

2300 HARRISON STREET

PLANNING COMMISSION HEARING - AUGUST 22, 2019



562 MISSION ST. LLC

2300 Harrison Project Benefits

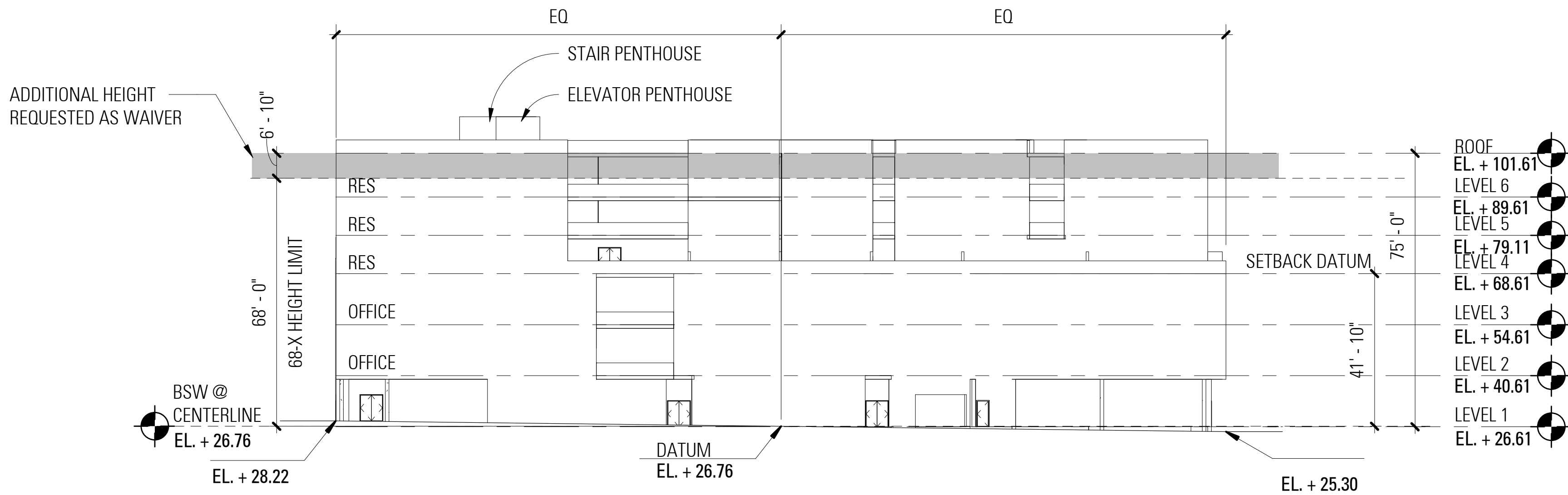
- 1 additional on-site BMR unit at 120% AMI (plus 3 required BMR units at 50% AMI).
- Leasing 1,200 sf of ground-floor arts activity/retail space along Mistral as community-serving space, at BMR, ideally to a Mission-based arts organization or artist to prevent displacement, at \$2/sf (plus triple net, and annual CPI adjustments) for term of 10 years plus 2 x 5-year options.
- Funding for two murals along Mistral for up to \$15,000 total, reflecting the historic Latino/Chicano experience.
- Allowing Carnaval to use the remaining surface parking area near the 19th and Harrison corner, subject to insurance and indemnification.
- Design revisions based on USM's requests.
- Commitment to have La Cocina as the tenant for the corner 2,300sf retail space. Project sponsor is willing to pay tenant improvements for the buildout of the retail space per La Cocina's specs up to \$488,000 (approximately \$200/sf), and to lease the space at \$1.27/sf (plus triple net, and annual CPI adjustments) for a term of 10 years, plus 2 x 5-year options.

WAIVER REQUEST 1: BUILDING HEIGHT

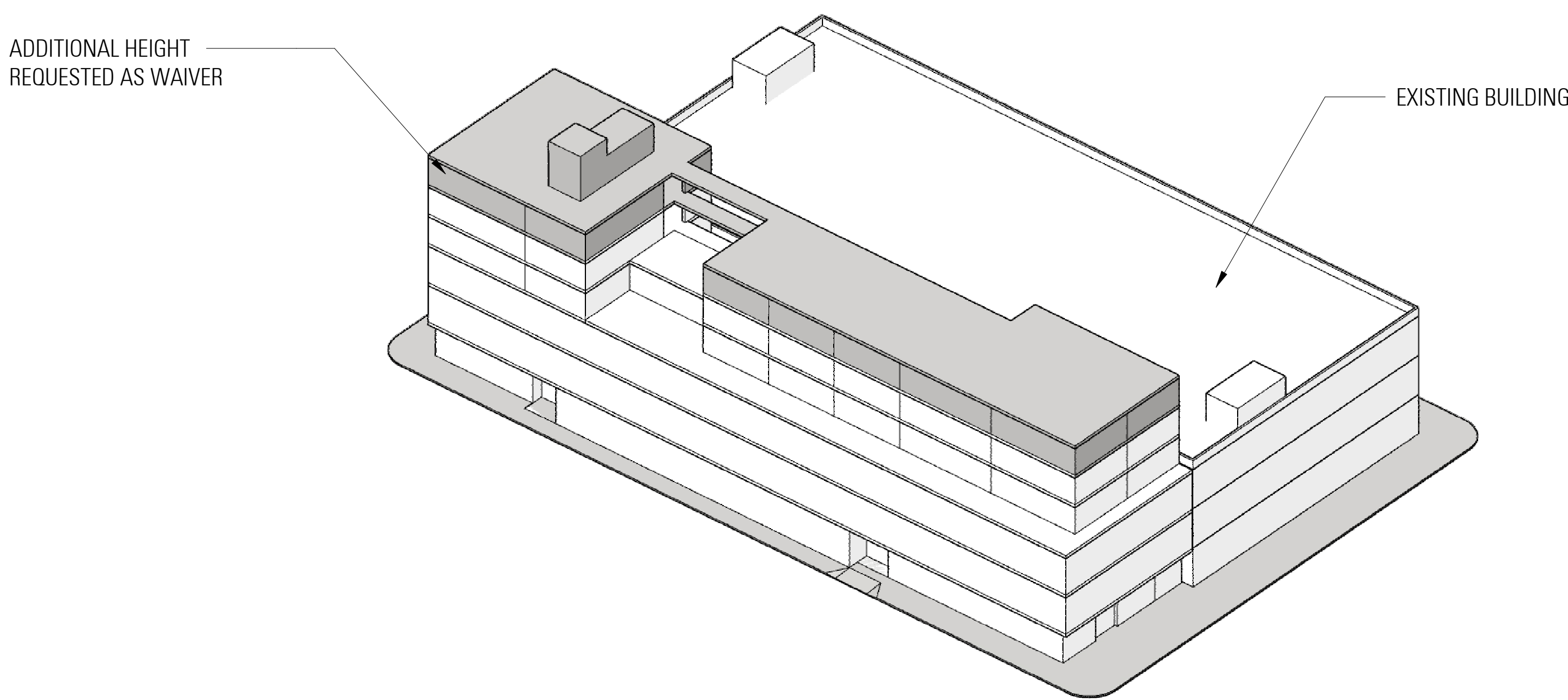
BUILDING HEIGHT COMPLIES WITH 68-X WITH ADDITION OF 1 STORY PER STATE BONUS DENSITY PROGRAM

WAIVER FOR BUILDING HEIGHT (SECTION 250). THE PROPERTY IS ZONED 68-X. THE PROPOSED NEW CONSTRUCTION ON THE PARKING LOT PORTION IS DESIGNED TO MATCH THE EXISTING 2ND AND 3RD FLOORS, AND THUS BY EXTENDING THE EXISTING OFFICE FLOORS, THE PROJECT IS RESTRICTED BY THE EXISTING BUILDING HEIGHT OF 42'. WITH A 68' HEIGHT LIMIT, UP TO FIVE STORIES CAN BE CONSTRUCTED ON THE PARKING LOT PORTION, IN LIGHT OF THE EXISTING BUILDING HEIGHT. UNDER SECTION 206.5(C)(5), A WAIVER OF THE APPLICABLE HEIGHT RESTRICTIONS MUST BE GRANTED IF THE APPLICABLE HEIGHT LIMITATION WILL HAVE THE EFFECT OF "PHYSICALLY PRECLUDING THE CONSTRUCTION OF A HOUSING PROJECT AT THE DENSITIES OR WITH THE CONCESSIONS OR INCENTIVES PERMITTED." PROJECTS MAY RECEIVE A HEIGHT BONUS AS OF RIGHT OF UP TO TWENTY FEET OR TWO STORIES, EXCLUDING EXCEPTIONS PERMITTED UNDER SECTION 260(B).

IN ORDER TO ACHIEVE THE RESTRICTED AFFORDABLE UNITS AND TO CONSTRUCT THE PROJECT WITH THE PROPOSED NUMBER OF OVERALL UNITS, THE PROJECT PROPOSES A TOTAL HEIGHT OF 74'10", WHICH IS 6'10" OVER THE NORMALLY APPLICABLE HEIGHT LIMIT. WITHOUT THE INCREASE IN HEIGHT, THE PROJECT WILL BE PHYSICALLY PRECLUDED FROM CONSTRUCTING THE PROPOSED 8 UNITS AT THE 6TH FLOOR, THUS ALSO PREVENTING THE PROJECT FROM ACHIEVING THE PROPOSED NUMBER OF RESTRICTED AFFORDABLE UNITS.



3
G04
HEIGHT DIAGRAM - MISTRAL STREET
1" = 30'-0"



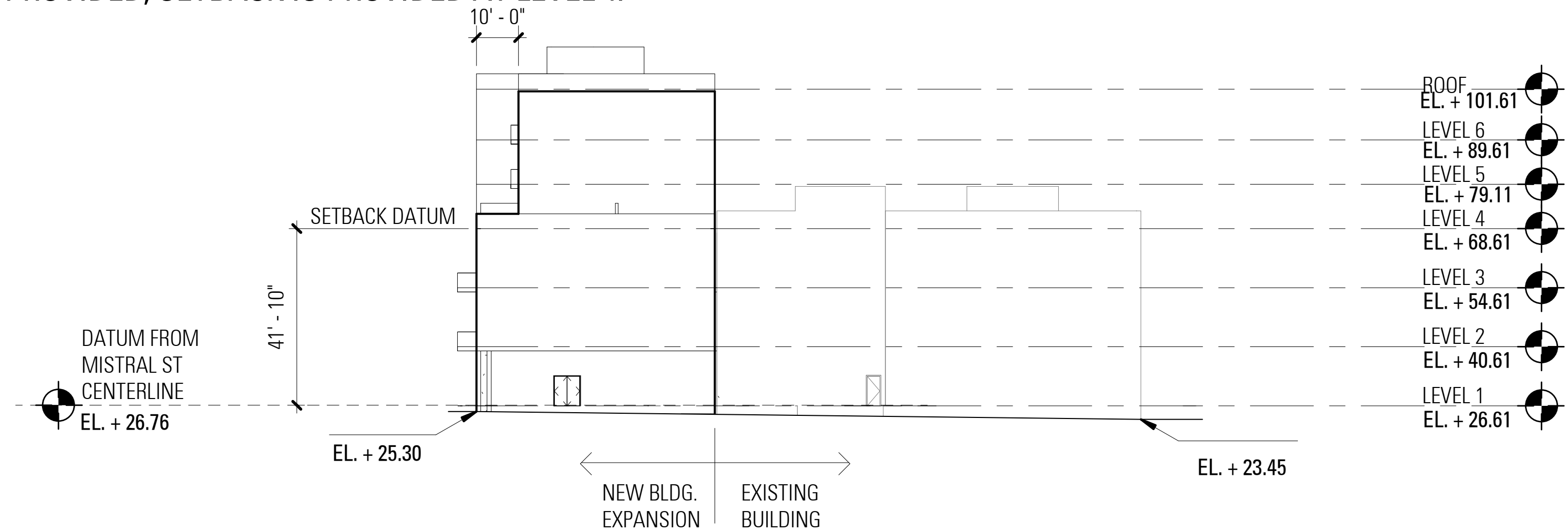
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WAIVER REQUEST 2: NARROW STREET HEIGHT LIMIT

REQUIRED: SECTION 261.1(d)(1)
SUBJECT FRONTAGES SHALL HAVE UPPER STORIES SET BACK AT LEAST 10' FROM PROPERTY LINE EQUIVALENT TO 1.25x WIDTH OF ABUTTING STREET
MISTRAL STREET IS 30' WIDE. 30'x1.25 =40'

PROVIDED: 10' SETBACK AT 41'-10" HEIGHT (INSTEAD OF AT 40' HEIGHT)

JUSTIFICATION: TO RETAIN ALIGNMENT OF LEVEL 2 & 3 OF EXISTING BUILDING WITH LEVEL 2 & 3 OF NEW BUILDING, 41'-10" IN HEIGHT IS PROVIDED, SETBACK IS PROVIDED AT LEVEL 4.



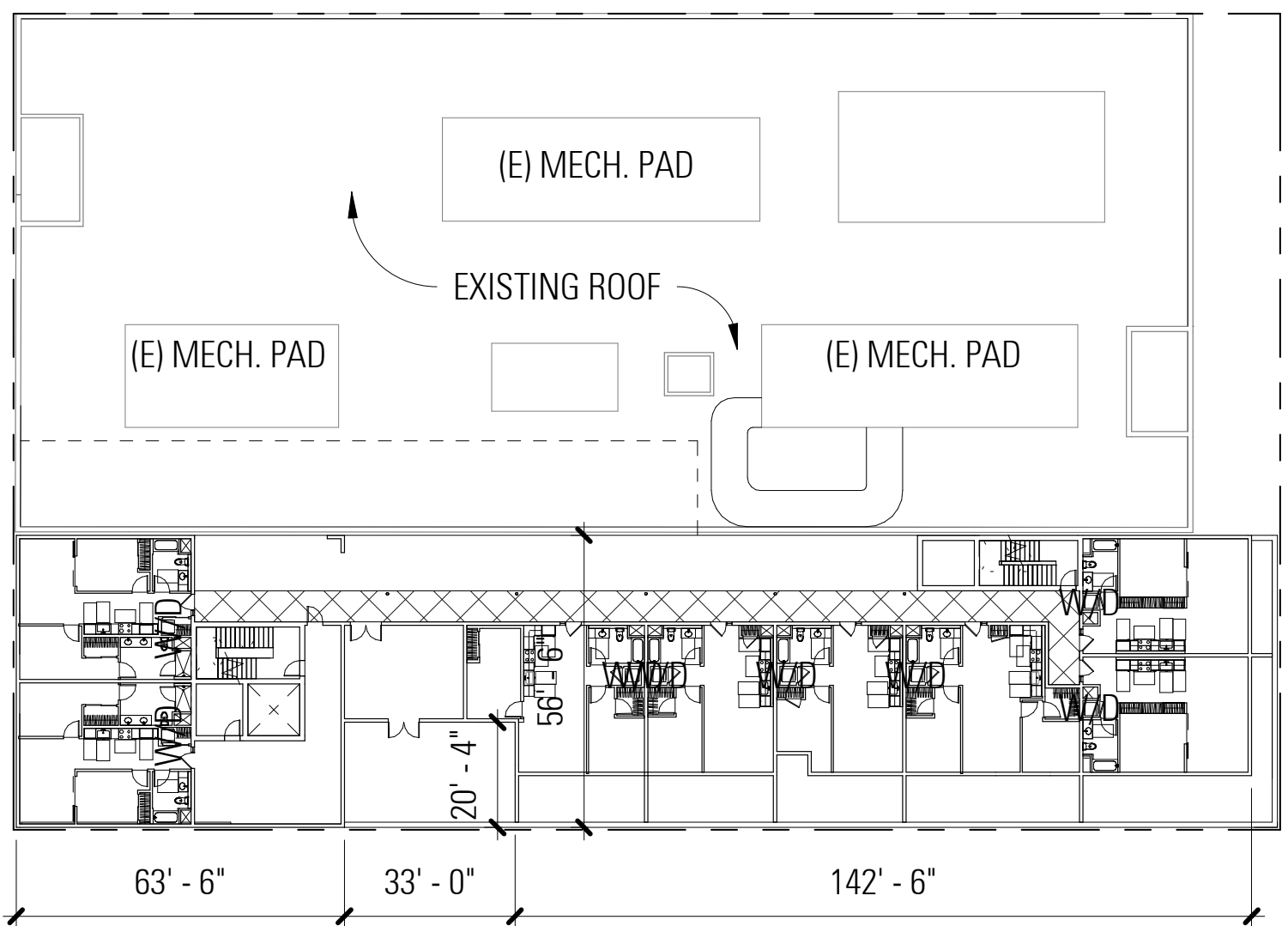
WAIVER REQUEST 3: MASS REDUCTION

REQUIRED: SECTION 270.1
BUILDING IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS THAT HAVE STREET OR ALLEY FRONTAGE GREATER THAN 200 FEET IN LENGTH MUST PROVIDE ONE OR MORE MASS REDUCTION BREAKS IN THE BUILDING THAT REDUCE THE HORIZONTAL SCALE OF THE BUILDING INTO DISCRETE SECTIONS NOT MORE THAN 200' IN LENGTH. SUCH MASS SHALL:

- (1) BE NOT LESS THAN 30 FEET IN WIDTH;
- (2) BE NOT LESS THAN 60 FEET IN DEPTH FROM THE STREET-FACING BUILDING FACADE;
- (3) EXTEND UP TO THE SKY FROM A LEVEL NOT HIGHER THAN 25 FEET ABOVE GRADE OR THE THIRD STORY, WHICHEVER IS LOWER
- (4) RESULT IN DISCRETE BUILDING SECTIONS WITH A MAXIMUM PLAN LENGTH ALONG THE STREET FRONTAGE NOT GREATER THAN 200 FEET.

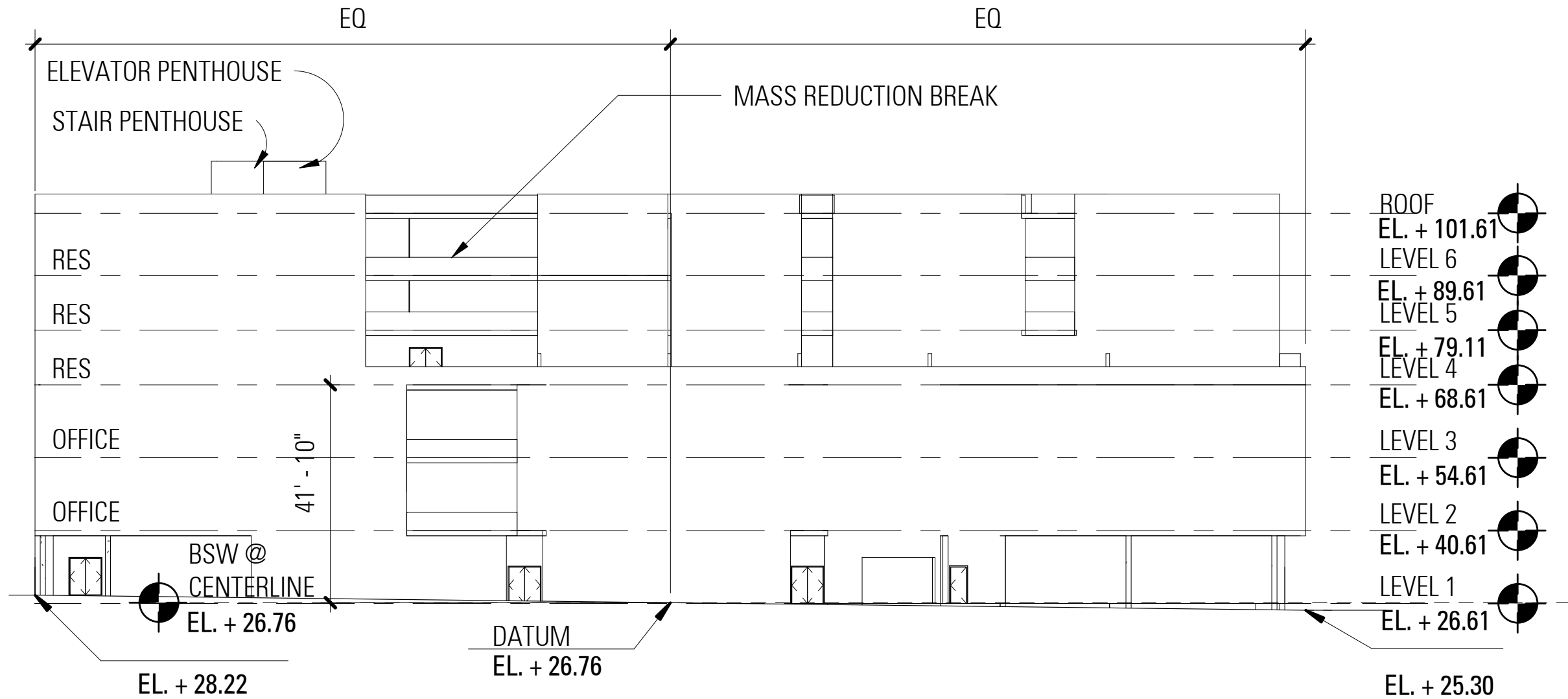
PROVIDED: MASS REDUCTION BREAK AT LEVEL 4 THAT IS 33' WIDE, 20'-4" DEEP, EXTENDING UP TO THE SKY. THE RESULTING BUILDING SECTIONS ARE 63'-6" WIDE AND 142'-6" WIDE.

JUSTIFICATION: THERE IS NOT ENOUGH DEPTH IN THE NEW CONSTRUCTION TO SATISFY THE 60' DEPTH FROM STREET-FACING FACADE WITHOUT CREATING EXTREME INEFFICIENCIES IN THE RESIDENTIAL FLOORS. ALTHOUGH MASS REDUCTION SETBACK IS AT LEVEL 4, LEVEL 2 AND 3 PROVIDE MASS REDUCTION THROUGH BALCONIES.



LEVEL 4

1" = 40'-0"

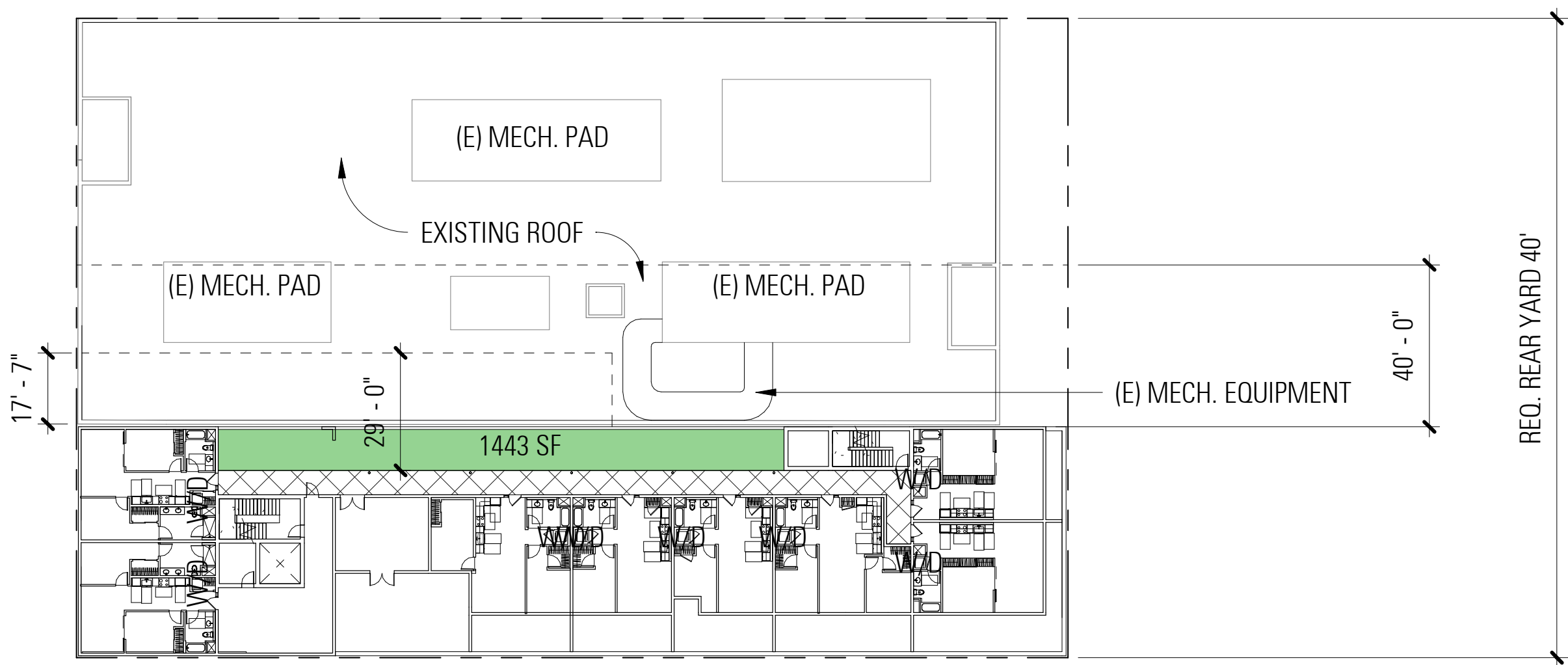


CONCESSION REQUEST 1: REAR YARD

REQUIRED: SECTION 134(a)(1)
MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, BUT IN NO CASE LESS THAN 15 FEET.
SECTION 136 PERMITTED OBSTRUCTIONS
25% x 157.88' = 39.5'

PROVIDED: 17'-7" REAR YARD DEPTH

CONCESSION FOR REAR YARD SETBACK (SECTION 134). THE PROJECT IS REQUIRED TO PROVIDE A 25% REAR YARD SETBACK ON THE LOWEST FLOOR CONTAINING RESIDENTIAL UNITS AND AT EACH SUBSEQUENT FLOOR. THE PROJECT WILL PROVIDE RESIDENTIAL UNITS ON 4TH, 5TH AND 6TH FLOORS. THE NEW CONSTRUCTION COMPONENT IS CONSTRUCTED ON THE PROPERTY'S CURRENT SURFACE PARKING LOT AREA, WITH ALL OF THE RESIDENTIAL UNITS BEING LOCATED ABOVE THE ROOF LEVEL FOR THE EXISTING 3-STORY BUILDING. THUS, ALL RESIDENTIAL UNITS WILL BE PROVIDED WITH A REAR YARD SETBACK THAT IS WELL IN EXCESS OF THE REQUIRED 25% AREA (I.E. INSTEAD OF THE REQUIRED APPROX. 40' SETBACK, THE UNITS WILL BE FACING A REAR YARD WITH A DEPTH OF APPROX. 100'). HOWEVER, SINCE THE REAR YARD WILL BE TECHNICALLY LOCATED ON TOP OF THE EXISTING ROOF TOP, IT WILL BE PARTIALLY OBSTRUCTED BY CERTAIN EXISTING MECHANICAL AREAS. THUS, THE UNITS AT THE LOWEST RESIDENTIAL LEVEL (AT THE 4TH FLOOR), WILL NOT BE FACING A FULLY CODE COMPLIANT REAR YARD. WITHOUT THIS CONCESSION, THE PROJECT WOULD BE REQUIRED TO RELOCATE AND RECONFIGURE ALL OF THE EXISTING MECHANICAL AREAS, SUBJECTING THE PROJECT TO ADDITIONAL COSTS.



CONCESSION REQUEST 2: GROUND FLOOR HEIGHT

REQUIRED: SECTION 145.1(c)(4)(A)
GROUND FLOOR NON-RESIDENTIAL USE IN UMU DISTRICTS SHALL HAVE A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 17 FEET, AS MEASURED FROM GRADE

PROVIDED: 15'- 4" FLOOR TO FLOOR HEIGHT (MEASURED FROM LOWEST POINT OF BACK OF SIDEWALK)

JUSTIFICATION: IN ORDER TO KEEP ALIGNMENT OF EXISTING SECOND FLOOR LEVEL AND COORDINATION WITH EXISTING SIDEWALK GRADES, LESS THAN 17' FLOOR TO FLOOR IS PROVIDED

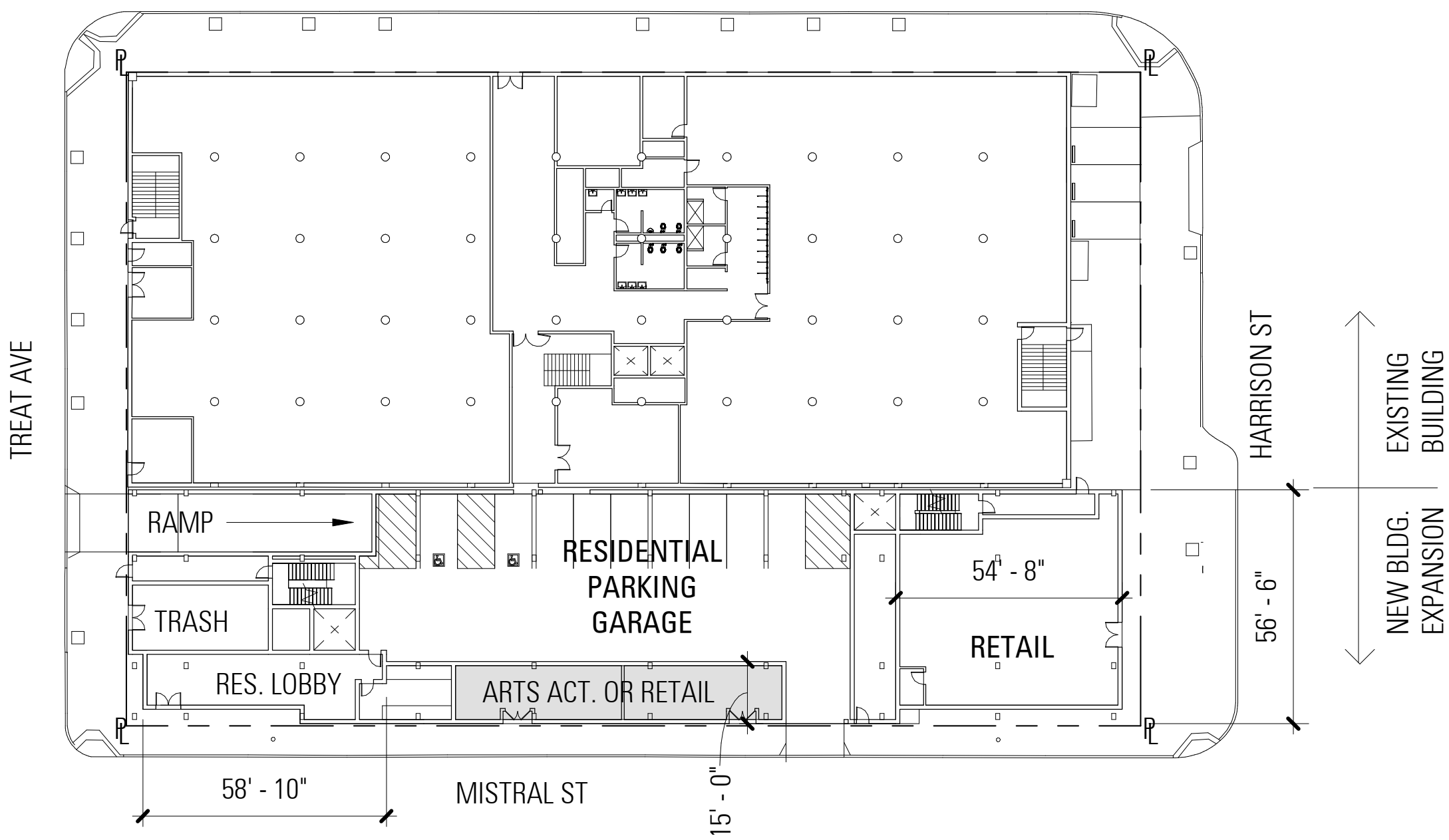


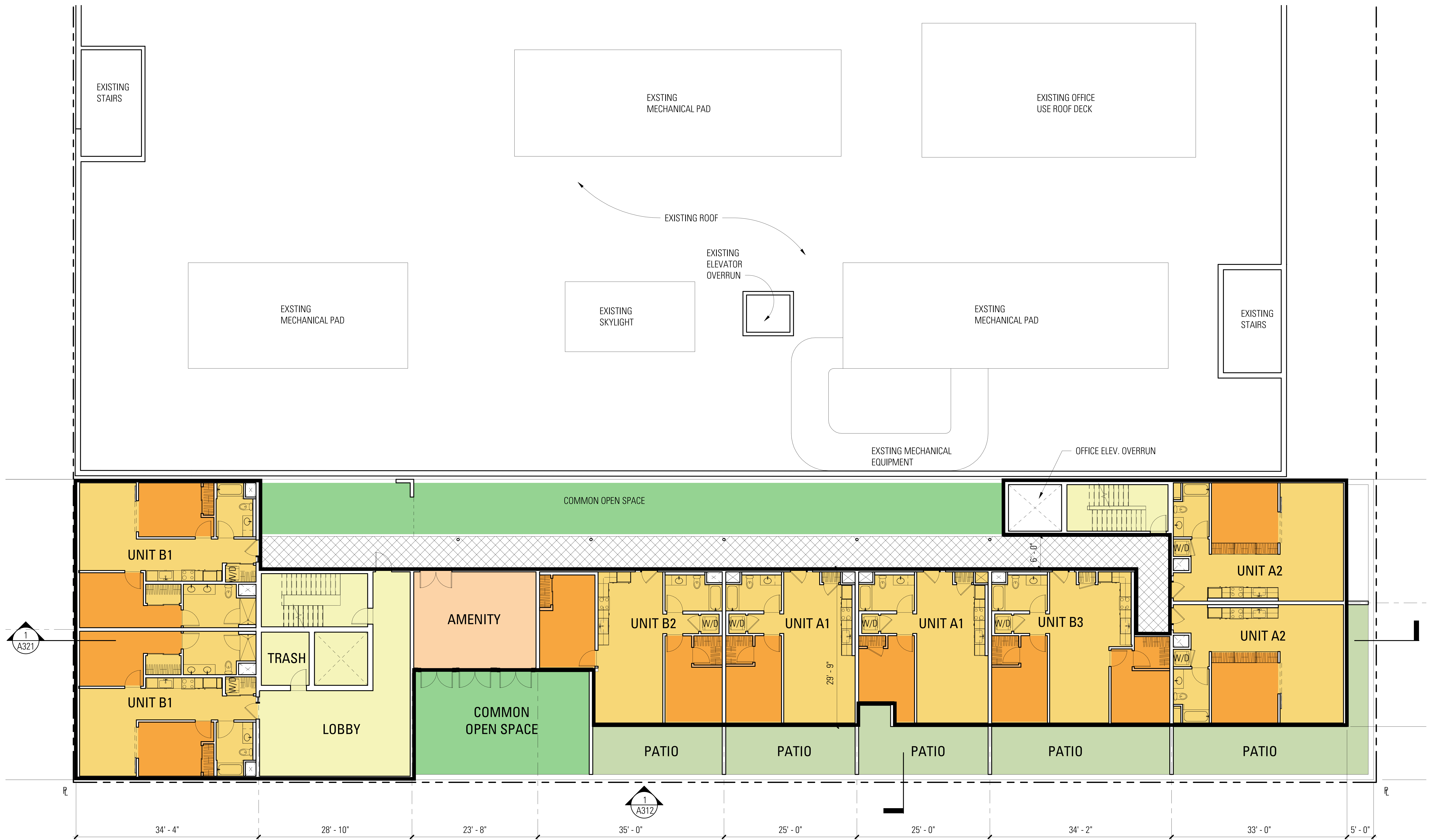
CONCESSION REQUEST 3: ACTIVE USES REQUIRED

REQUIRED: SECTION 145.1(c)(3)
ACTIVE USES ON GROUND FLOOR SHALL BE PROVIDED WITHIN 25 FEET OF BUILDING DEPTH ON THE GROUND FLOOR

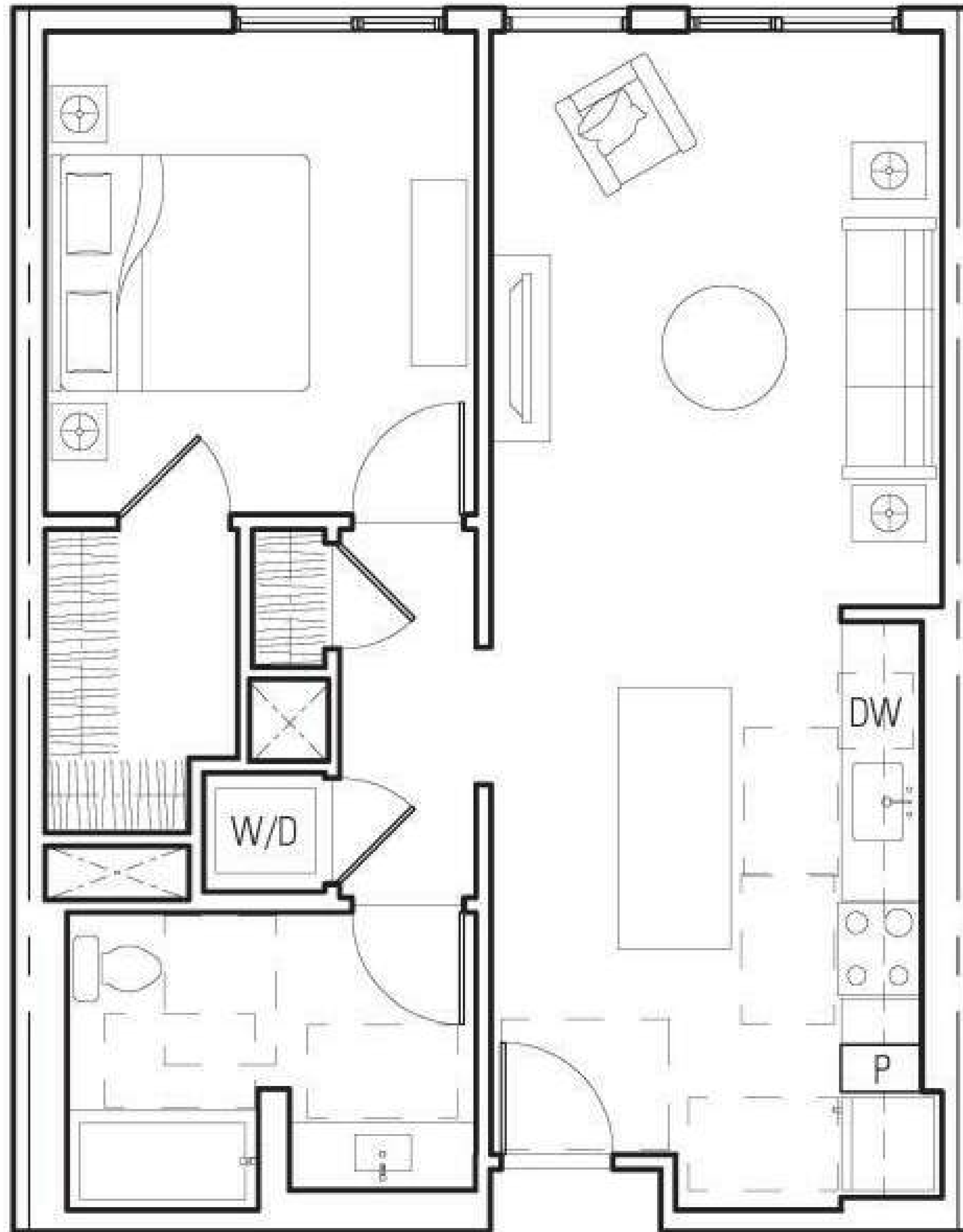
PROVIDED: >25' OF ACTIVE USE PROVIDED ON HARRISON ST AND TREAT AVE. 15' OF ACTIVE USE PROVIDED ALONG MISTRAL AVE

JUSTIFICATION: DUE TO CONSTRAINED SITE DEPTH IN THE NORTH SOUTH DIRECTION OF 56' - 6", THE MAXIMUM DEPTH AVAILABLE IN ORDER TO PROVIDE ACCESS FOR GROUND FLOOR PARKING BEHIND IS 15'-0".





LEVEL 4 FLOOR PLAN (RESIDENTIAL)



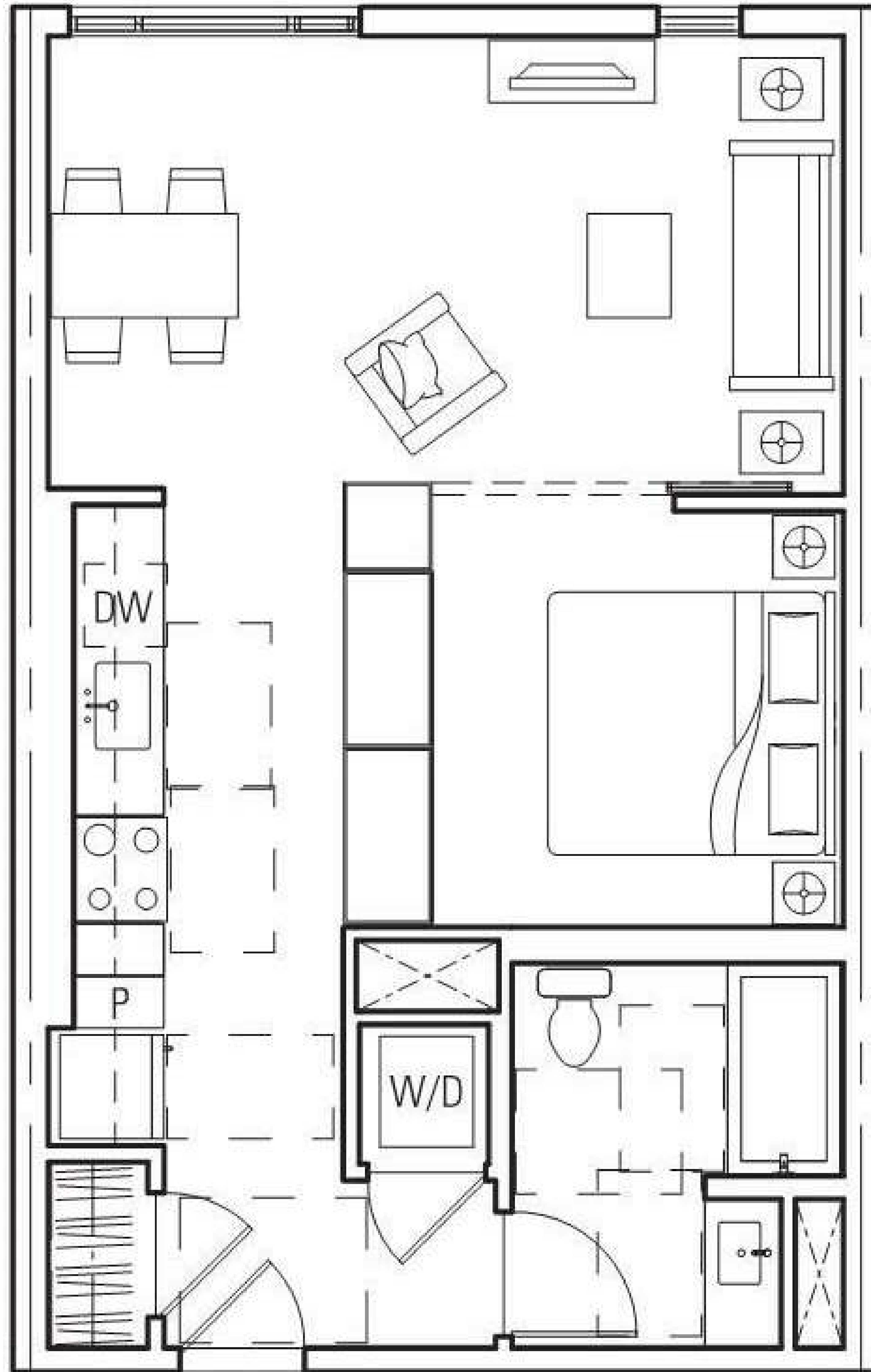
1 BED, 1 BATH

ALCHEMY BY ALTA
San Francisco, CA

810 GSF
710 NSF

- "TRADITIONAL" 1 BEDROOM
- PRIVATIZED BATHROOM ACCESS





1 BED, 1 BATH

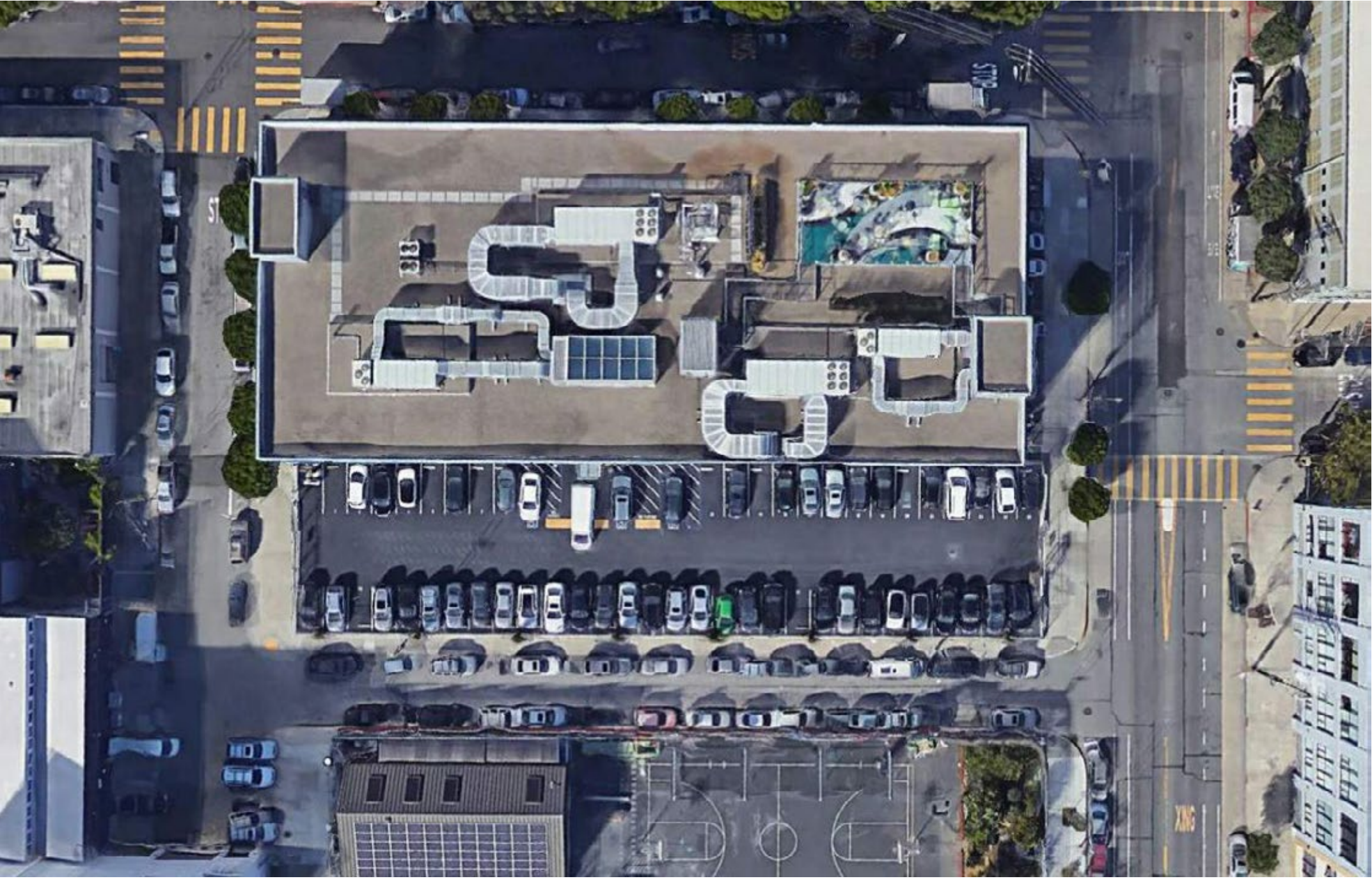
ALCHEMY BY ALTA
San Francisco, CA

660 GSF
580 NSF
2010 CBC
WITH SLEEPING ALCOVE

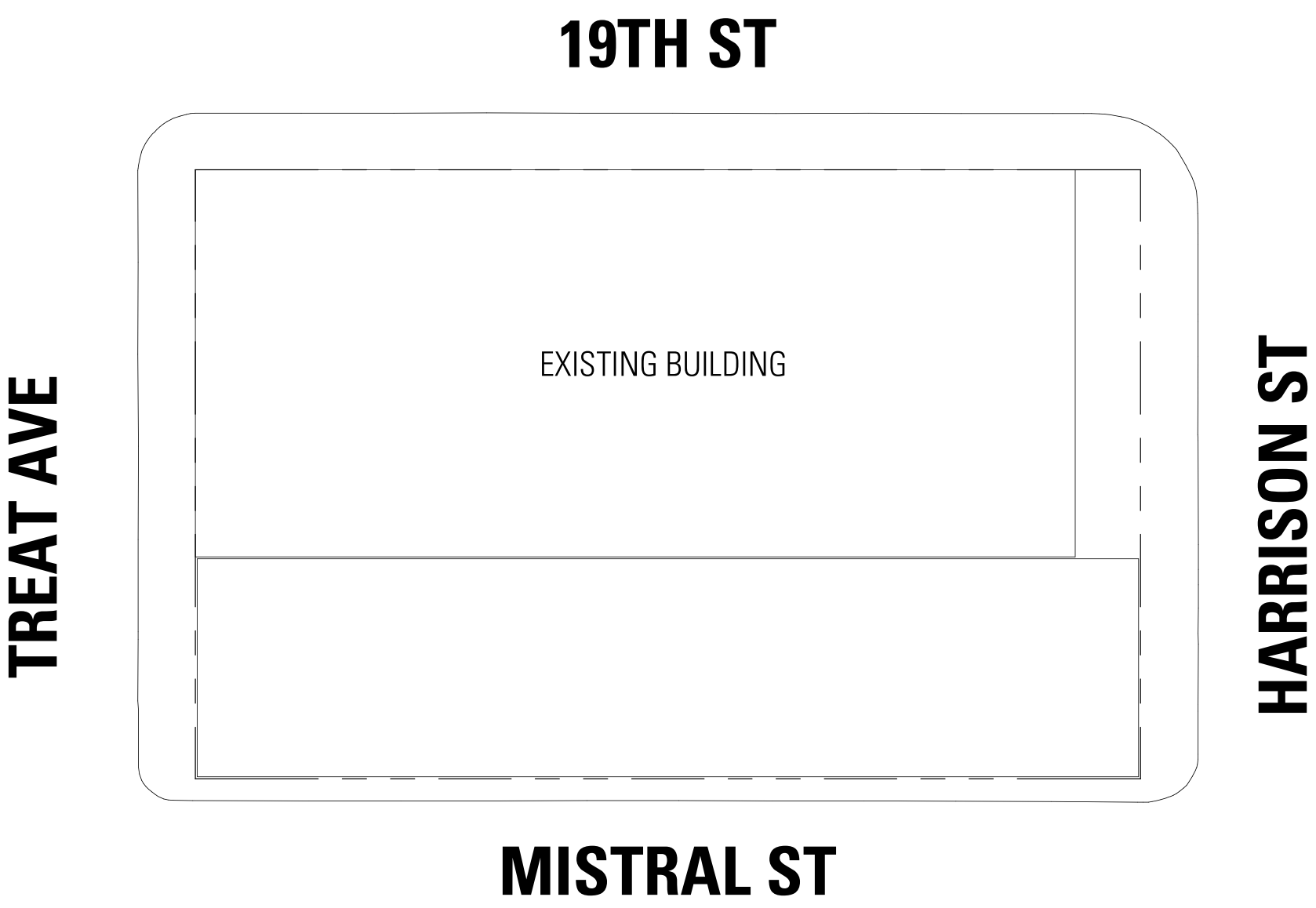




VIEW FROM HARRISON STREET



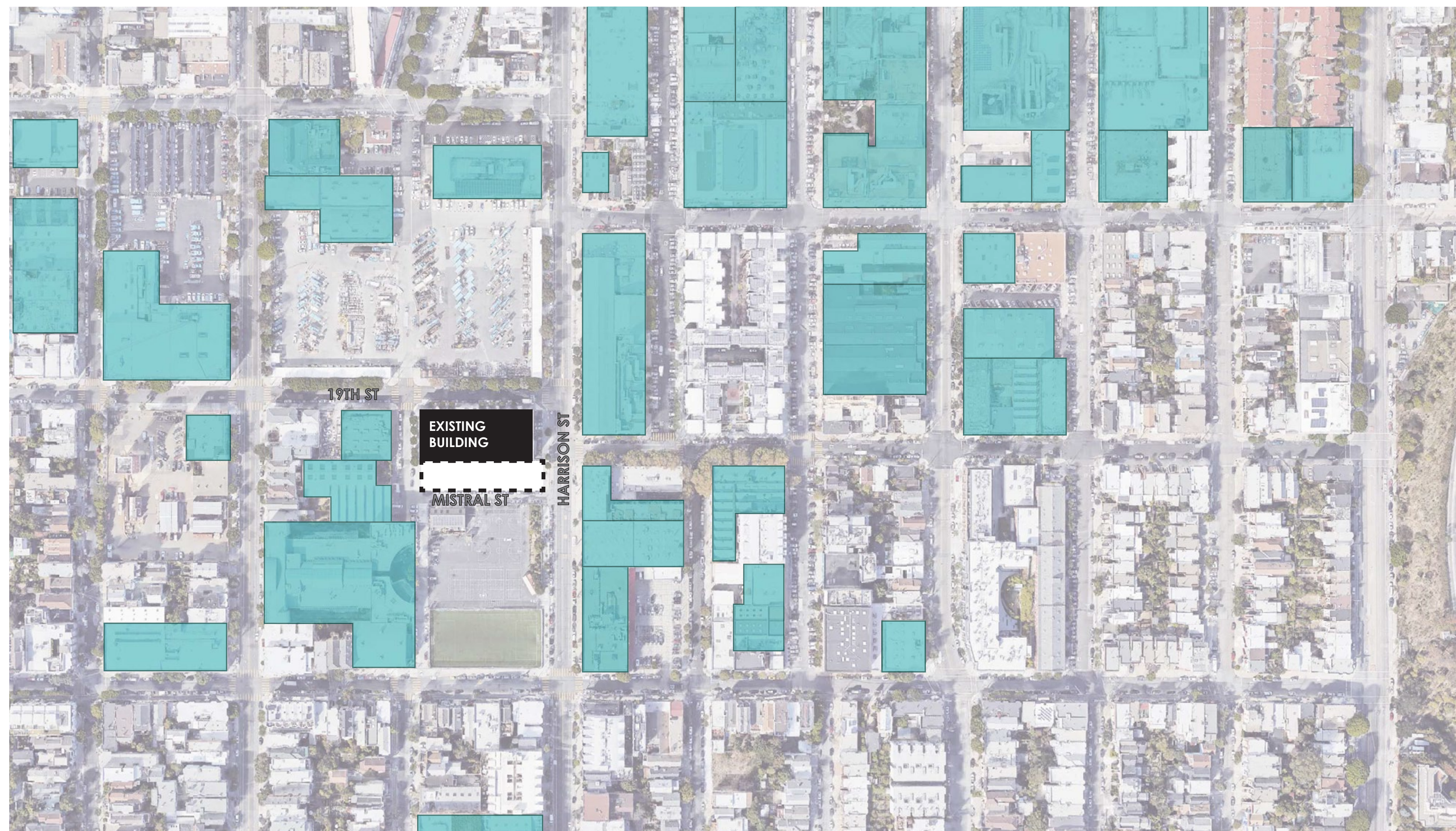
OVERHEAD VIEW



EXISTING SITE PHOTOS



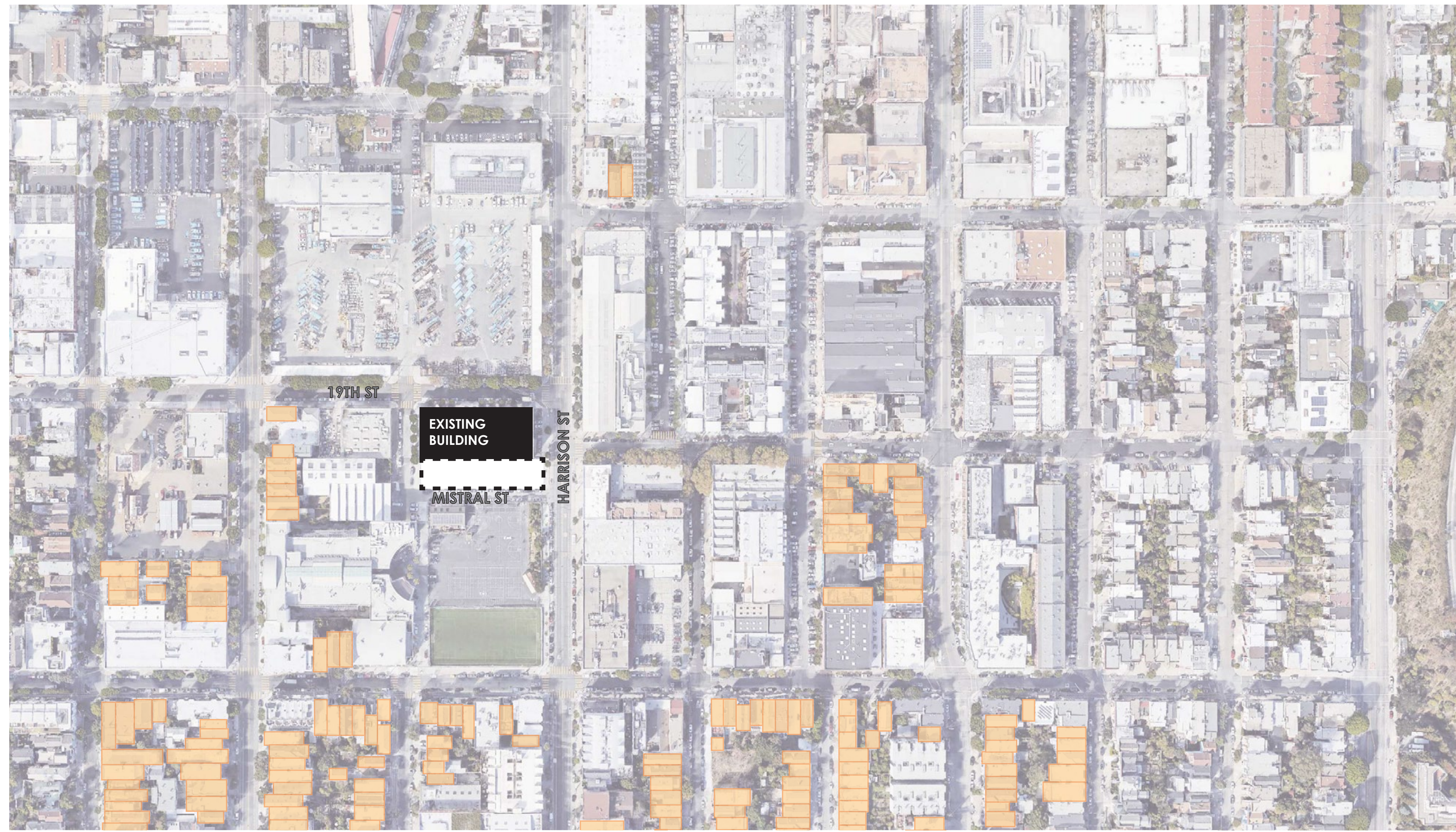
PROPOSED MASSING



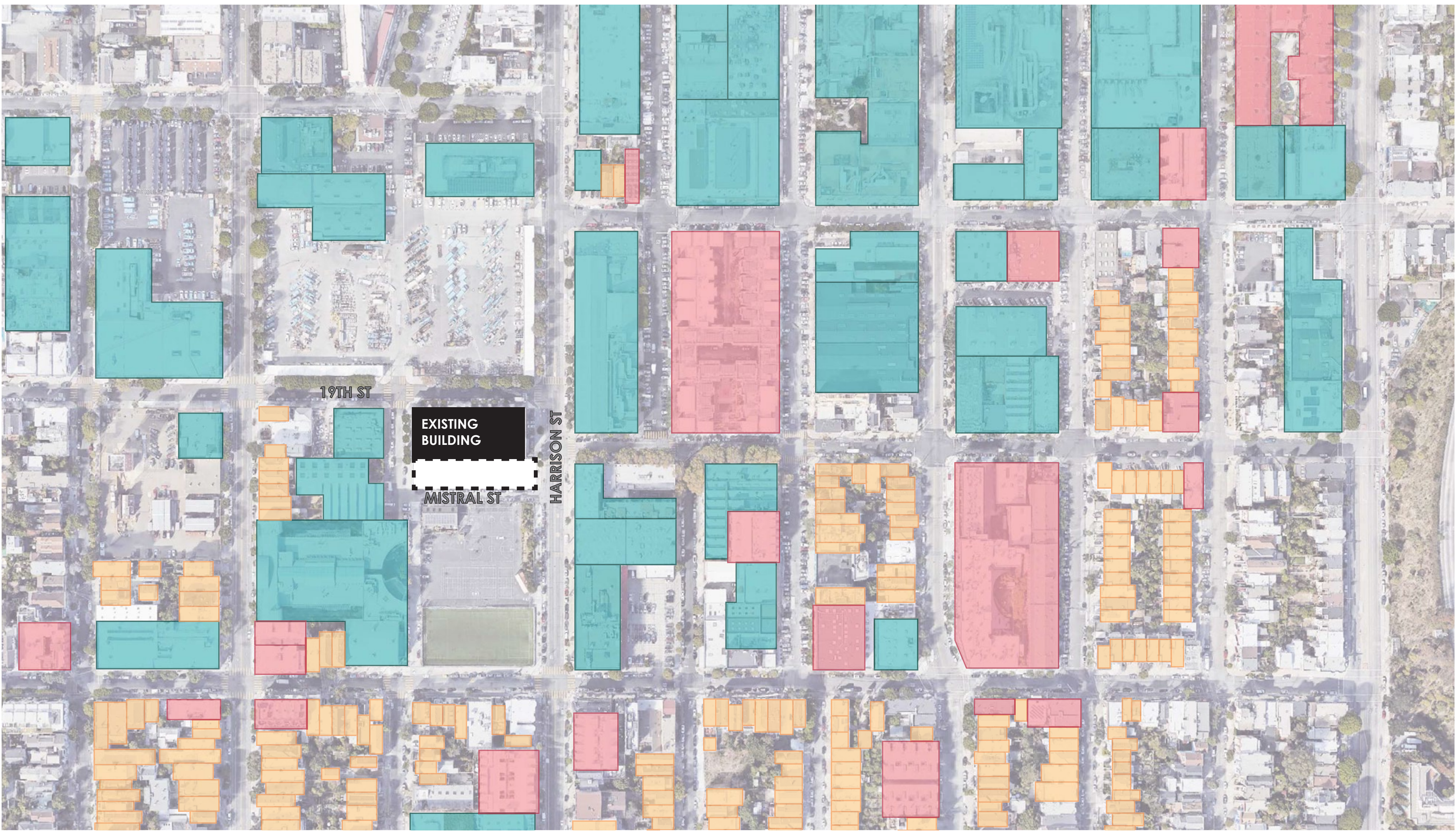
COMMERCIAL/INSTITUTIONAL BUILDINGS



MULTI-FAMILY HOUSING BUILDINGS



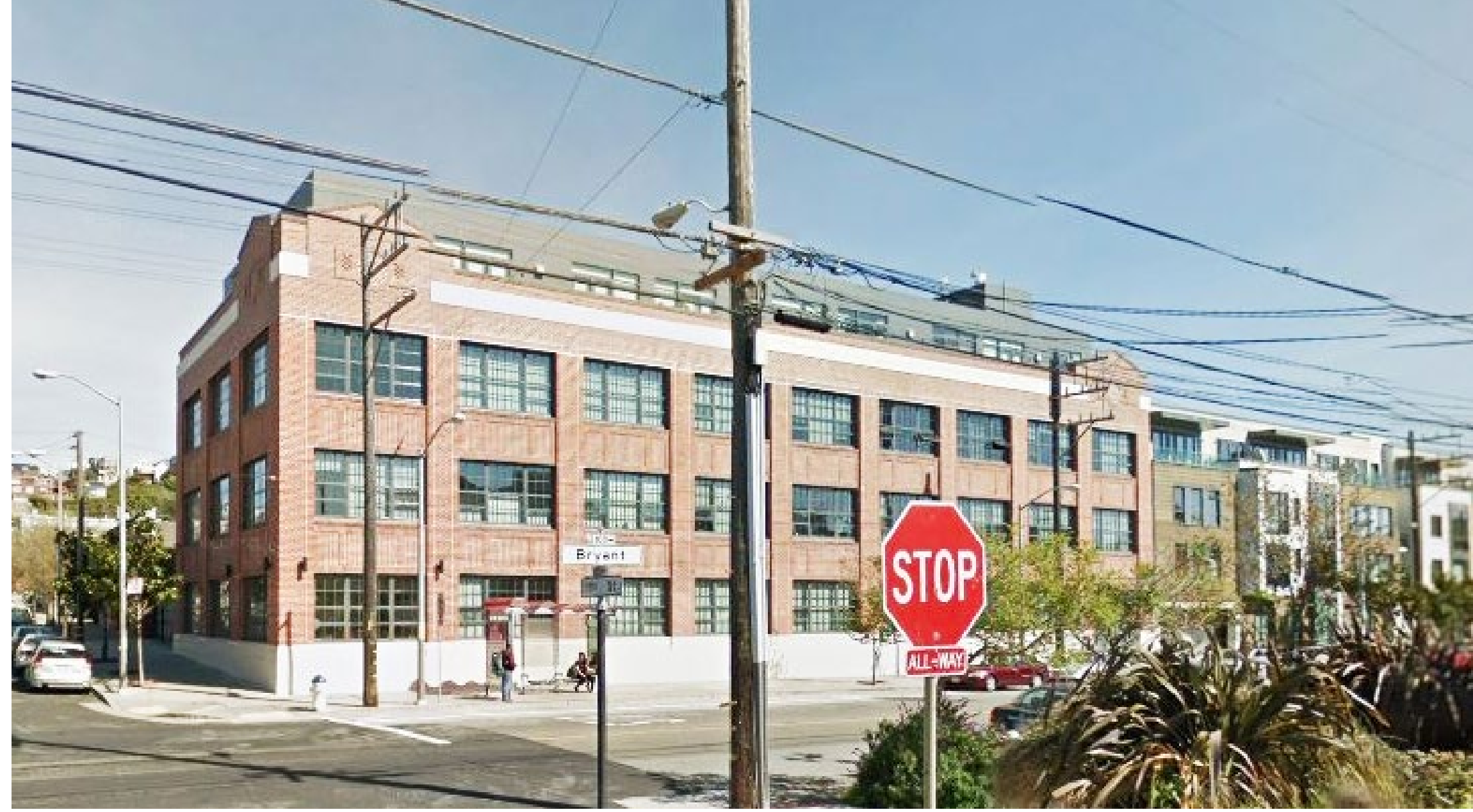
SMALL SCALE RESIDENTIAL BUILDINGS



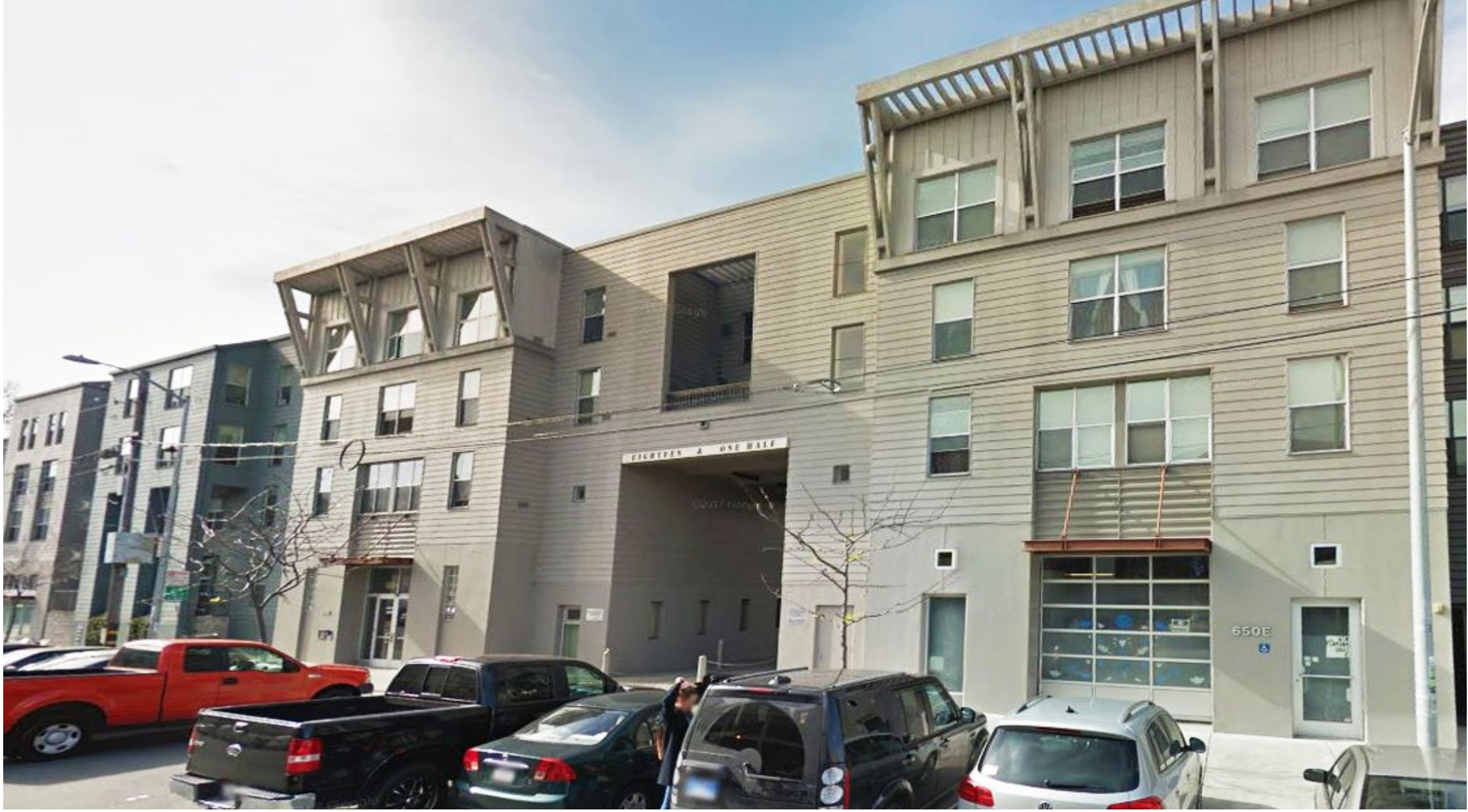
TYPES OF BUILDINGS AROUND THE SITE

SITE CONTEXT BUILDING TYPES

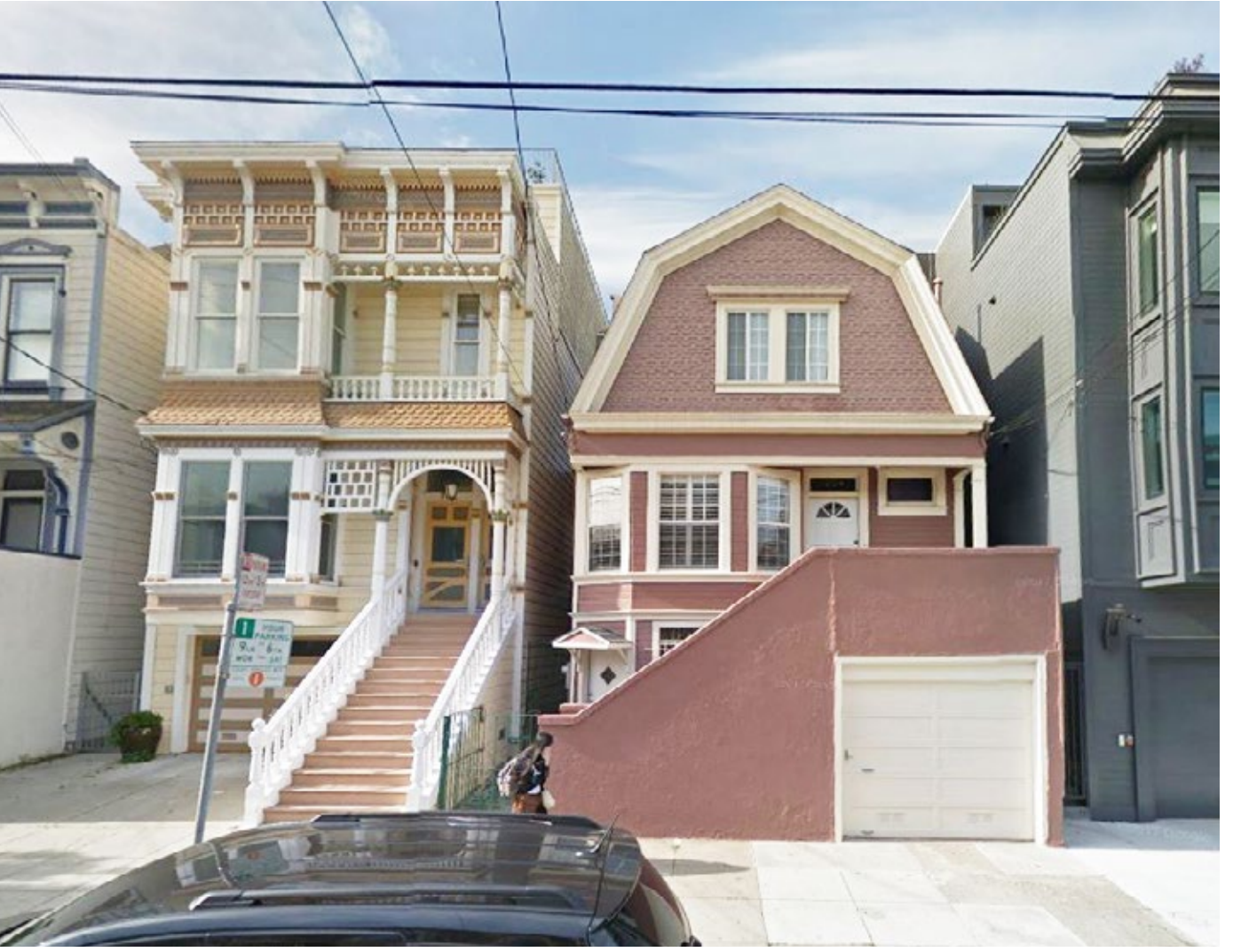
COMMERCIAL/INSTITUTIONAL BUILDINGS



MULTI-FAMILY HOUSING BUILDINGS



SMALL SCALE RESIDENTIAL BUILDINGS



CONTEXT IMAGES OF NEIGHBORHOOD



CONCEPT DIAGRAM



MISTRAL ST. ELEVATION
(FROM LPA SUBMITTAL)

F. COMMENT:
CREATE MASSING/MATERIAL CHANGE AT SOUTHWEST CORNER

RESPONSE:
KEEP EXISTING DESIGN AS IS. MASSING AND ARTICULATION CONSISTENT WITH COMMERCIAL BLDGS IN THE NEIGHBORHOOD. SCALE IS APPROPRIATE IN RELATION TO EXISTING BLDG. PLANNING APPROVES CURRENT DESIGN DIRECTION.

E. COMMENT:
PROVIDE ADDITIONAL AMENITY OUTDOOR SPACE

RESPONSE:
PROVIDED OPERABLE DOORS AT AMENITY SPACE TO MAXIMIZE USE OF INDOOR AND OUTDOOR SPACE (460 SF INDOOR + 638 SF OUTDOOR = 1,068 SF TOTAL)

D. COMMENT:
CREATE MORE DEPTH ON RESIDENTIAL FACADE

RESPONSE:
ADDED BALCONIES AT RECESSED FACADES TO CREATE MORE DEPTH AND RESIDENTIAL CHARACTER

C. COMMENT:
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER REDUCE SCALE OF GLASS

RESPONSE:
ADDED HORIZONTAL MULLION



A. COMMENT:
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED ENTRY DOORS 3' FROM PROPERTY LINE

B. COMMENT:
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT INTO SMALLER COMPONENTS.

MISTRAL ST. ELEVATION
(PER PLANNING/USM COMMENTS)



ARTISAN SPACE - FROM LPA

A. COMMENT:
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED ENTRY DOORS 3' FROM PROPERTY LINE



ARTISAN SPACE - PER PLANNING/USM COMMENTS



RETAIL STOREFRONT - FROM LPA

B. COMMENT:
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH
GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL
STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT
INTO SMALLER COMPONENTS.



RETAIL STOREFRONT - PER PLANNING/USM COMMENTS



COMMERCIAL FACADE - FROM LPA

- C. COMMENT:**
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER
REDUCE SCALE OF GLASS
- RESPONSE:**
ADDED HORIZONTAL MULLION



COMMERCIAL FACADE - PER PLANNING/USM COMMENTS



RESIDENTIAL FACADE - FROM LPA

D. COMMENT:
CREATE MORE DEPTH ON RESIDENTIAL FACADE

RESPONSE:
ADDED BALCONIES AT RECESSED FACADES TO
CREATE MORE DEPTH AND RESIDENTIAL CHARACTER



RESIDENTIAL FACADE - PER PLANNING/USM COMMENTS



VIEW FROM MISTRAL STREET

