGRAM



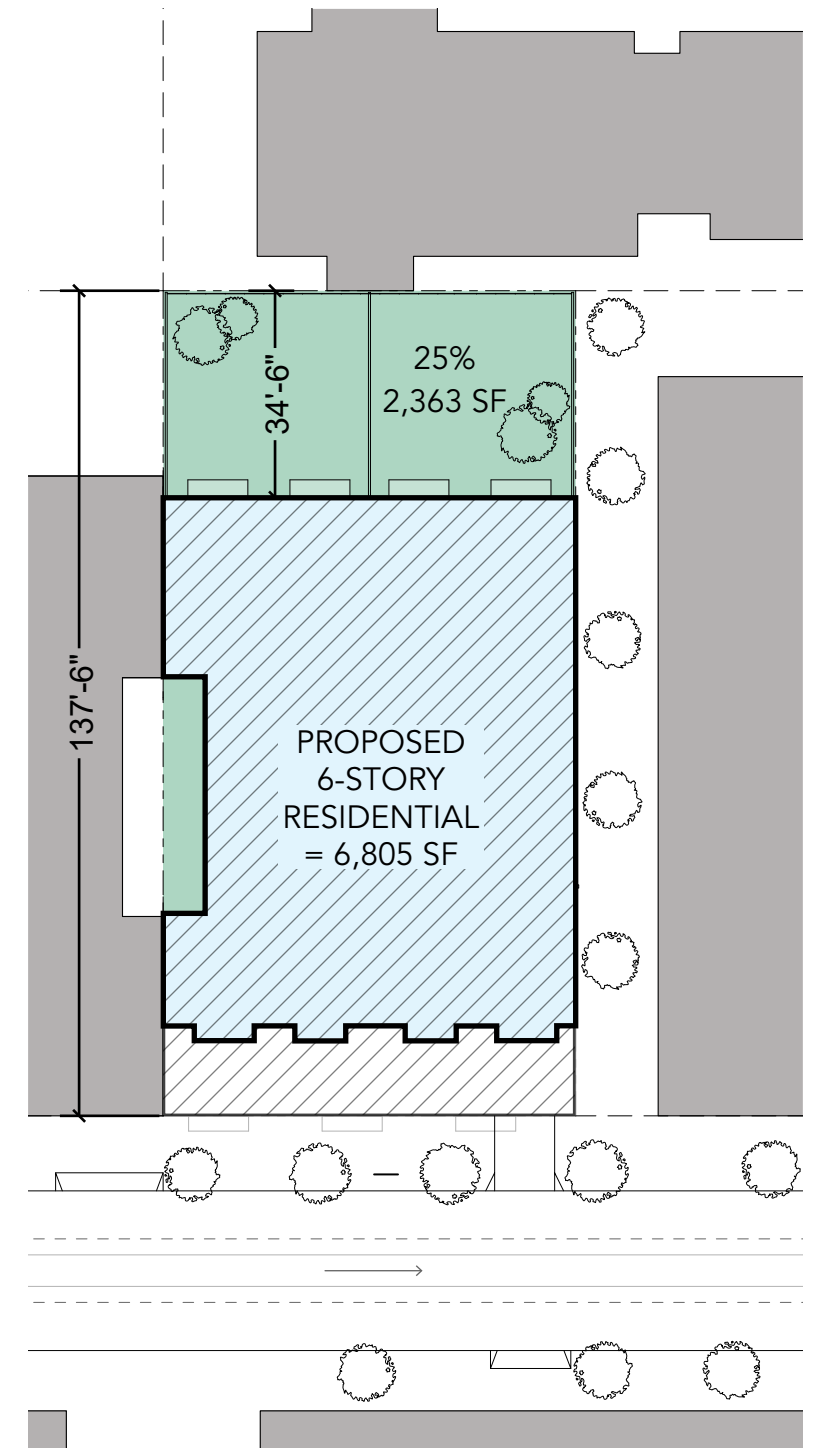
- Existing two-story garage building extends up to the property line on all sides
- No existing rear yard

EXISTING BUILDING



- Standard compliant rear yard only provides massing relief and light to rear units
- Side neighbors receive no relief

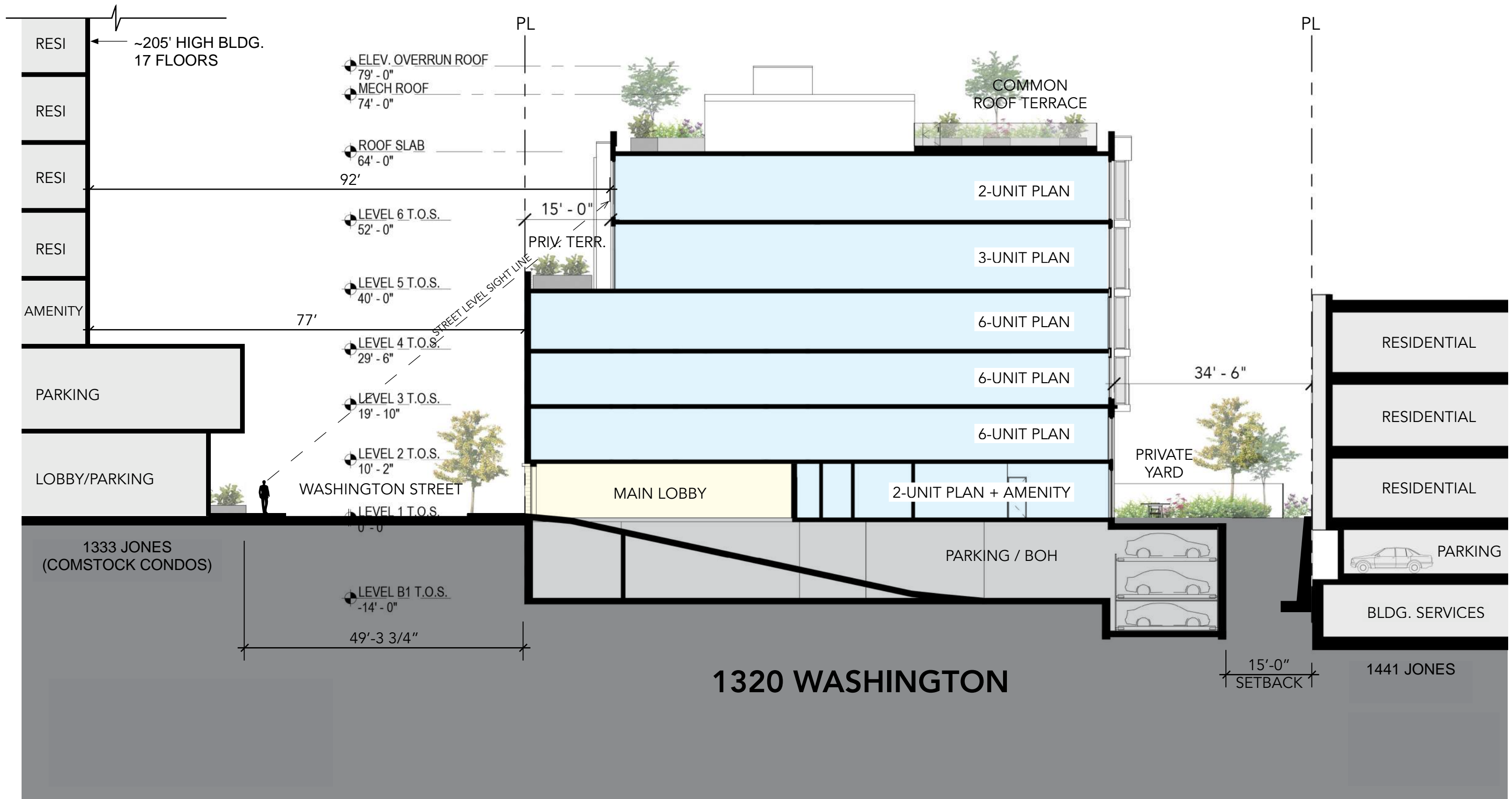
BY CODE



- Compliant light well matches adjacent building and massing relief and light to more units.
- Provides relief to side neighbors

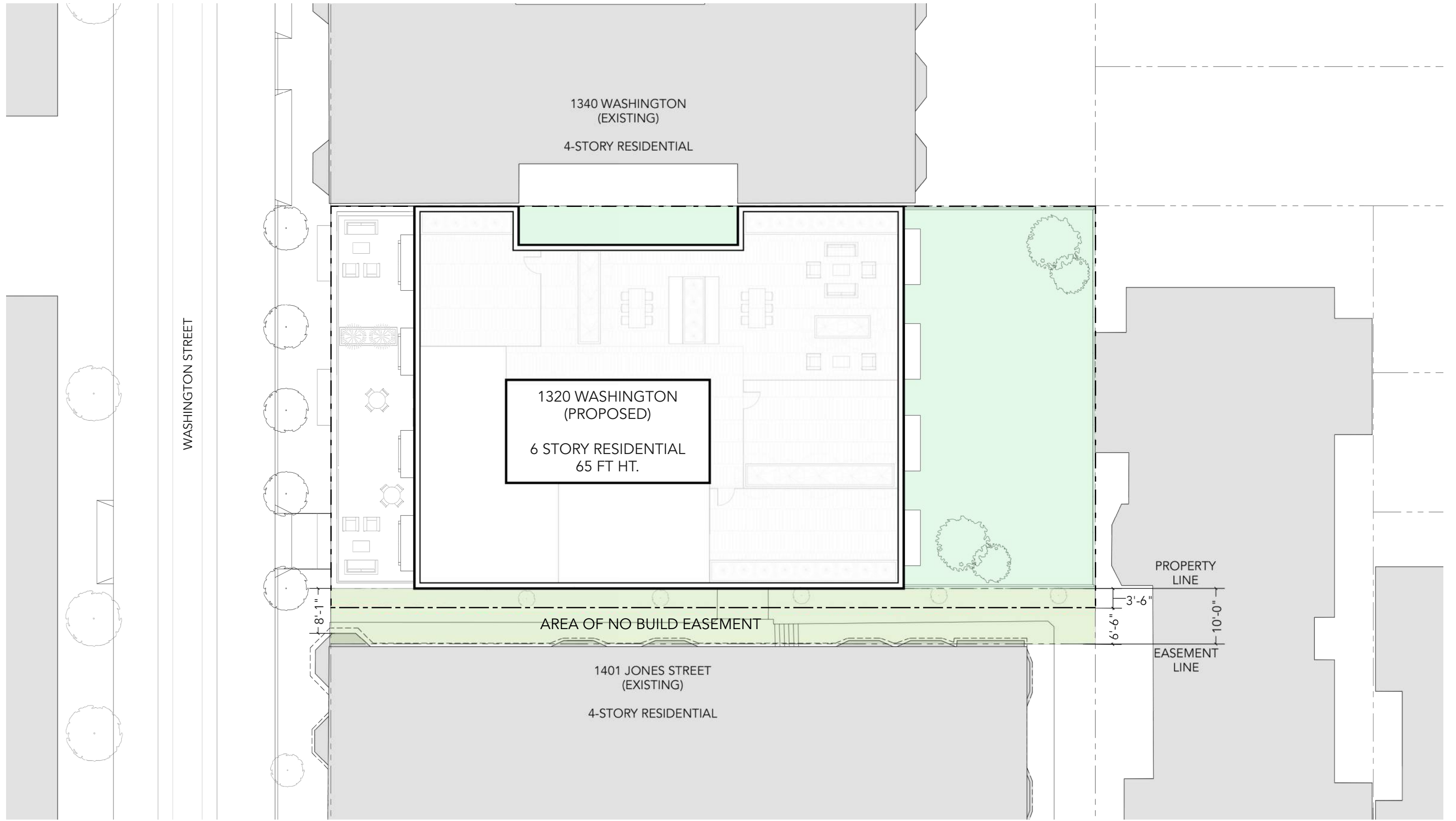
PROPOSED SCHEME

PROPOSED BUILDING SECTION N-S



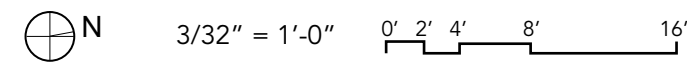
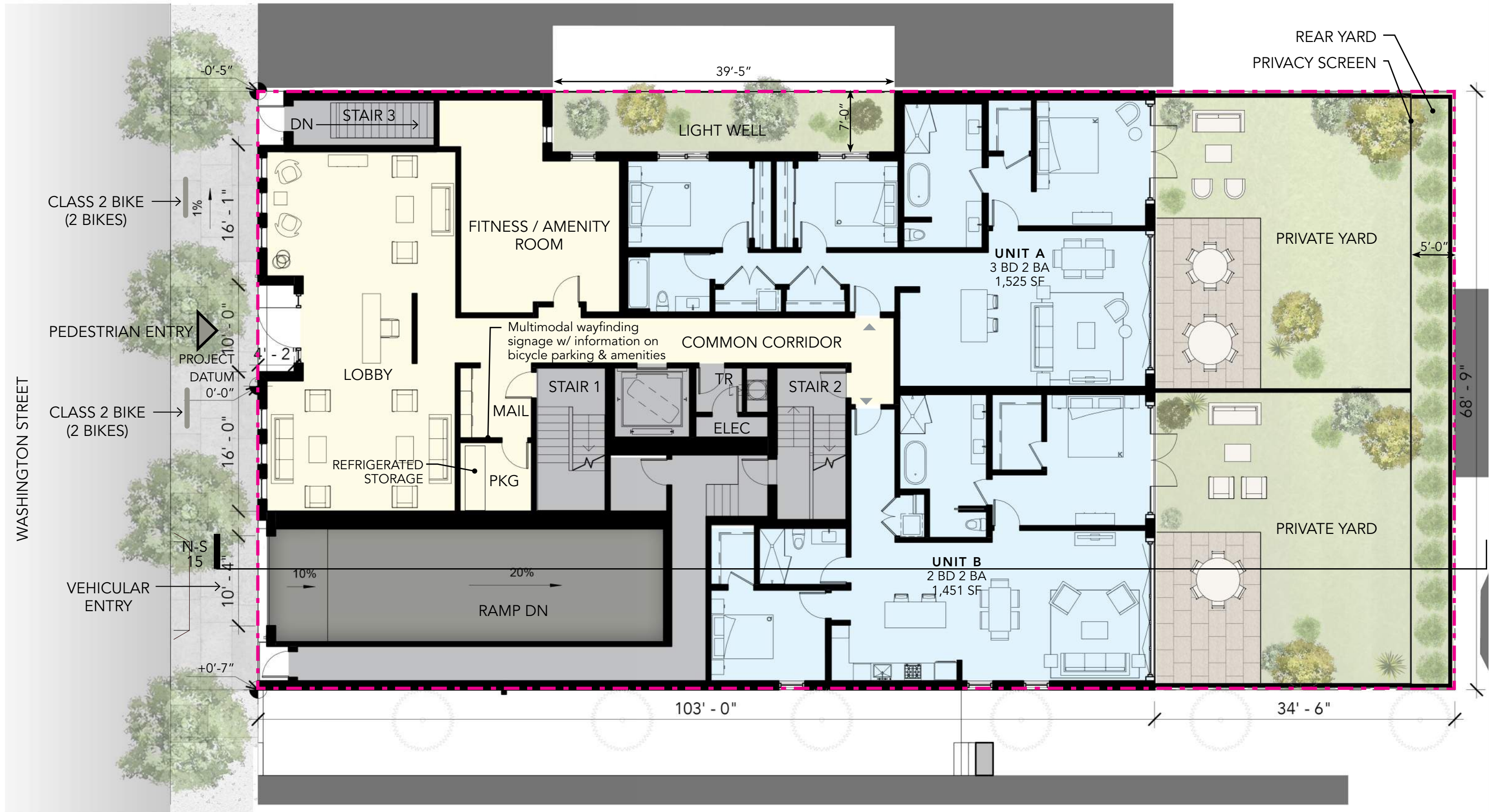
1/16" = 1'-0" 0' 2' 4' 8' 16'

PROPOSED SITE PLAN

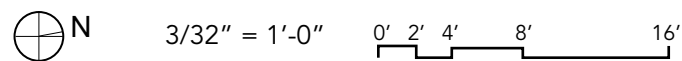
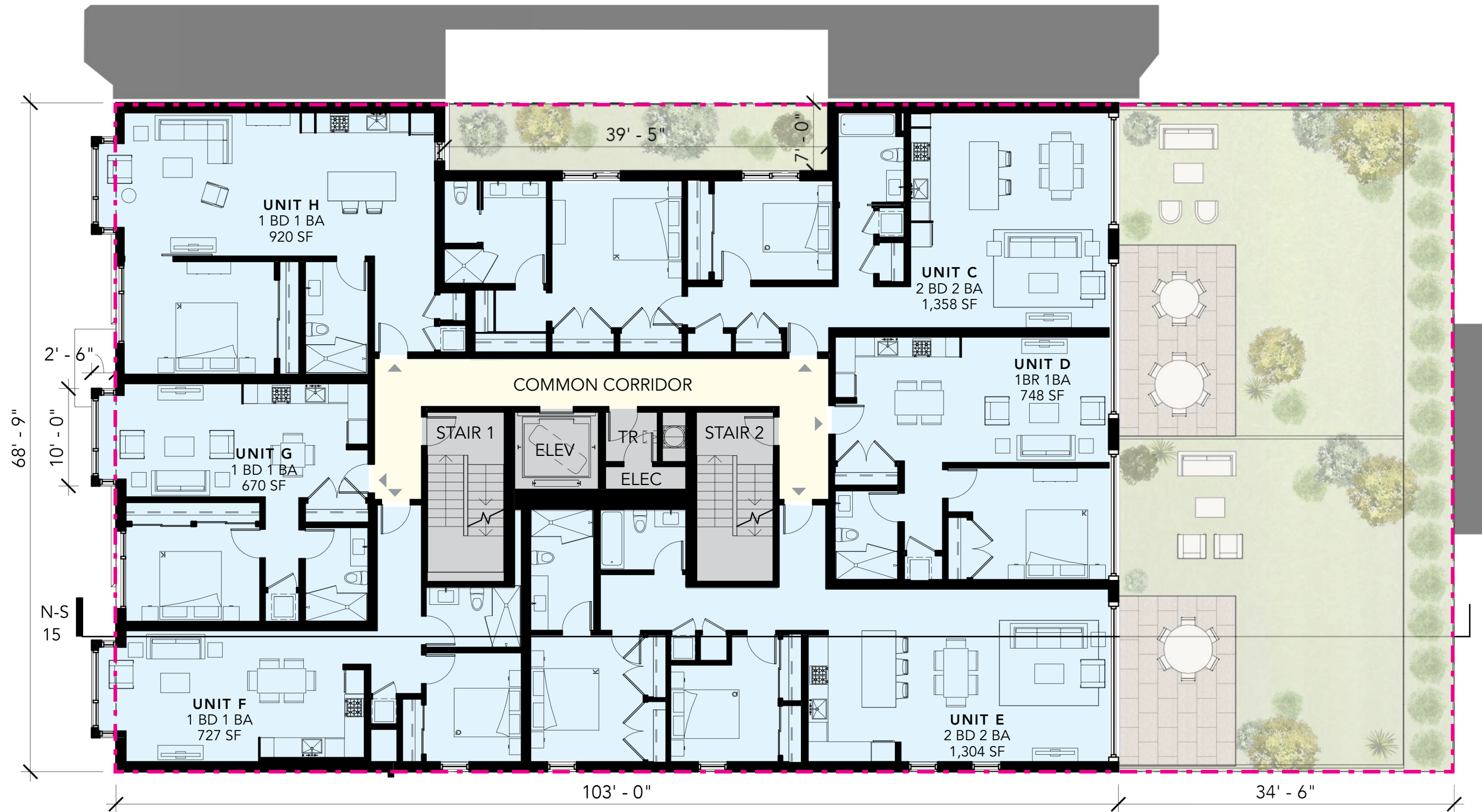


1/16" = 1'-0" 0' 5' 10' 15' N

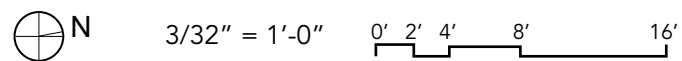
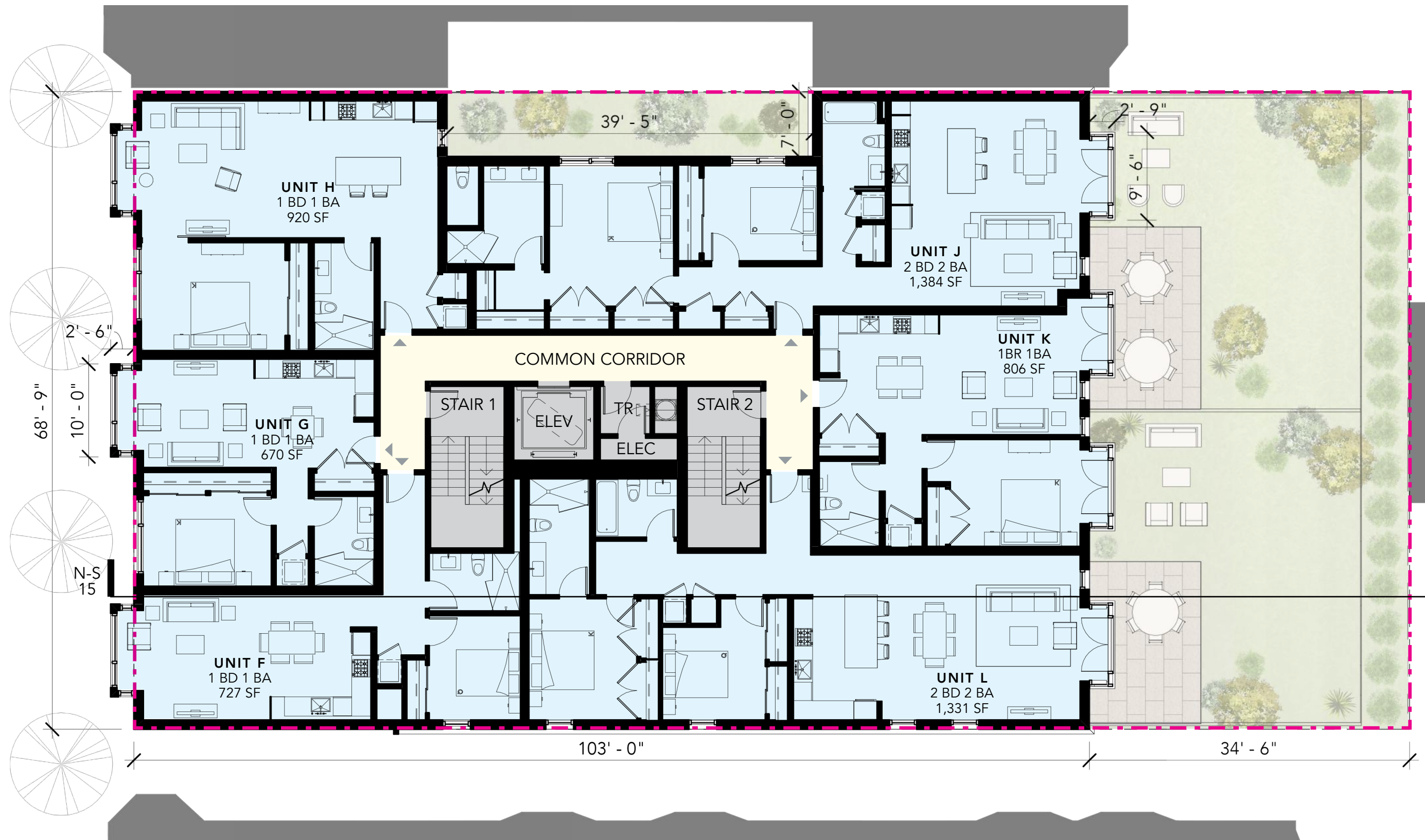
PROPOSED GROUND FLOOR PLAN



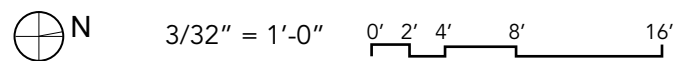
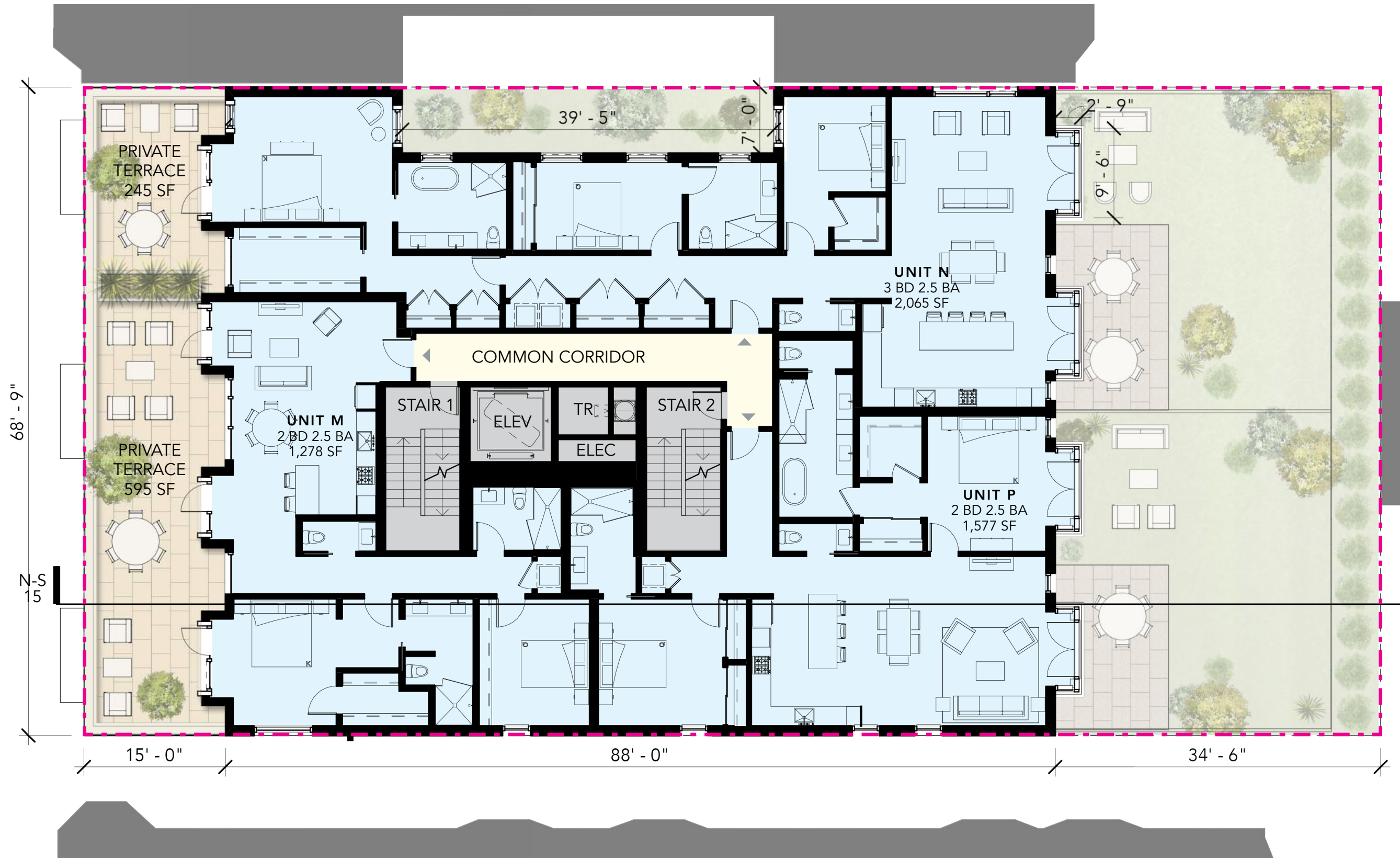
PROPOSED LEVEL 2 FLOOR PLAN



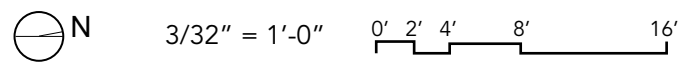
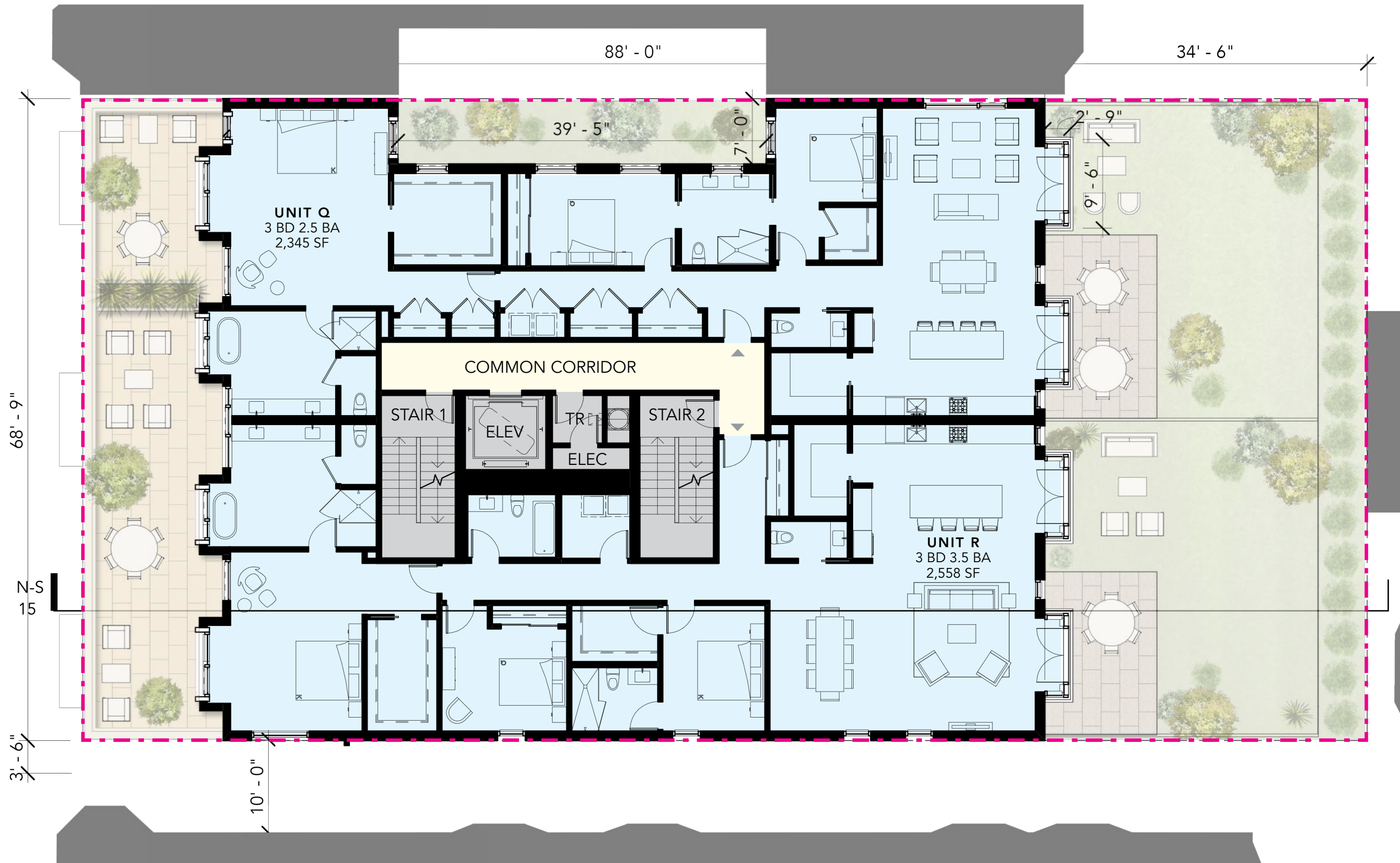
PROPOSED LEVEL 3-4 FLOOR PLAN



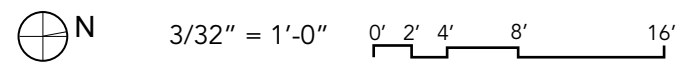
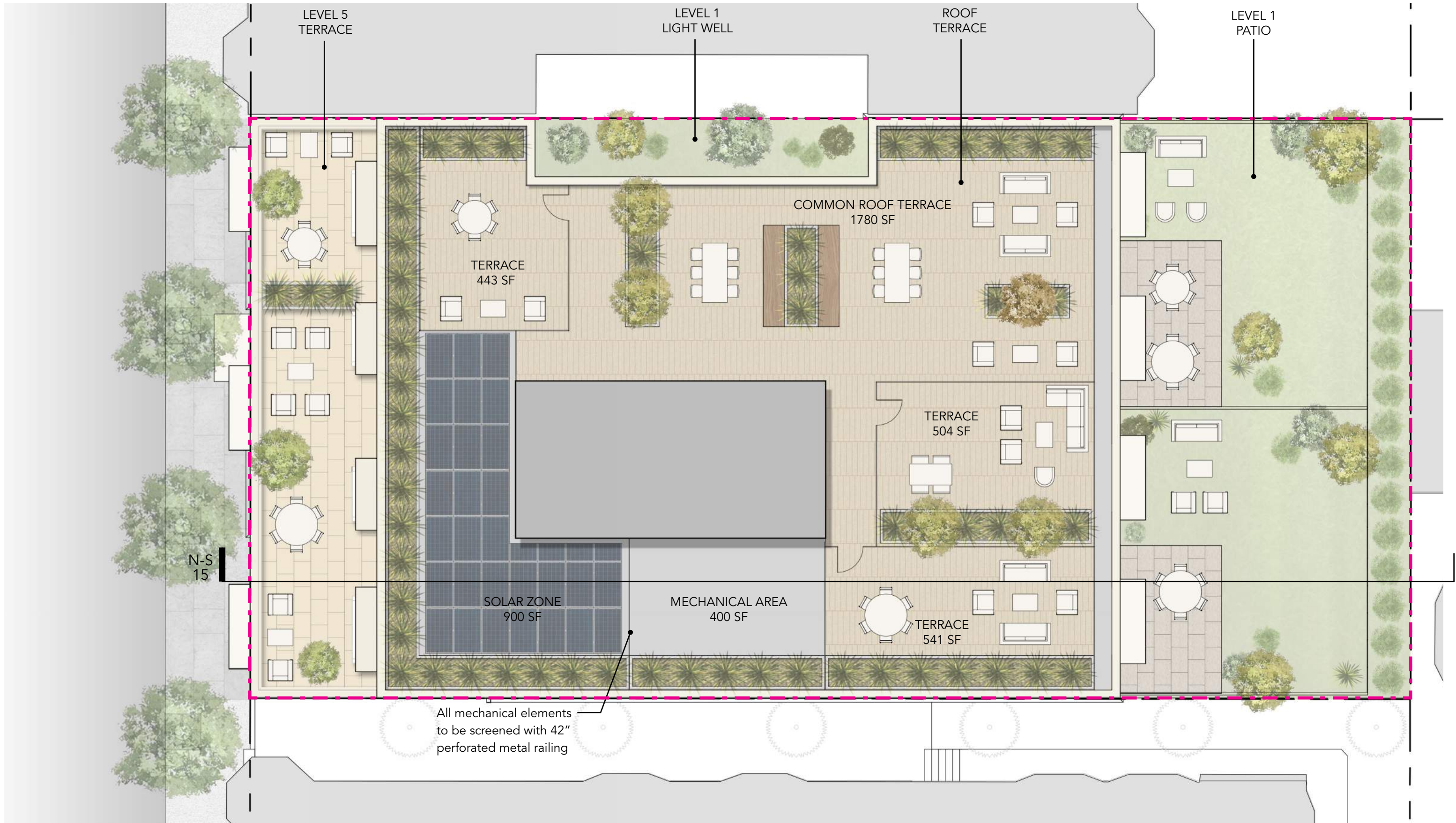
PROPOSED LEVEL 5 FLOOR PLAN



PROPOSED LEVEL 6 FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED EXTERIOR VIEW WASHINGTON LOOKING NW



PROPOSED EXTERIOR VIEW WASHINGTON LOOKING NE



PROPOSED EXTERIOR VIEW CONTEXTUAL AERIAL VIEW



THANK YOU



HANDEL ARCHITECTS LLP



Appendix 1

Planning Commission Booklet Submission



1320 WASHINGTON

SAN FRANCISCO, CA 94109

PLANNING COMMISSION
NOVEMBER 4, 2021



HANDEL ARCHITECTS LLP

DESIGN INTENT

Introduction & Context

The design intent for the 1320 Washington St. project is to contribute a mid-scale residential development that responds to the residential urban context of the neighborhood. This surrounding residential context is rich with an eclectic variety of classic San Francisco architecture styles, ranging from Tudor Revival, Victorian/Edwardian, Art Deco, and a Mid-Century Modern high rise across the street. The urban landscape is uniquely San Franciscan with rolling hills, pocket parks, and hidden alleyways.

Streetscape & Ground Floor Experience

While most of the neighboring properties' ground level experience consists of solid garage doors and a few small punctuated openings, 1320 Washington's ground floor will be a host to lobby activity visible through large windows at street level. The small portion of the ground level dedicated to the private garage entry will be incorporated into the overall façade design language.

Massing & Materiality

While the site's existing parking garage structure entirely fills the site boundaries, this project has been creatively sculpted to utilize an articulated and beautifully landscaped rearyard and common light well that will provide better quality light and air to adjacent neighbors and residents of the building.

To integrate with massing of adjacent properties, the property sets back at the 45 feet height to align with adjacent cornice lines, while creating a private landscaped terrace for residents to use and neighbors to experience when looking down on the project from taller buildings. The remaining two levels are setback 15', reducing the massing from street level. Through an urban lens, the site exists at a location at the verge of increasing scale towards downtown San Francisco. The

massing design objective is to create a form that mediates between the scales of structures that co-exist in the neighborhood.

The project aspires to incorporate the refined richness and texture of masonry facades with modern proportions and detailing. The Washington Street face is articulated to balance the scale and rhythm of glazed openings to solid wall, incorporating both recessed punched openings and bay projections. While it calls upon the neighboring bay window context, we recognize that Washington Street is quite narrow. Instead of traditional bays with protruding floor plates that further reduce the apparent street width, the bay frames subtly interrupt the continuous glazed balcony railings, creating a dynamic rhythm at the façade.

Gardens & Landscaping

Behind the property to the north are gardens that back up to the properties surrounding 1320 Washington Street. While the existing parking structure fills out the property on all four sides and has no landscaping, the proposed project is set back from the rear, creating an opportunity for beautifully landscaped gardens.

The Nob Hill neighborhood is comprised of buildings spanning a wide variety of heights. Residents of the taller buildings often look down upon bare rooftops housing mechanical equipment over black tar and gravel roofing. 1320 Washington will treat its roof as a 5th façade that communicates an appreciation for the surrounding urban streetscape. It will include a beautifully landscaped terrace for residents to use and neighbors to visually experience and enjoy.

1320 Washington aims to reconnect the site back to the residential nature of the neighborhood through thoughtful and graceful design.

ZONING SUMMARY & PROJECT SITE

REQUIRED / PERMITTED ZONING

Address	1320 Washington, San Francisco, CA 94109
Block/Lot	0188/006 Area: 9,453 SF, Dimensions: 137'-6" x 68'-9"
Zoning	RM-4 (Residential-Mixed, High Density)
Height per Section 253	65'
Bulk per Sections 270	A Above 40' height: Max 110' in Length & 125' in Diagonal
Floor Area Ratio per Section 209.2	Max: 4.8 4.8 x 9,453 SF = 45,374 SF
Residential Density per Section 209.2	1 dwelling unit per 200 SF of lot area 9,453 SF / 200 SF = 47 Units Max
Rear Yards per Section 134	25% of lot depth, min dimension of 15' 34'-4 1/2" deep, 2,363 SF
Usable Open Space per Section 135	36 SF per unit private, 48 SF per unit common 48 SF x 18 units = 864 SF Common 36 SF x 7 units = 252 SF Private
Parking Maximum per Section 151.1	1 space per dwelling unit
Car-share per Section 166	None required. (50+ units only)
Freight Loading per Section 152	None required. (100,000 SF+ only)
Bicycle Parking per Section 155.2	1 Class 1 space per dwelling unit 1 Class 2 space per 20 dwelling units
Exposure per Section 140	All units must meet the exposure requirements of Section 140



10 Compliant Units

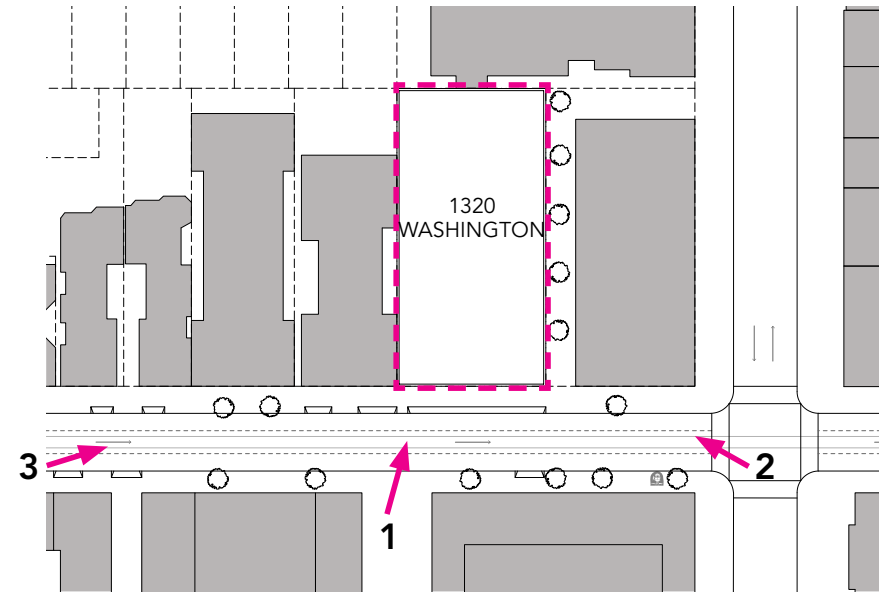
PROJECT SITE AERIAL VIEW



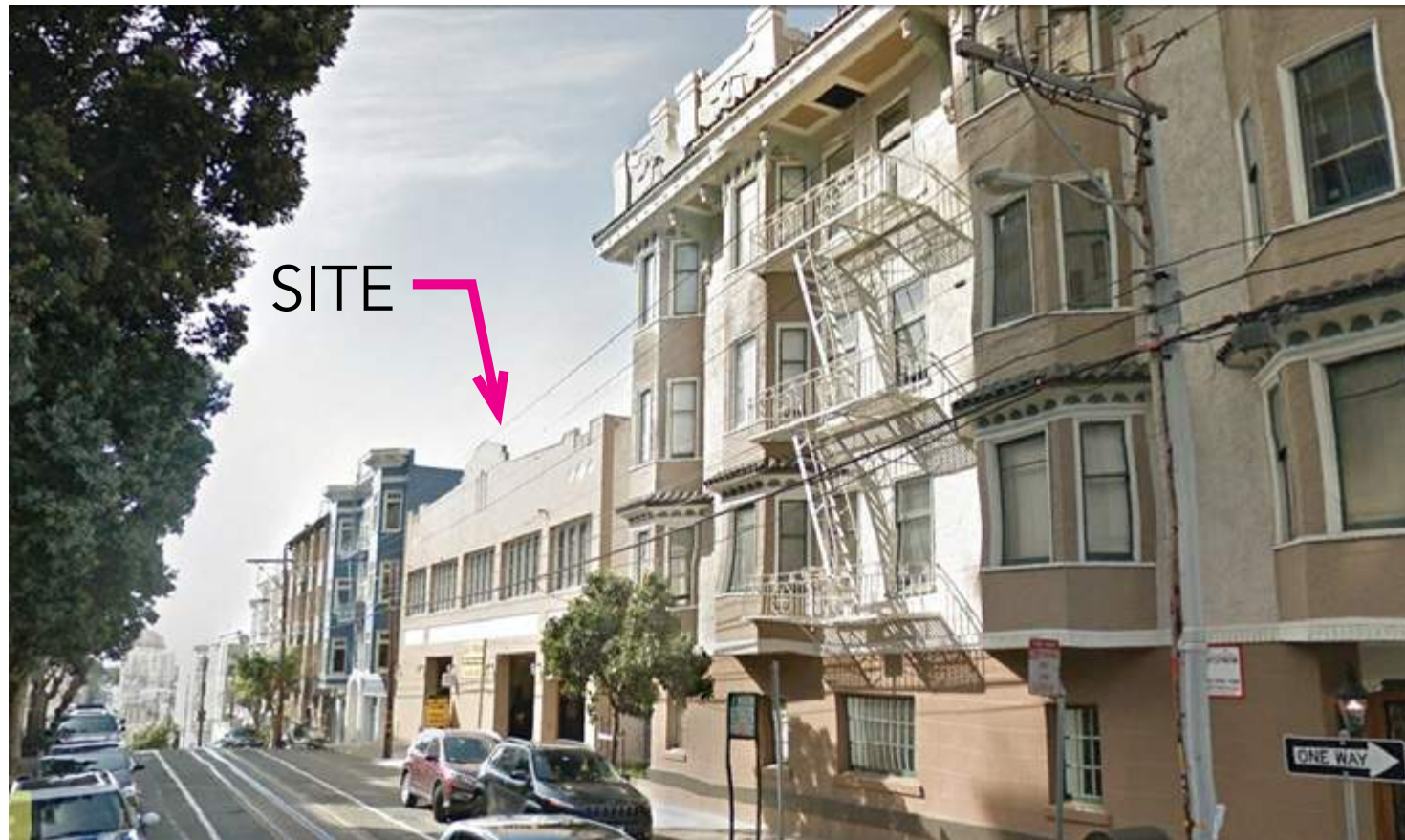
PROJECT SITE AERIAL VIEW



EXISTING SITE PHOTOS



1



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3

NEIGHBORHOOD FACADE MATERIALITY CONTEXT

IMMEDIATE CONTEXT (WITHIN 200 FT)



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1401 JONES ST.



APARTMENTS
1441 JONES ST.



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37 REED ST.



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1360 JONES ST.

GREATER CONTEXT (WITHIN 1500 FT)



KEYSTONE APARTMENTS
1369 HYDE ST.



NOB HILL PLACE APARTMENTS
1155 JONES ST.



CRESCENT NOB HILL
875 CALIFORNIA ST.



FAIRMONT SF
950 MASON ST.



MARK HOPKINS APARTMENTS
1200 SACRAMENTO ST.

PROPOSED PROJECT DATA

1320 Washington Gross Area Tabulation

10/14/2021

FLOOR	UNIT TYPES				GFA (PER SFPD 102)	EXEMPTED GSF (PER SFPD SEC 102)			TOTAL GSF	PARKING			BIKE PARKING		USABLE OPEN SPACE (PER SFPD SEC 135)		
	1 BR	2 BR	3BR	TOTAL		RESIDENTIAL	PARKING/BIKES	MECH & UTILITY		SUB-TOTAL	TOTAL	STACKER	SURFACE	ADA VAN	CLASS 1	CLASS 2	COMMON
ROOF							678	678	678						1,780	1,488	3,268
6			2	2	5,951				5,951								
5		2	1	3	5,951				5,951							840	840
4	4	2		6	6,964				6,964								
3	4	2		6	6,964				6,964								
2	4	2		6	6,880				6,880								
1		1	1	2	6,336				6,336							1,970	1,970
B1				-	1,291	4,537	1,777	6,314	7,605	20	4	1	25	2			
TOTAL	12	9	4	25	40,337	4,537	2,455	6,992	47,329	20	4	1	25	2	1,780	4,298	6,078

% OF MIX 48% 36% 16% 100%

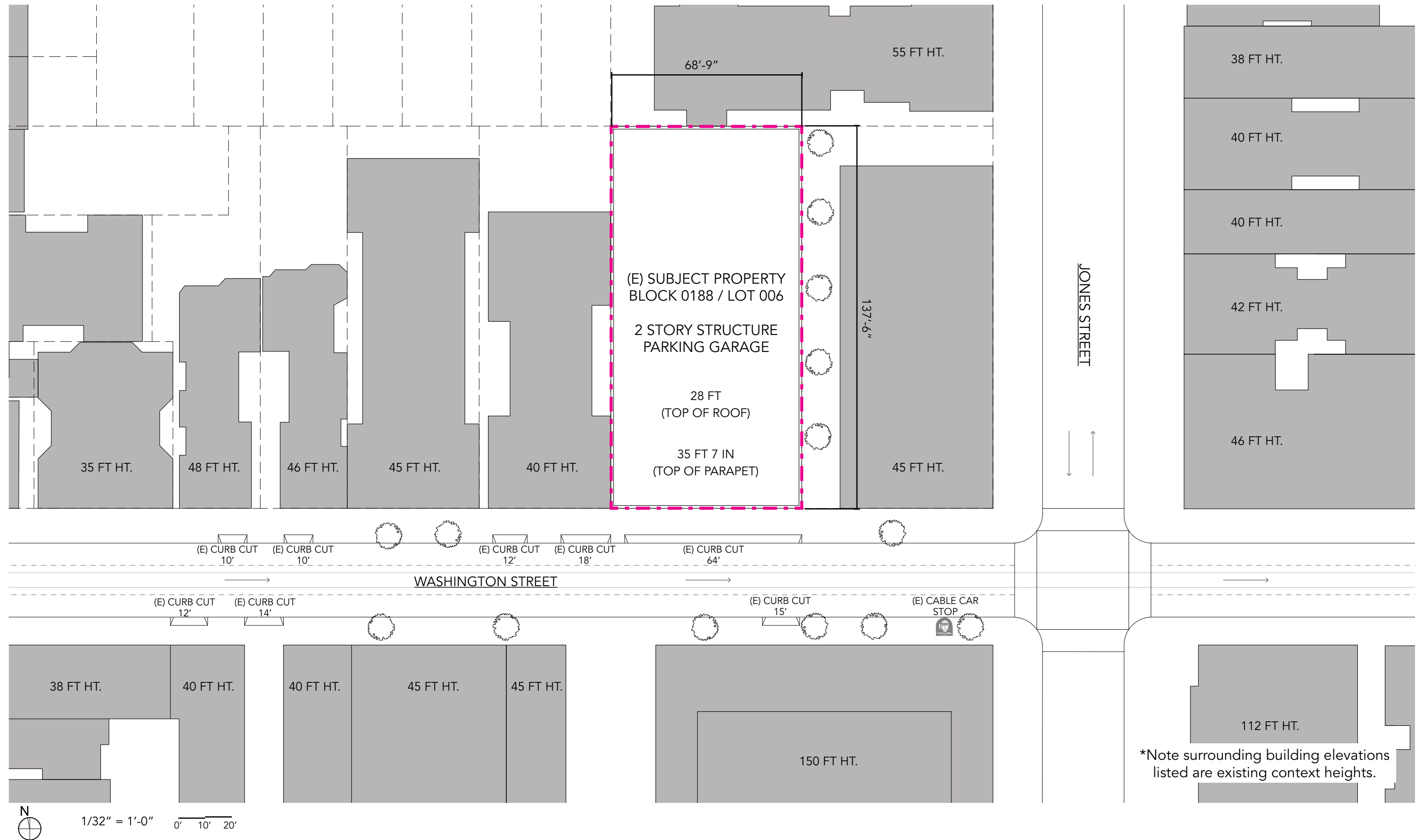
LOT SIZE 9,453
 MAX FAR 4.8
 MAX GFA 45,374

39,046 GFA ABOVE GRADE RESI.
 4.13 FAR

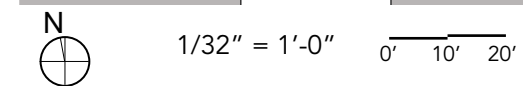
39,724 GSF ABOVE GRADE RESI.

	REQUIRED / PERMITTED ZONING	PROPOSED	CU/ VARIANCE
Height per Section 253	65'	65'	Yes. CU required for height above 40'
Bulk per Sections 270	A Above 40' height: Max 110' in Length & 125' in Diagonal	88'-0" Length (93'-6" to Bays) & 111'-8" Diagonal	No
Floor Area Ratio per Section 209.2	Max: 4.8 4.8 x 9,453 SF = 45,374 SF	4.20 (39,657/9,453)	No
Residential Density per Section 209.2	1 dwelling unit per 200 SF of lot area 9,453 SF / 200 SF = 47 Units Max	25 Units	No
Rear Yards per Section 134	25% of lot depth, min dimension of 15' 34'-4 1/2" deep, 2,363 SF	25.1% lot depth rear yard 34'-6" deep, 2,498 SF	Yes. Below-grade basement may be above the assumed line of natural grade at the rear of the site.
Usable Open Space per Section 135	36 SF per unit private, 48 SF per unit common 48 SF x 18 units = 864 SF Common 36 SF x 7 units = 252 SF Private	1,780 SF Common Terrace 4,298 SF Private Terraces	No.
Parking Maximum per Section 151.1	1 space per dwelling unit	25 Parking Spaces	No
Car-share per Section 166	None required. (50+ units only)	-	-
Freight Loading per Section 152	None required. (100,000 SF+ only)	-	-
Bicycle Parking per Section 155.2	1 Class 1 space per dwelling unit 1 Class 2 space per 20 dwelling units	25 Class 1 spaces 2 Class 2 spaces	No
Exposure per Section 140	All units must meet the exposure requirements of Section 140	10 Compliant Units 15 Non-Compliant Units	Yes. Variance is required for units with exposure onto the 34'-6" deep rear yard.

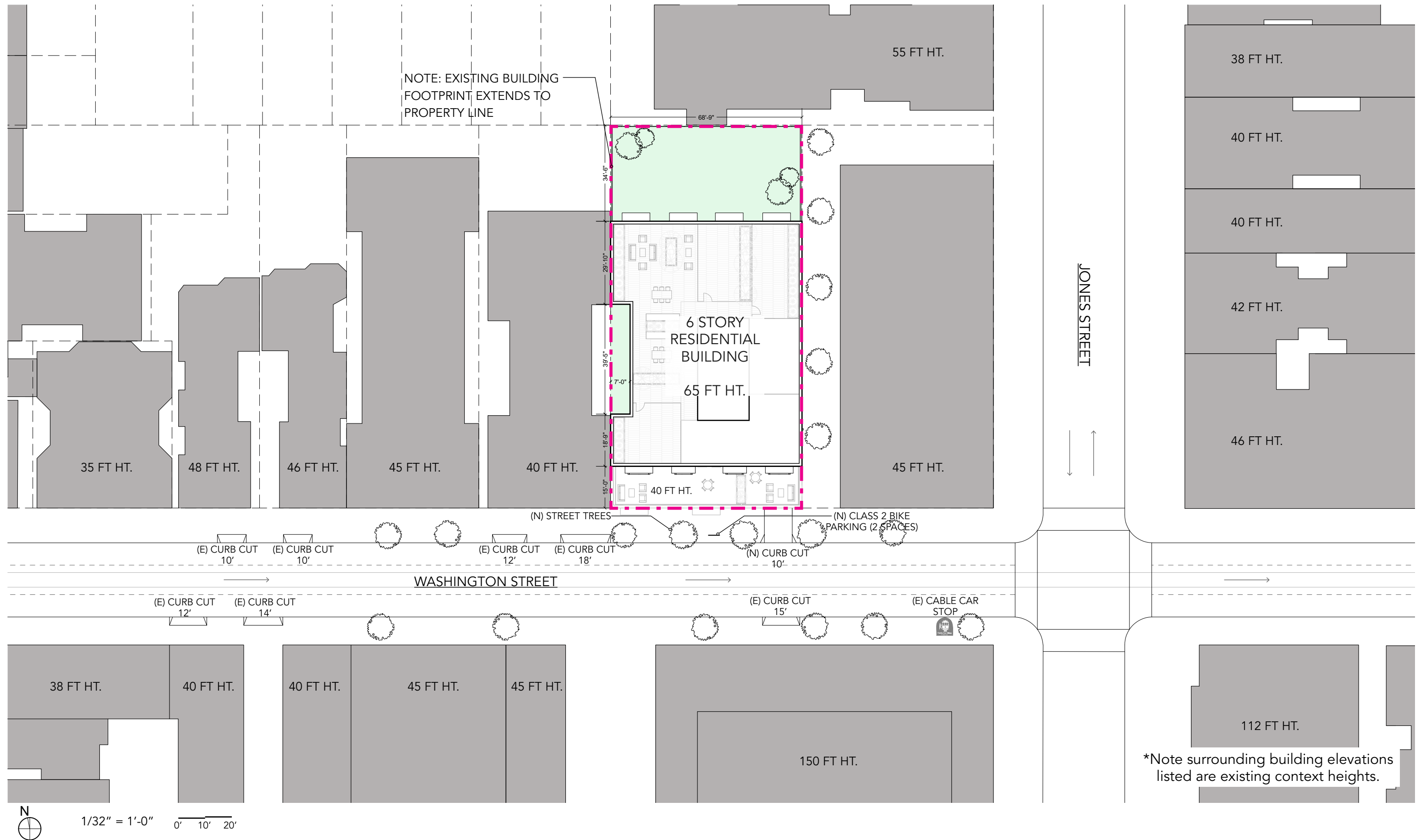
EXISTING SITE PLAN



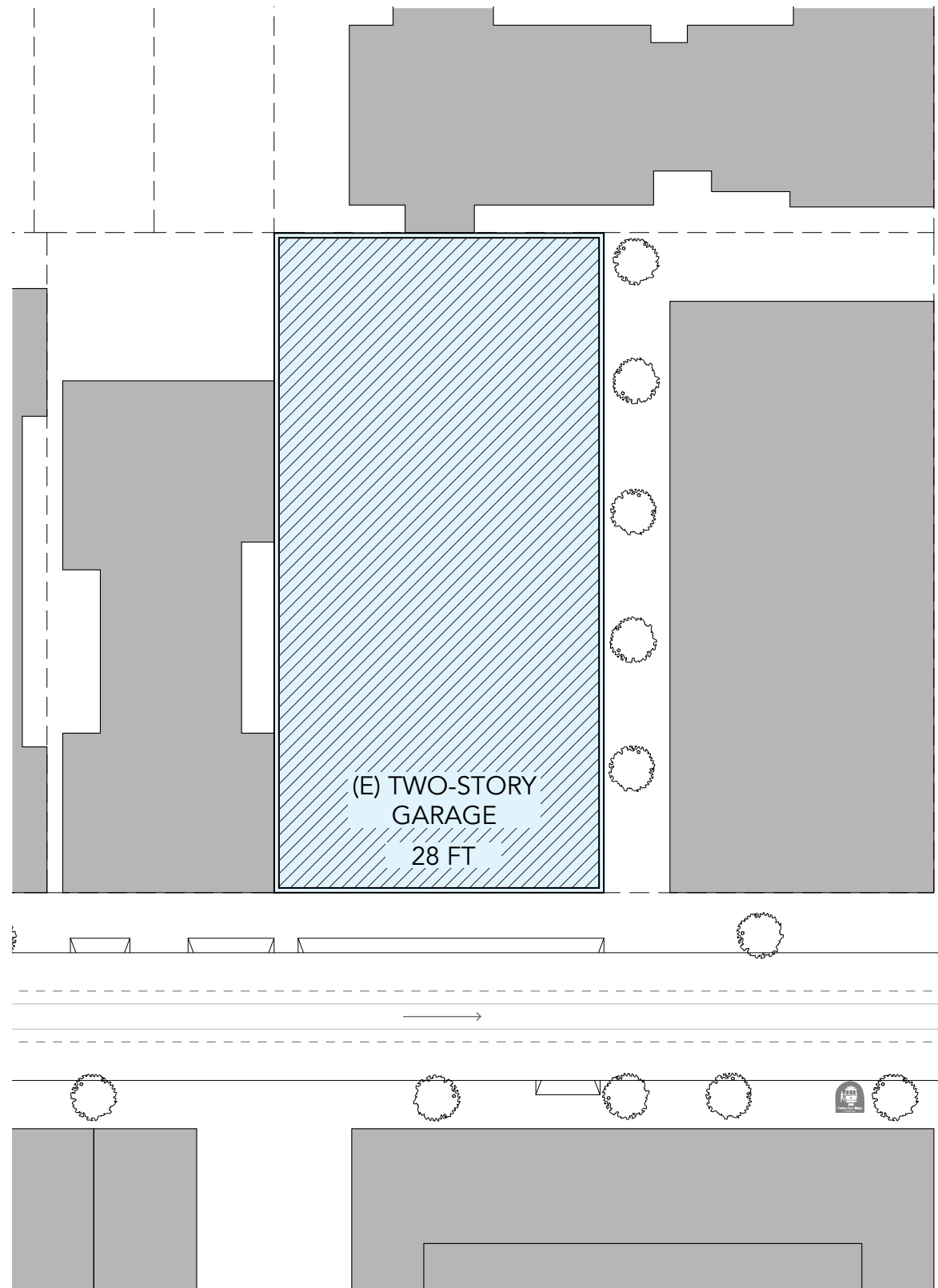
*Note surrounding building elevations listed are existing context heights.



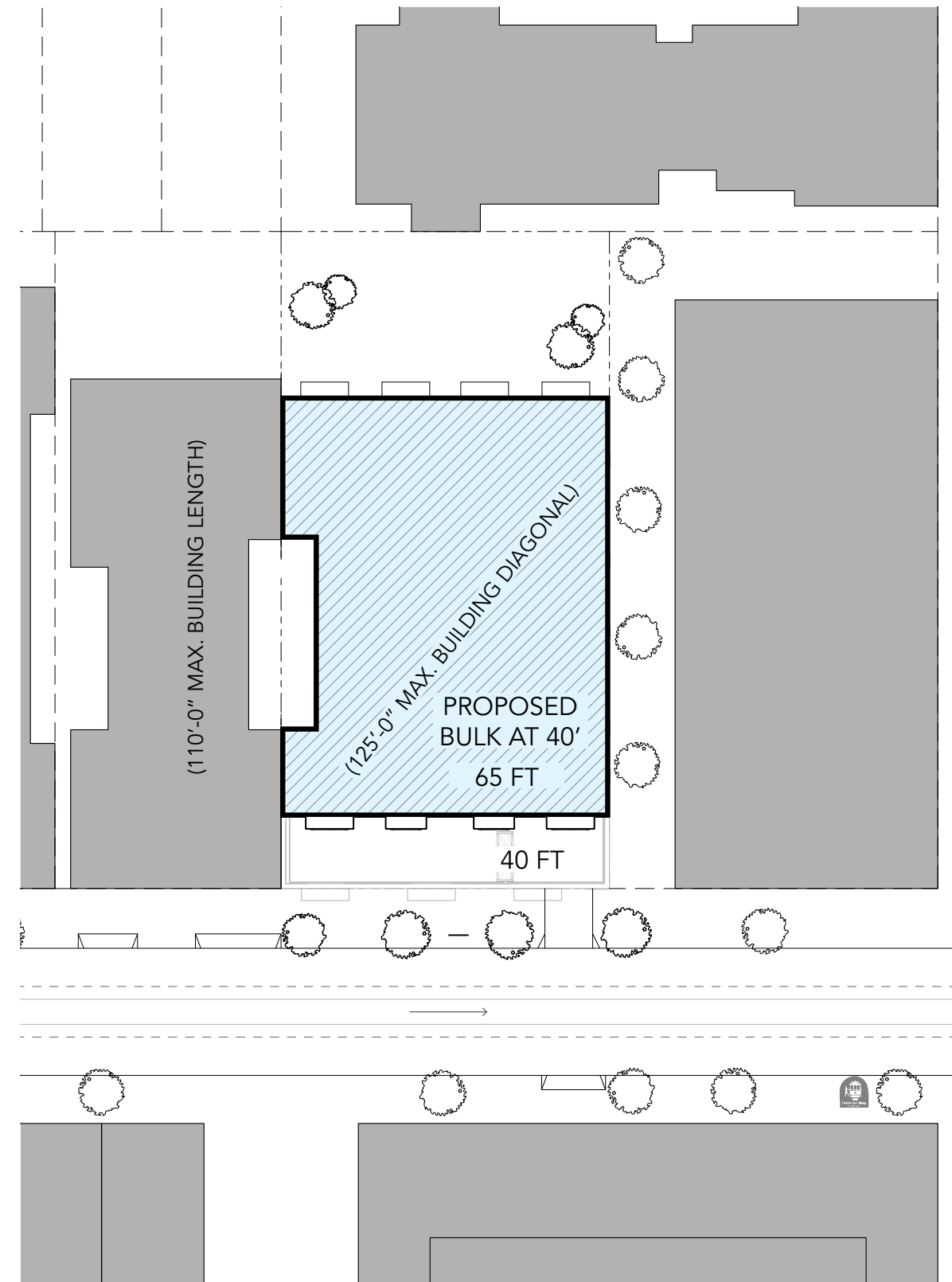
PROPOSED SITE PLAN



BULK DIAGRAM

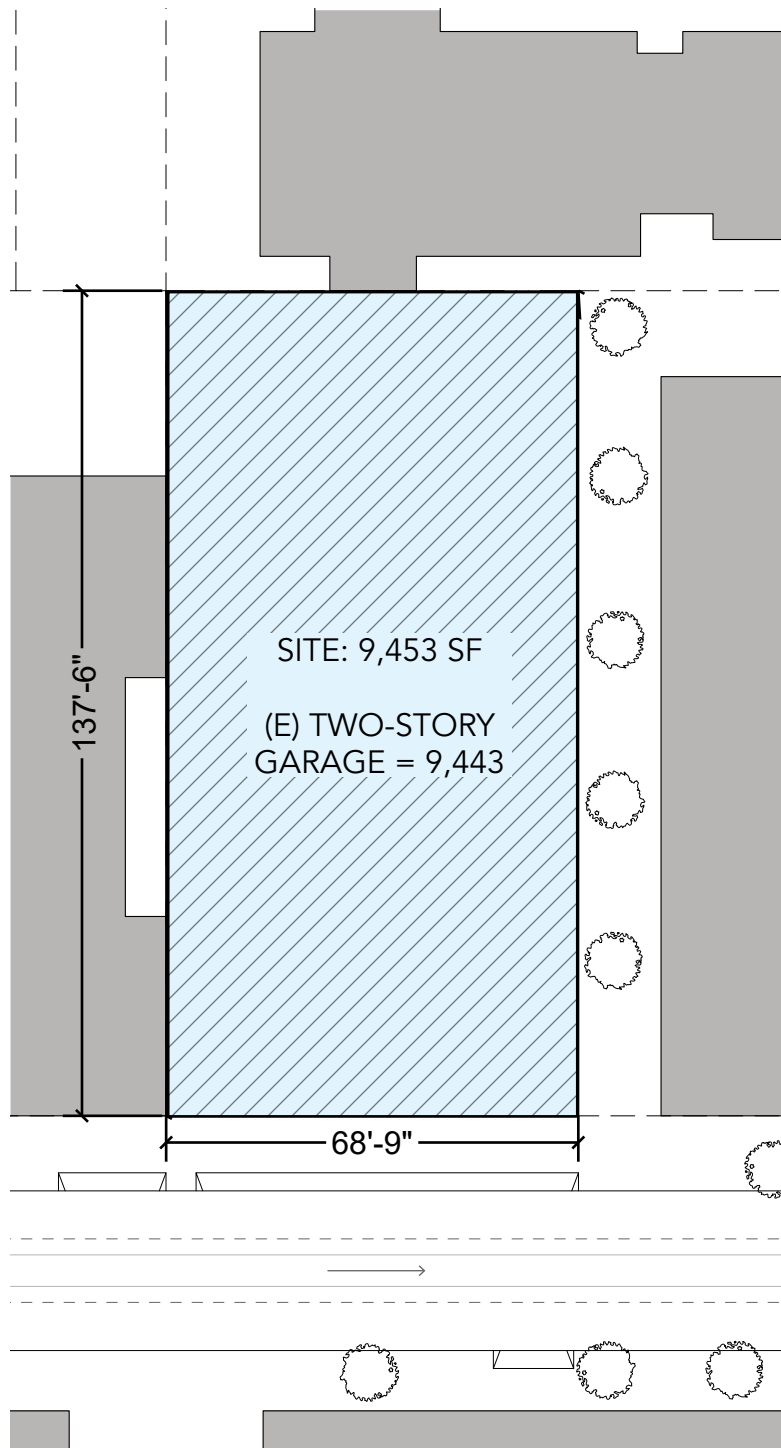


EXISTING BULK



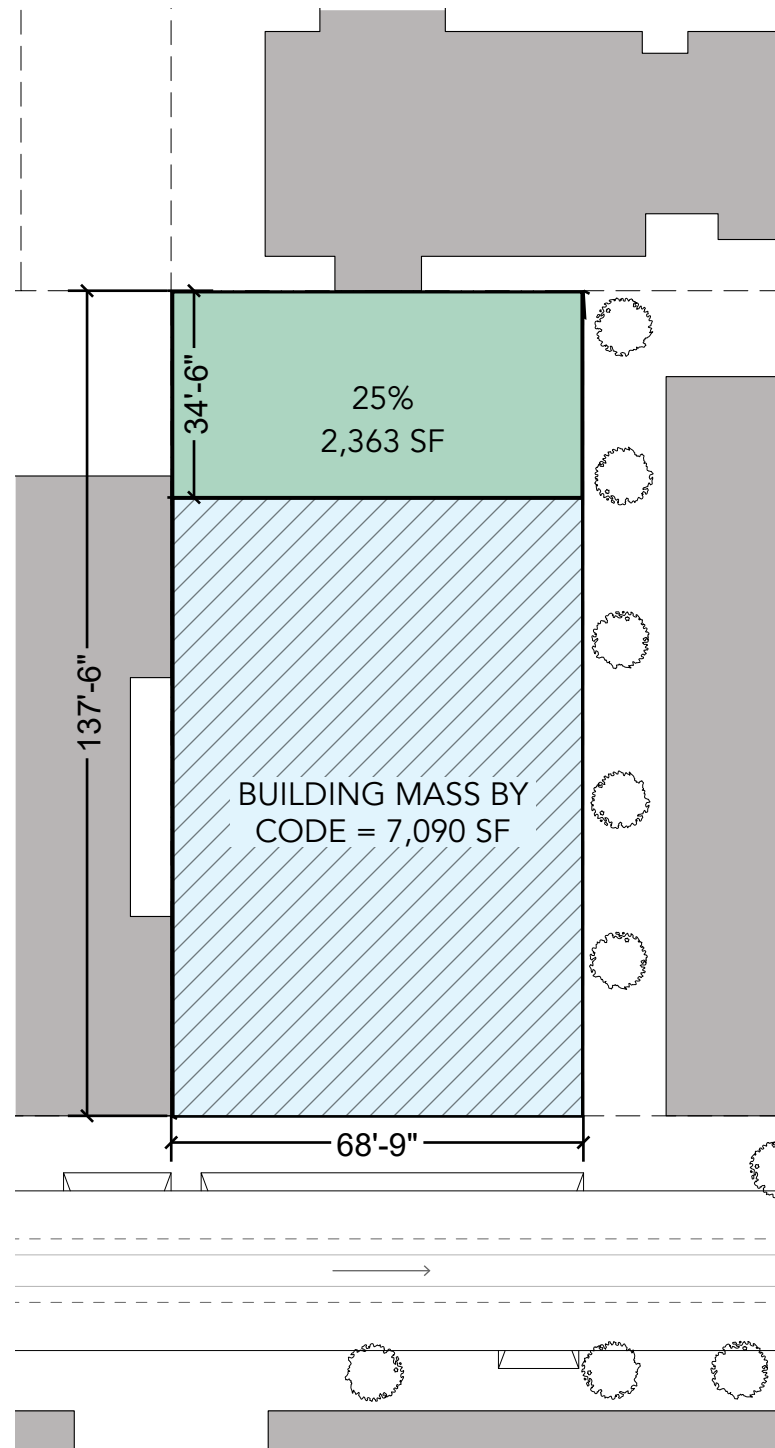
PROPOSED BULK
MEASURED @ 40' PER SFPD SEC. 270

REAR YARD DIAGRAM



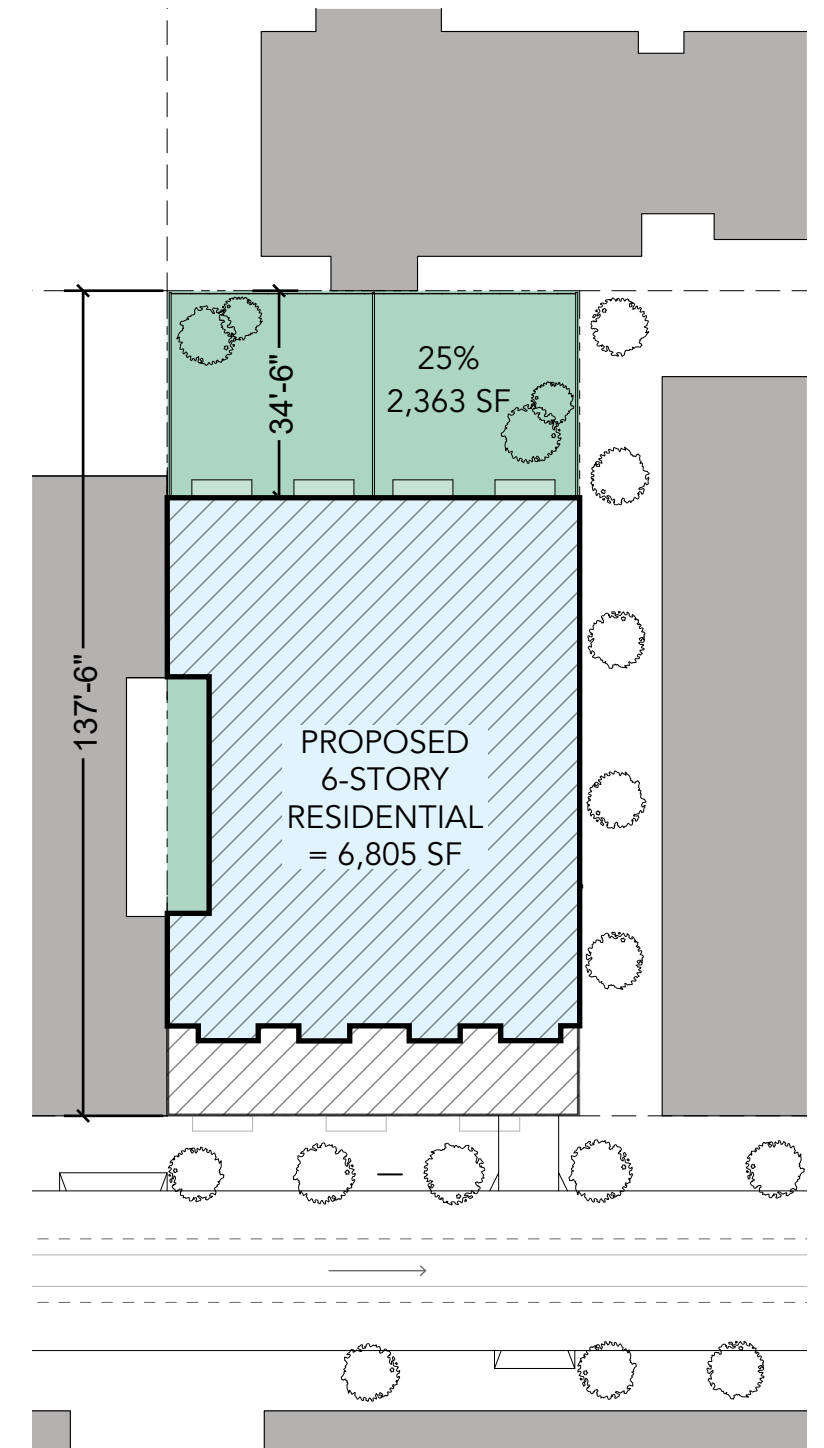
- Existing two-story garage building extends up to the property line on all sides
- No existing rear yard

EXISTING BUILDING



- Standard compliant rear yard only provides massing relief and light to rear units
- Side neighbors receive no relief

BY CODE



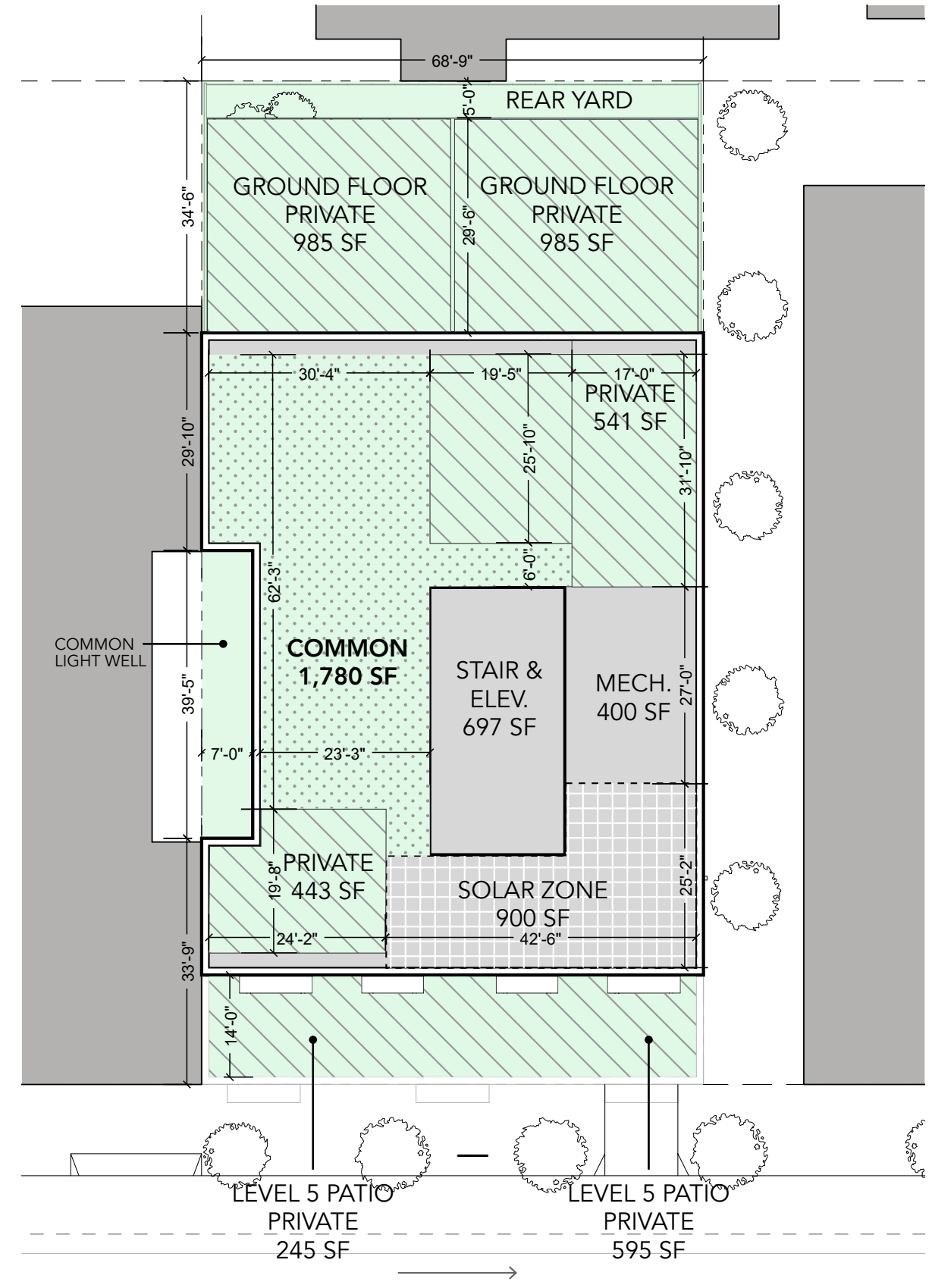
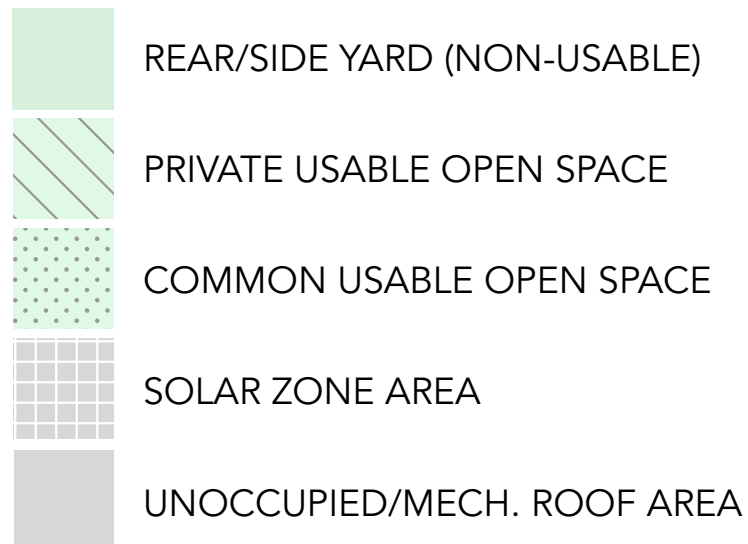
- Compliant light well matches adjacent building and massing relief and light to more units.
- Provides relief to side neighbors

PROPOSED SCHEME

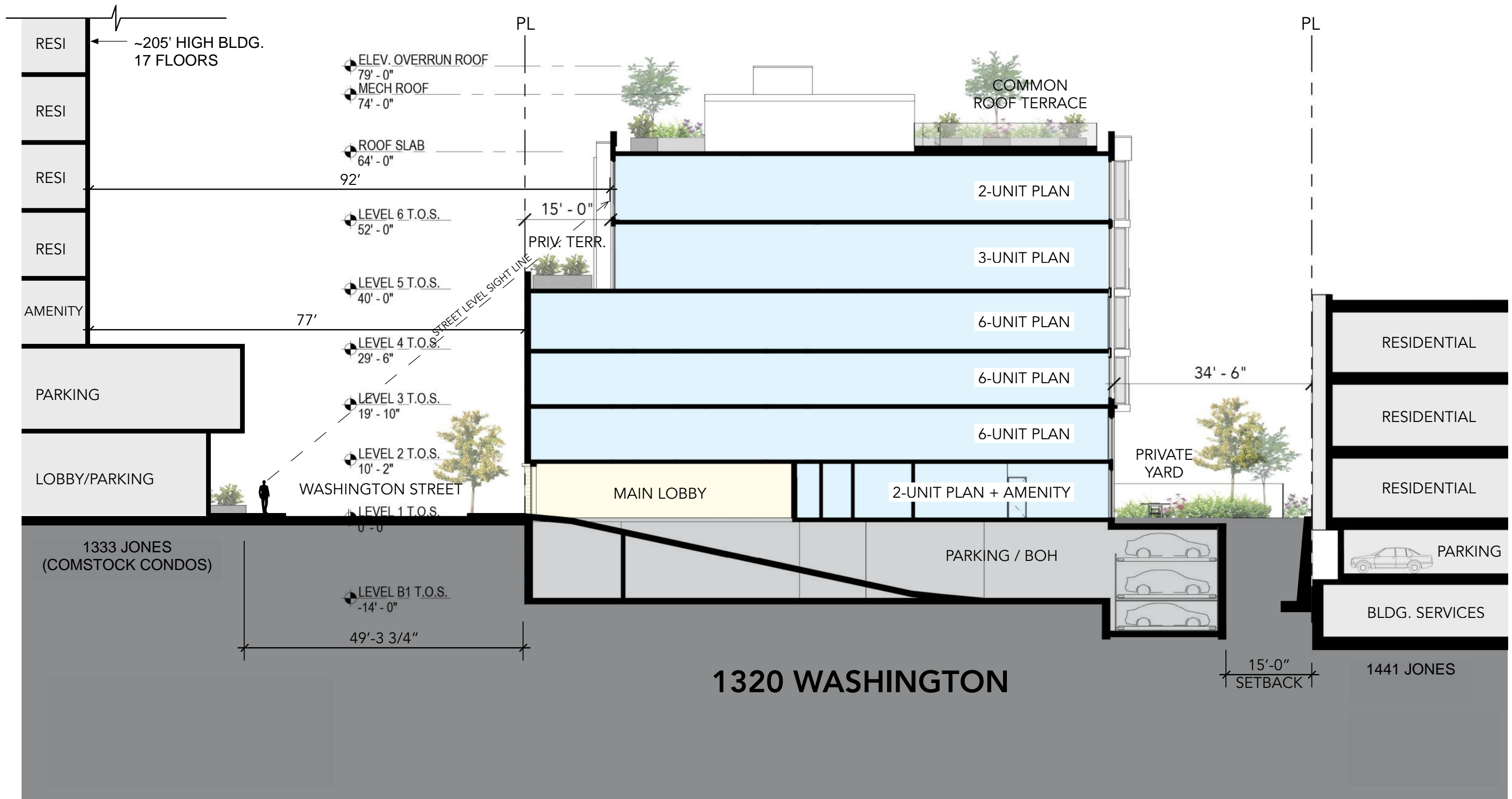
OPEN SPACE & BETTER ROOFS DIAGRAM

	REQUIRED / PERMITTED ZONING	PROPOSED
Zoning	RM-4 (Residential-Mixed, High Density)	
Height per Section 253	65'	65'
Usable Open Space per Section 135	36 SF per unit private, 48 SF per unit common 48 SF x 18 units = 864 SF Common 36 SF x 7 units = 252 SF Private	1,780 SF Common Terrace 4,298 SF Private Terraces

FLOOR	USABLE OPEN SPACE (PER SFPD SEC 135)		
	COMMON	PRIVATE	TOTAL
ROOF	1,780	1,488	3,268
6			
5		840	840
4			
3			
2			
1		1,970	1,970
B1			
PROPOSED	1,780	4,298	6,078
REQUIRED	854	252	1116

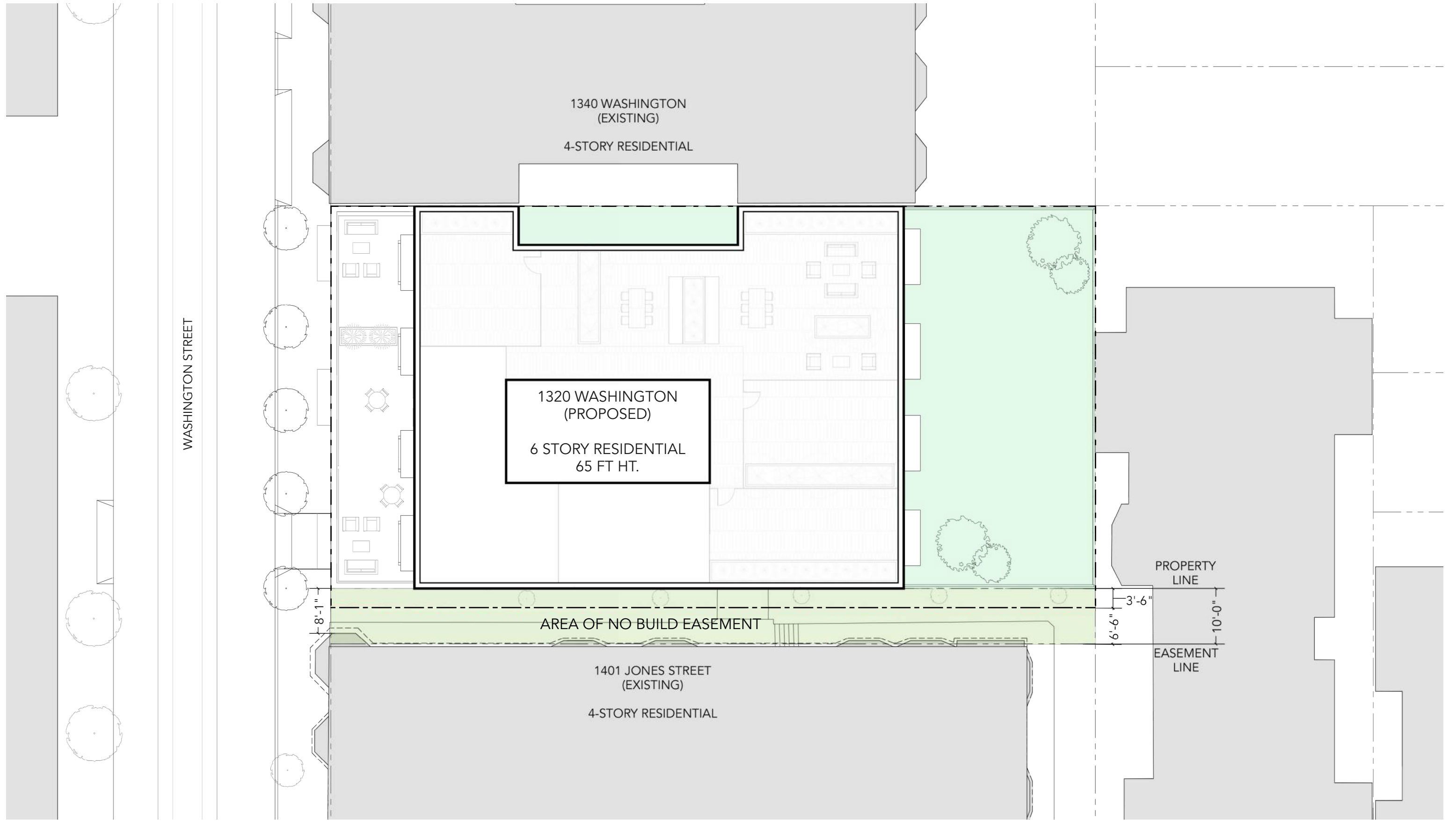



PROPOSED BUILDING SECTION N-S



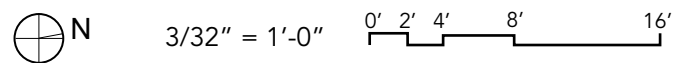
1/16" = 1'-0" 0' 2' 4' 8' 16'

PROPOSED SITE PLAN

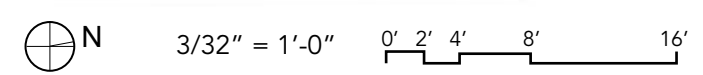
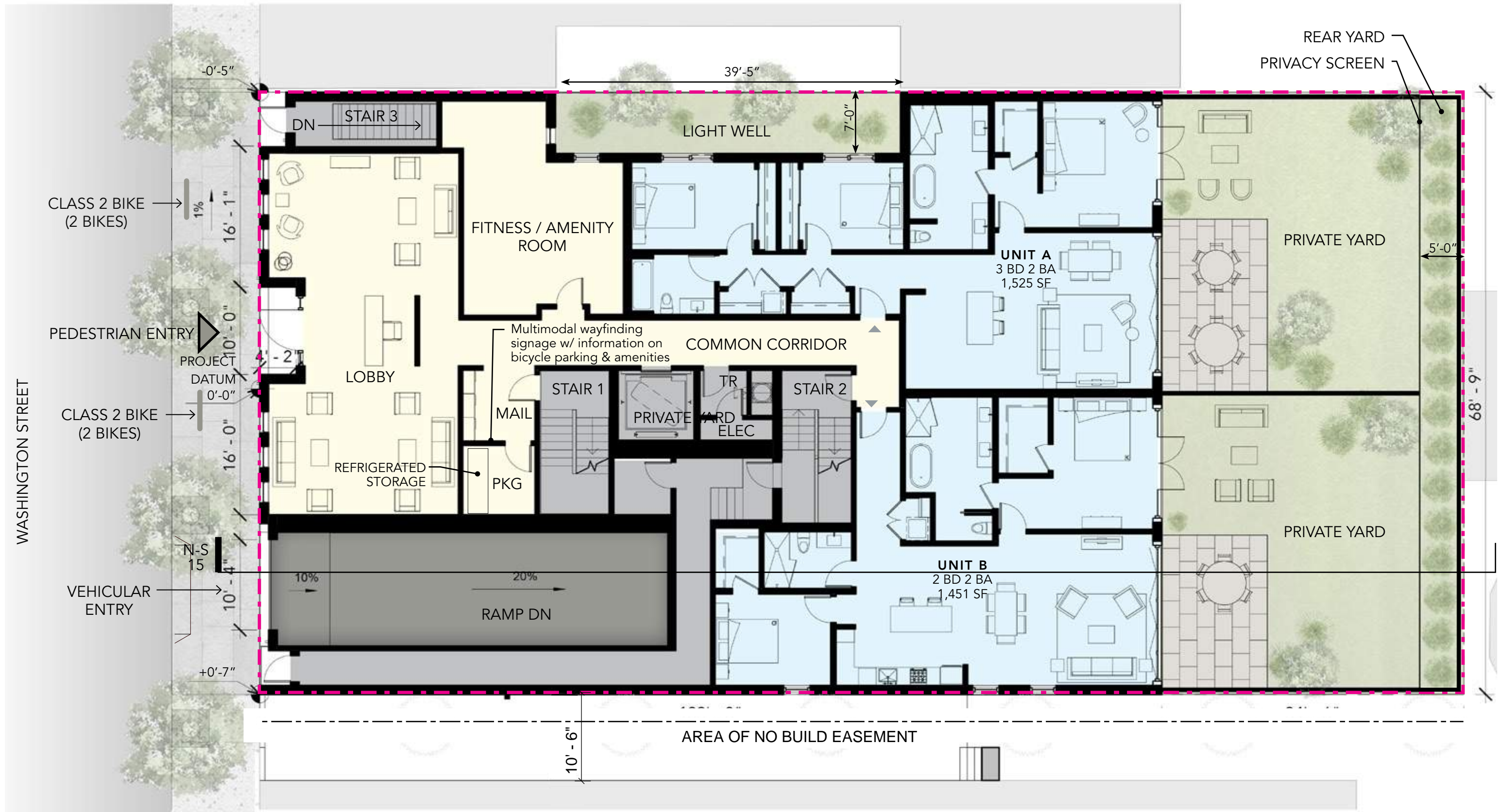


1/16" = 1'-0" 0' 5' 10' 15' 

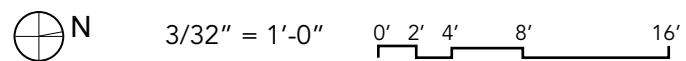
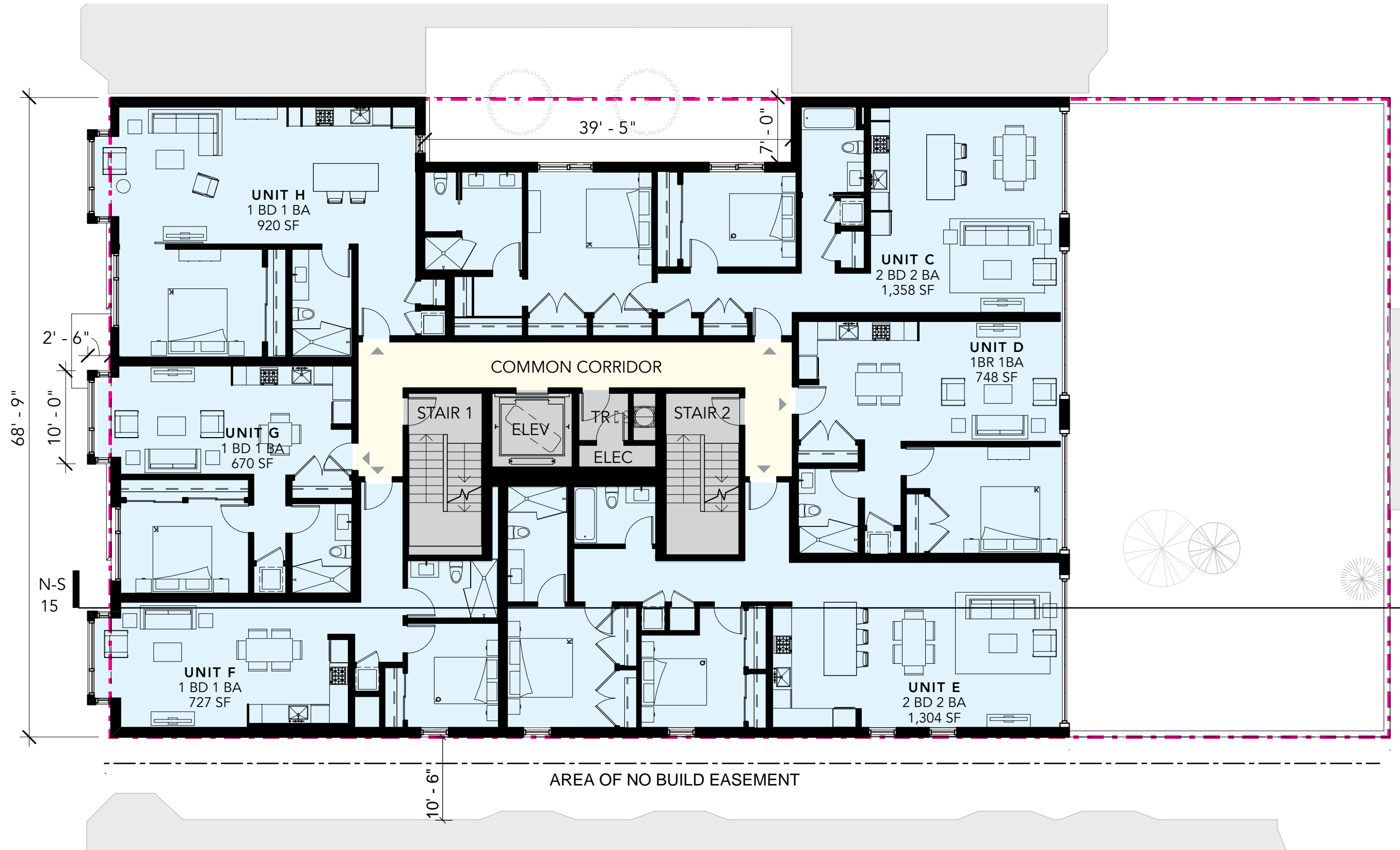
PROPOSED BASEMENT FLOOR PLAN



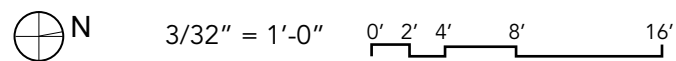
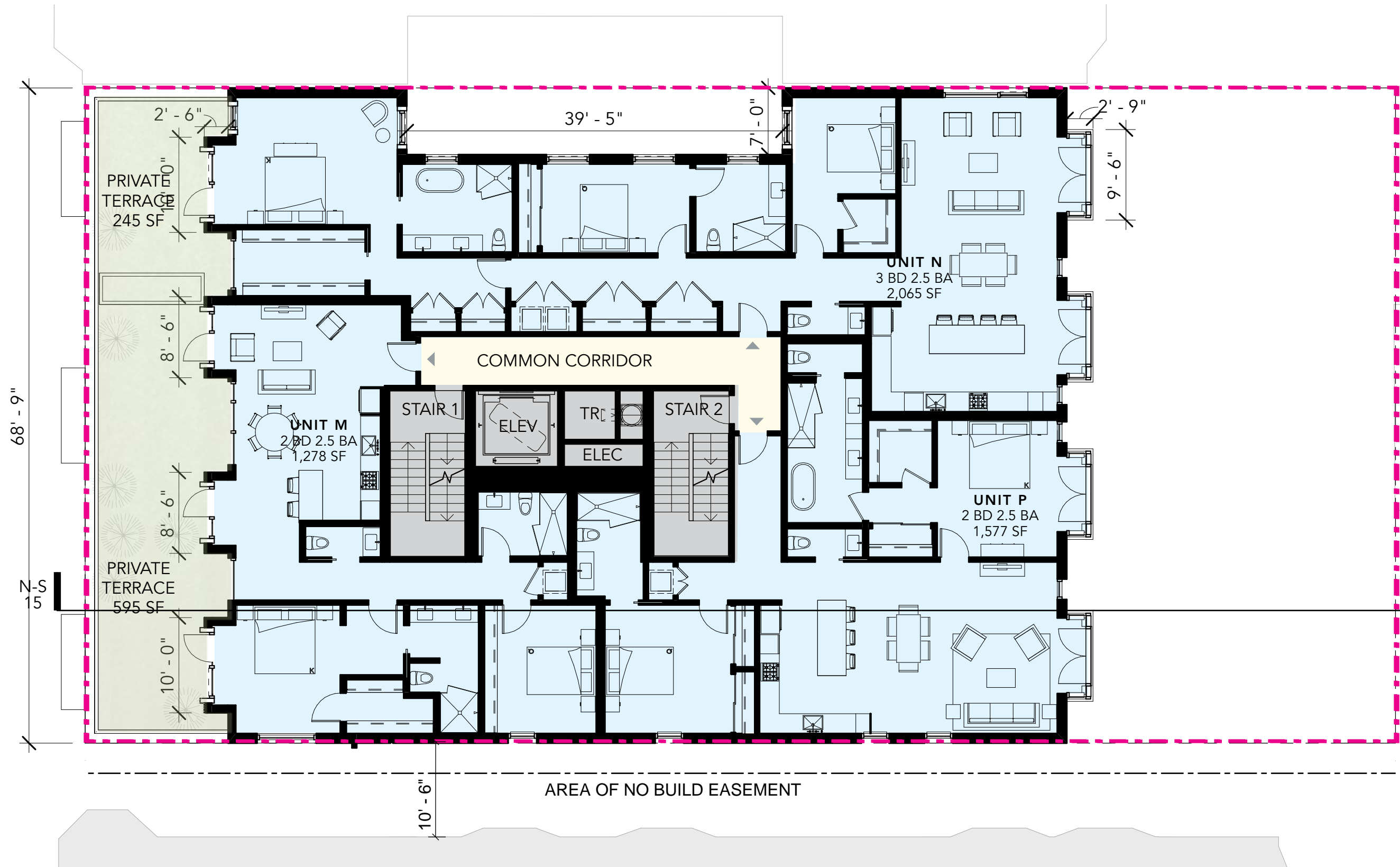
PROPOSED GROUND FLOOR PLAN



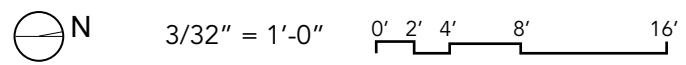
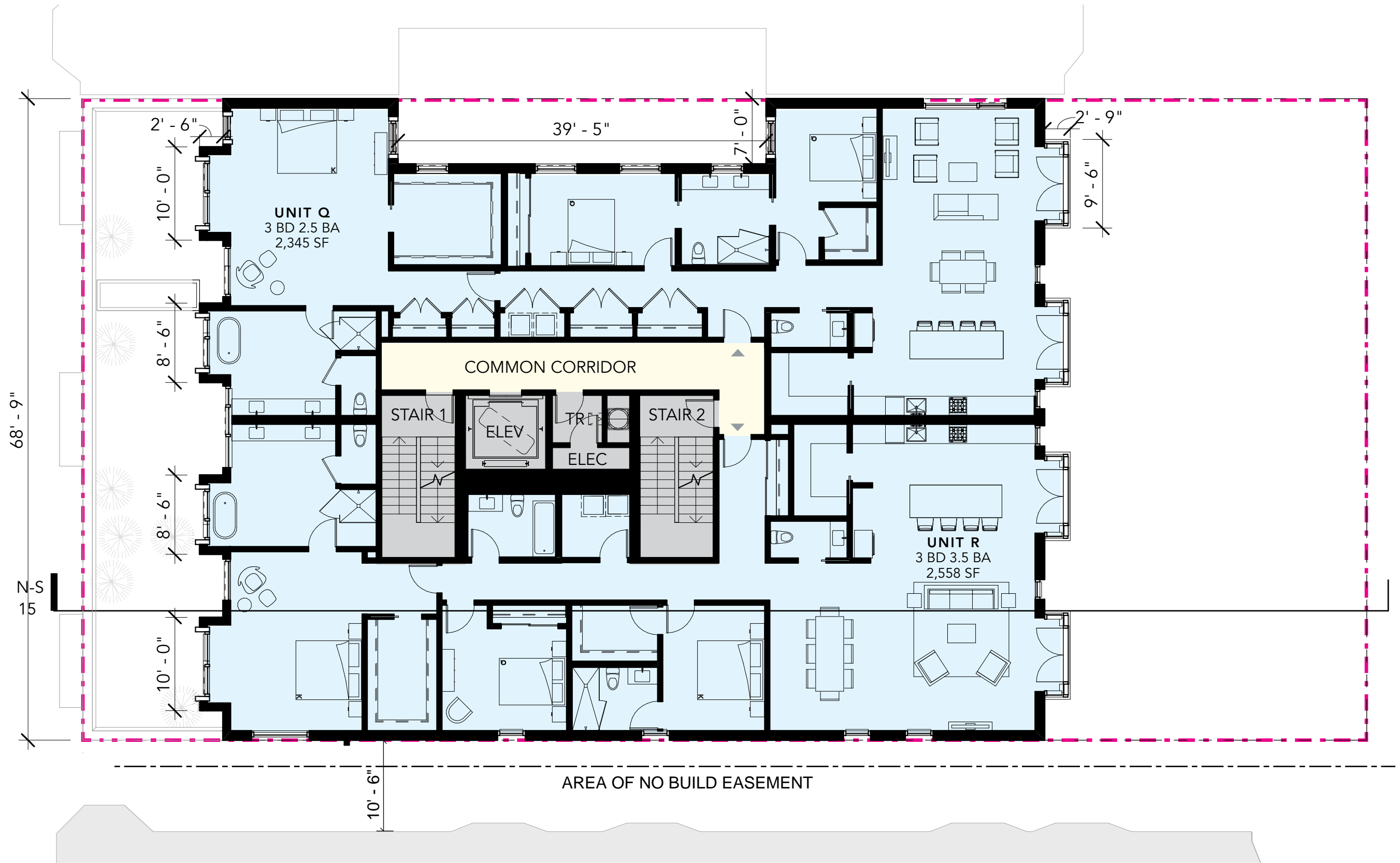
PROPOSED LEVEL 2-4 FLOOR PLAN



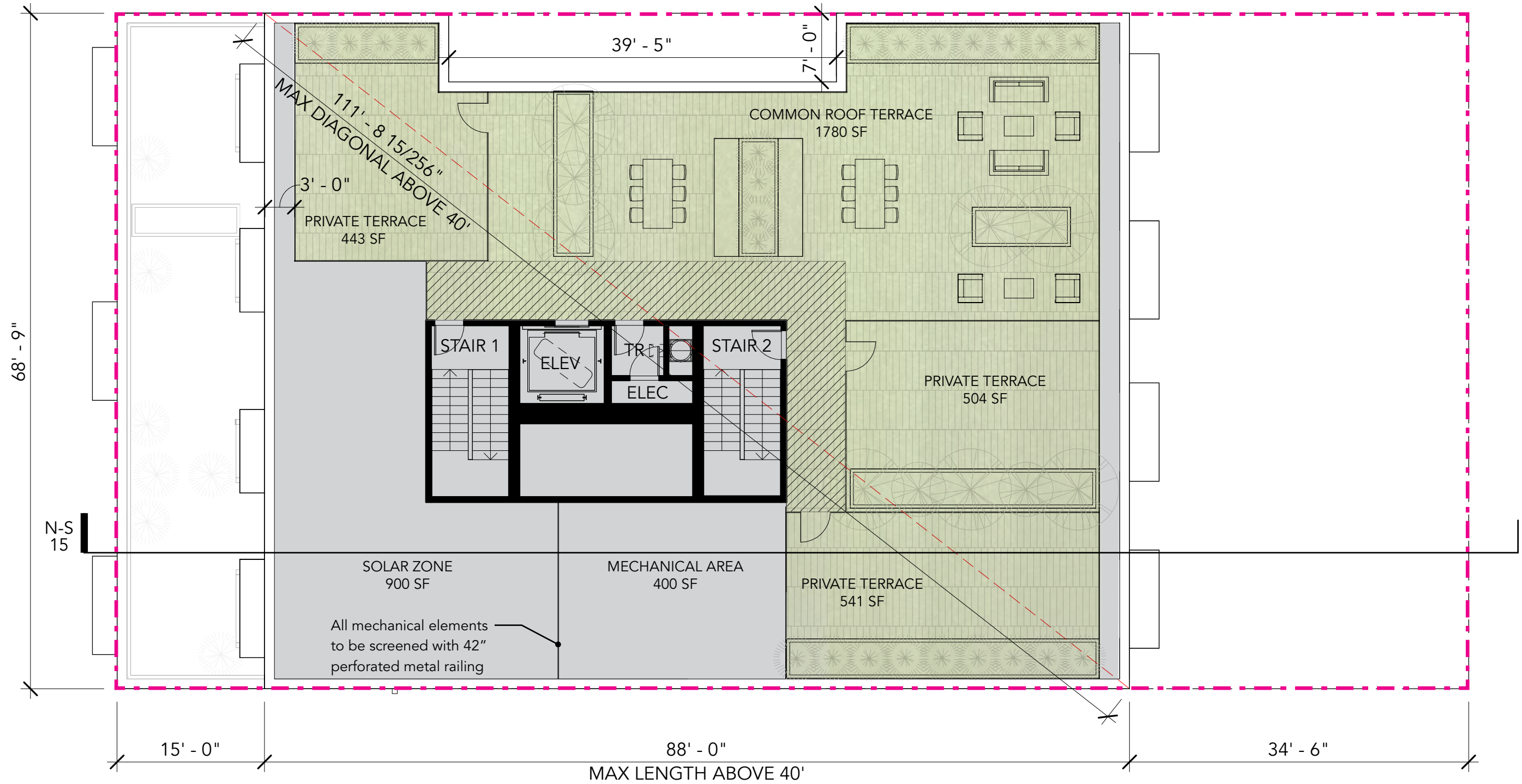
PROPOSED LEVEL 5 FLOOR PLAN



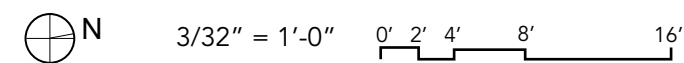
PROPOSED LEVEL 6 FLOOR PLAN



PROPOSED ROOF PLAN



/// CIRCULATION



PROPOSED PERSPECTIVE



Clear building termination per UDAT comment A5

More consistent vertical stacked bay rhythm between upper and lower floors per UDAT comments A1 and A3

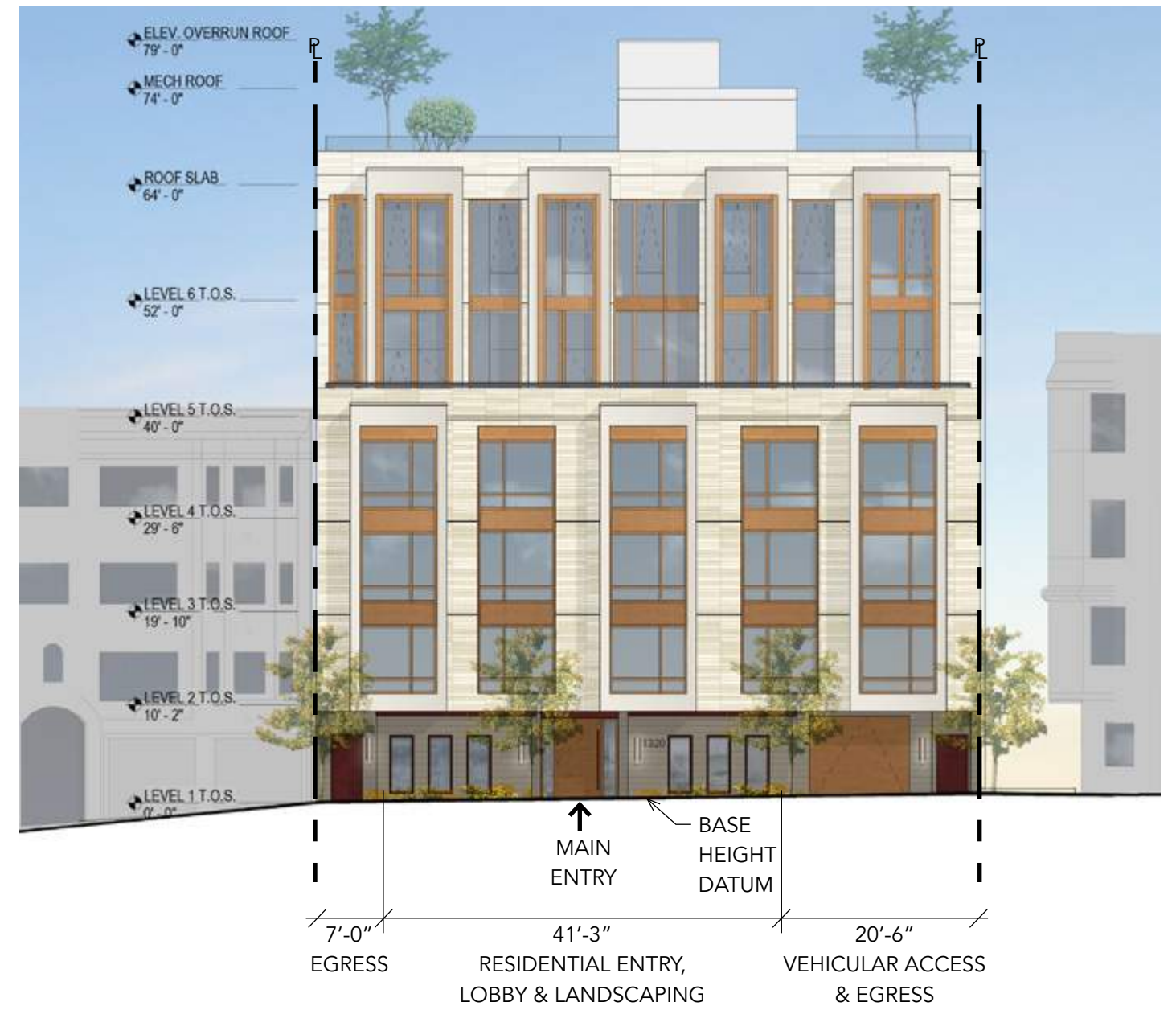
Stacked bay expression per UDAT comment A3.

Street facing, lot-line main entry with increased ground level transparency per UDAT comments S5, A3, A8

PROPOSED ELEVATIONS NORTH AND SOUTH



NORTH (REAR YARD)



SOUTH (WASHINGTON ST.)

1/16" = 1'-0" 0' 2' 4' 8' 16'

PROPOSED ELEVATIONS EAST



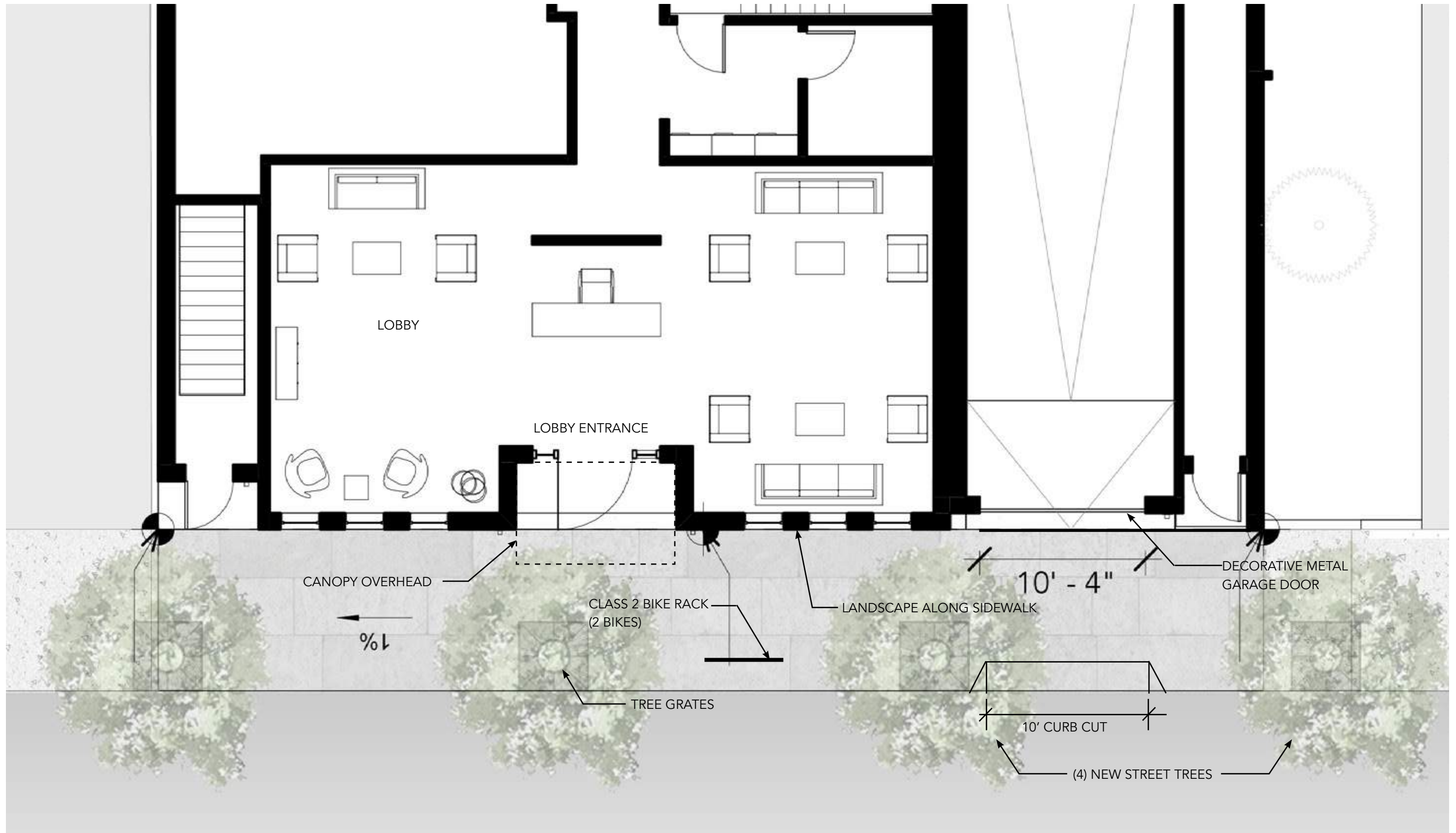
1/16" = 1'-0" 0' 2' 4' 8' 16'

PROPOSED ELEVATIONS WEST



1/16" = 1'-0" 0' 2' 4' 8' 16'

ENLARGED WASHINGTON ST. STREETScape



3/32" = 1'-0" 0' 8' 16' 32'

PROPOSED EXTERIOR VIEW WITH MATERIALS

WASHINGTON LOOKING NE



FULL HEIGHT WINDOW IN PROJECTED FRAME



BAY WINDOW FRAME MATERIAL - LIGHT COLOR METAL PANEL



WINDOW FRAME AND MULLIONS - BRONZE METAL



STONE VENEER - FLAMED FINISH



TERRACE METAL RAILING - CONCEALED FROM STREET VIEW



RAINSCREEN CLADDING: CEMENTITIOUS/MASONRY



BRONZE METAL PANEL GARAGE AND ENTRY DOOR

PROPOSED EXTERIOR VIEW WASHINGTON LOOKING NW



PROPOSED EXTERIOR VIEW WASHINGTON LOOKING NE



PROPOSED EXTERIOR VIEW CONTEXTUAL AERIAL VIEW



THANK YOU



HANDEL ARCHITECTS LLP

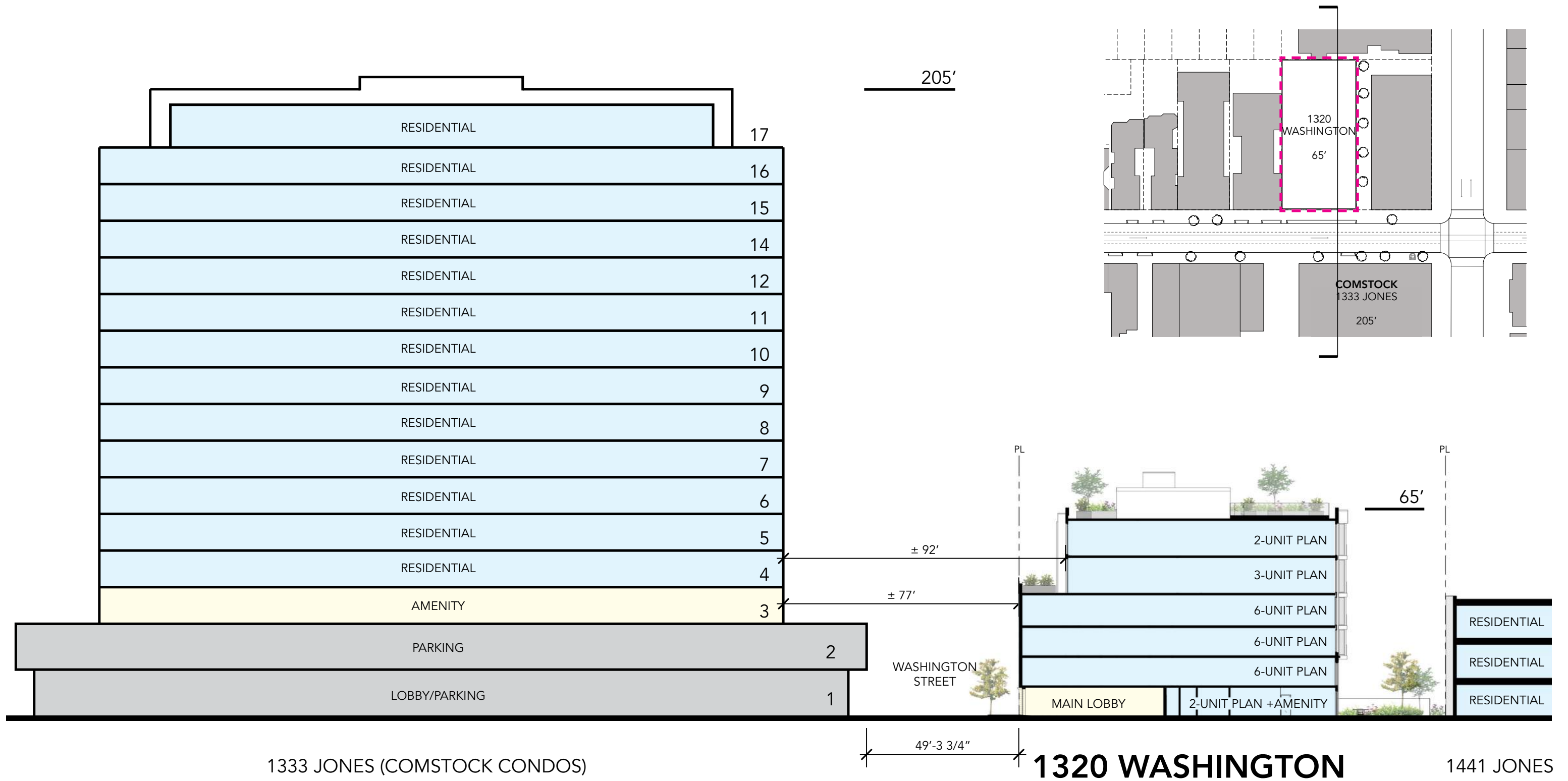


Appendix 2

Comstock view study

NEIGHBORHOOD CONTEXT

NORTH-SOUTH SECTION LOOKING WEST ON WASHINGTON STREET



The Comstock



Appendix 3

Rear Yards

