



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Memo to the Planning Commission

HEARING DATE: JANUARY 13, 2011

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* January 6, 2011  
*Case No.:* **2006.0431C**  
*Project Address:* **1080 SUTTER STREET**  
*Zoning:* RC-4 (Residential Commercial Combined, High Density) District  
130-E Height and Bulk District  
*Block/Lot:* 0279/011  
*Project Sponsor:* Sean Sullivan  
459 Fulton Street, Suite 1600  
San Francisco, CA 94104  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)  
*Recommendation:* **No Action Necessary - Informational Item**

### BACKGROUND

The subject project was an authorized Conditional Use by the Planning Commission on December 10, 2009 for the construction of an eleven story, mixed-use building that would contain approximately 35 dwelling units, approximately 1,240 square feet of ground-floor retail space, up to 29 off-street parking spaces and two car share spaces. A Conditional Use Authorization was approved by the Commission to allow a building to be constructed in excess of 40 feet in height in a Residential Use District and to allow off-street parking in excess of accessory amounts.

At the December 10, 2009 hearing, the Commission instructed the Project Sponsor to work on design refinements with the Department. These design refinements were included in a Condition of Approval and addressed the following design elements:

- Decreasing the void-to-mass ratio of the proposed façade; and
- Creating more interest in the design of the top two floors.

### CURRENT PROPOSAL

The project sponsor has responded to the Commissions design comments with the following revisions:

- A metal projecting sunscreen was added at the 10<sup>th</sup> and 11<sup>th</sup> floors;
- The fascia was thickened between the 11<sup>th</sup> floor and the roof; and
- The windows were narrowed by 4 inches from a width of five feet, four inches to five feet.

Although not required by the Commission, the project sponsor moved the location of the garage entry from the easterly portion of the building to the westerly portion of the building. The garage entry

relocation allowed the project sponsor to increase the total ground-floor commercial area. In addition to creating more commercial space at the ground floor, the re-located garage area will not require as much excavation as the new entry would be located on the “downhill” portion of the street frontage.

**REQUIRED COMMISSION ACTION**

No Commission action is necessary. Staff is seeking feedback from the Commission regarding the design revisions to the project.

<b>RECOMMENDATION:</b> <b>Staff is seeking feedback regarding modifications to the project.</b>
---

**Attachments:**

Existing and Proposed Plans

## PLANNING DEPT. NOTES

### PROJECT LOCATION:

1080 SUTTER STREET, NORTH SIDE BETWEEN HYDE AND LARKIN STREETS

### ZONING DISTRICT:

RC-4

### BUILDING HEIGHT / BULK LIMIT:

130-E

PROPOSED BUILDING IS 105'-6" IN HEIGHT AND IS IN CONFORMANCE WITH THE BULK LIMITATIONS AS DESCRIBED IN TABLE 270 OF THE S.F.P.C., THEREFORE BUILDING COMPLIES.

### UNIT DENSITY:

PER S.F.P.C. SEC. 209.1, ONE UNIT PER 200 S.F. OF LOT AREA.

LOT AREA = 7,000 S.F., THEREFORE 35 DWELLING UNITS ALLOWED, 35 DWELLING UNITS PROPOSED.

### PROPOSED BUILDING USE:

35 RESIDENTIAL DWELLING UNITS ABOVE GROUND FLOOR COMMERCIAL / PARKING GARAGE.

### USABLE OPEN SPACE:

36 S.F. PRIVATE OR 48 S.F. COMMON (1.33 X PRIVATE) USABLE OPEN SPACE REQUIRED PER UNIT:

### 6 PRIVATE DECKS PROVIDED:

UNIT 2 = 430 SQ. FT.  
UNIT 3 = 350 SQ. FT.  
UNIT 28 = 630 SQ. FT.  
UNIT 29 = 630 SQ. FT.  
UNIT 34 = 225 SQ. FT.  
UNIT 35 = 350 SQ. FT.

ONE COMMON ROOF DECK OF 1,400 SQ.FT. PROVIDED FOR THE REMAINING 29 UNITS, (29 UNITS X 48 S.F.=1,392 S.F.), THEREFORE BUILDING COMPLIES

### REAR SETBACK:

25% REAR YARD (1,750 SQ. FT.) REQUIRED AT LOWEST LEVEL, OF RESIDENTIAL OCCUPANCY. 895 SQ. FT. REAR YARD AREA PROPOSED AT LEVEL 2 PER REAR YARD VARIANCE REQUEST

### PARKING REQUIRED:

ONE SPACE PER EVERY FOUR RESIDENTIAL UNITS REQUIRED. (35 UNITS / 4 = 9 SPACES REQUIRED). UP TO 150% OF REQUIRED PARKING ALLOWED AS NON-ACCESSORY PARKING, THEREFORE, (9 X 1.5 = 14 SPACES).

29 PARKING SPACES PROVIDED FOR RESIDENTIAL USE PER CONDITIONAL USE REQUEST (18 STANDARD, 11 COMPACT).

2 CARSHARE SPACES PROVIDED PER CONDITIONAL USE REQUEST (2 COMPACT).

### OCCUPIED BUILDING AREA CALCULATIONS:

UNIT 1 =	1,584 S.F.	(3 BEDROOM)
UNIT 2 =	1,450 S.F.	(3 BEDROOM)
UNIT 3 =	1,180 S.F.	(2 BEDROOM)
UNIT 4 =	1,545 S.F.	(3 BEDROOM)
UNIT 5 =	975 S.F.	(2 BEDROOM)
UNIT 6 =	1,375 S.F.	(3 BEDROOM)
UNIT 7 =	860 S.F.	(2 BEDROOM)
UNIT 8 =	1,545 S.F.	(3 BEDROOM)
UNIT 9 =	975 S.F.	(2 BEDROOM)
UNIT 10 =	1,375 S.F.	(3 BEDROOM)
UNIT 11 =	860 S.F.	(1 BEDROOM)
UNIT 12 =	1,545 S.F.	(3 BEDROOM)
UNIT 13 =	975 S.F.	(2 BEDROOM)
UNIT 14 =	1,375 S.F.	(3 BEDROOM)
UNIT 15 =	860 S.F.	(1 BEDROOM)
UNIT 16 =	1,545 S.F.	(3 BEDROOM)
UNIT 17 =	975 S.F.	(2 BEDROOM)
UNIT 18 =	1,375 S.F.	(3 BEDROOM)
UNIT 19 =	860 S.F.	(1 BEDROOM)
UNIT 20 =	1,545 S.F.	(3 BEDROOM)
UNIT 21 =	975 S.F.	(2 BEDROOM)
UNIT 22 =	1,375 S.F.	(3 BEDROOM)
UNIT 23 =	860 S.F.	(1 BEDROOM)
UNIT 24 =	1,545 S.F.	(3 BEDROOM)
UNIT 25 =	975 S.F.	(2 BEDROOM)
UNIT 26 =	1,375 S.F.	(3 BEDROOM)
UNIT 27 =	860 S.F.	(1 BEDROOM)
UNIT 28 =	1,085 S.F.	(2 BEDROOM)
UNIT 29 =	1,200 S.F.	(3 BEDROOM)
UNIT 30 =	1,200 S.F.	(3 BEDROOM)
UNIT 31 =	1,085 S.F.	(3 BEDROOM)
UNIT 32 =	1,200 S.F.	(3 BEDROOM)
UNIT 33 =	1,200 S.F.	(3 BEDROOM)
UNIT 34 =	1,540 S.F.	(3 BEDROOM)
UNIT 35 =	1,420 S.F.	(3 BEDROOM)

35 DWELLING UNITS	=	42,774 N.S.F.
CIRCULATION	=	8,647 N.S.F.
RESIDENT STORAGE	=	2,100 N.S.F.
COMMERCIAL #1	=	1,566 N.S.F.
PARKING GARAGE	=	5,727 N.S.F.
<b>BUILDING TOTAL</b>		<b>60,814 N.S.F.</b>

## SCOPE OF WORK

NEW CONSTRUCTION OF 35 RESIDENTIAL DWELLING UNITS ON 10 FLOORS ABOVE GROUND FLOOR RETAIL COMMERCIAL / PARKING GARAGE, WITH ONE LEVEL OF BELOW GRADE PARKING. THE SITE IS CURRENTLY A SURFACE PARKING LOT.

## LOCATION MAP



## DRAWING INDEX

- A0 COVER SHEET/ SITE/ ROOF PLAN
- A1 BASEMENT LEVEL PLAN
- A2 GROUND LEVEL PLAN
- A3 SECOND LEVEL PLAN
- A4 THIRD LEVEL PLAN
- A5 FOURTH LEVEL PLAN
- A6 FIFTH LEVEL PLAN
- A7 SIXTH LEVEL PLAN
- A8 SEVENTH LEVEL PLAN
- A9 EIGHTH LEVEL PLAN
- A10 NINTH LEVEL PLAN
- A11 TENTH LEVEL PLAN
- A12 ELEVENTH LEVEL PLAN
- A13 SUTTER ST. / REAR ELEVATIONS
- A14 WEST/ EAST SIDE ELEVATIONS
- A15 BUILDING SECTION

Revisions By
9/1/08 ML
2/20/07 ML
4/25/07 ML
1/15/08 ML
3/14/08 ML
6/06/08 ML
9/02/08 ML
3/30/09 ML
11/18/09 ML
6/08/2010 ML
1/05/2011 ML

**LEAVITT**  
Architecture

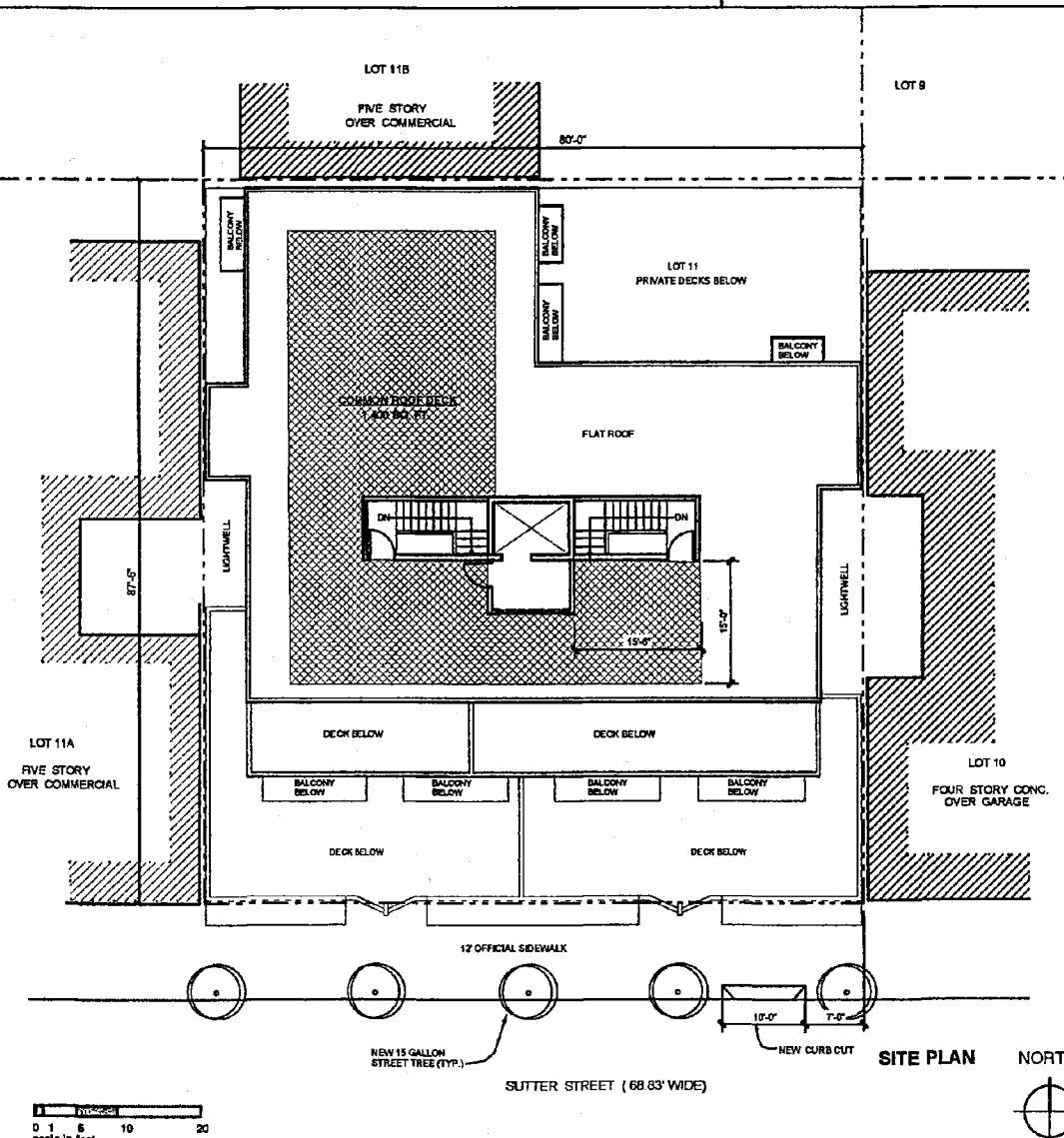
1327 MARKET ST.  
SAN FRANCISCO  
CALIFORNIA 94103  
415 574 5100  
415 574 5800

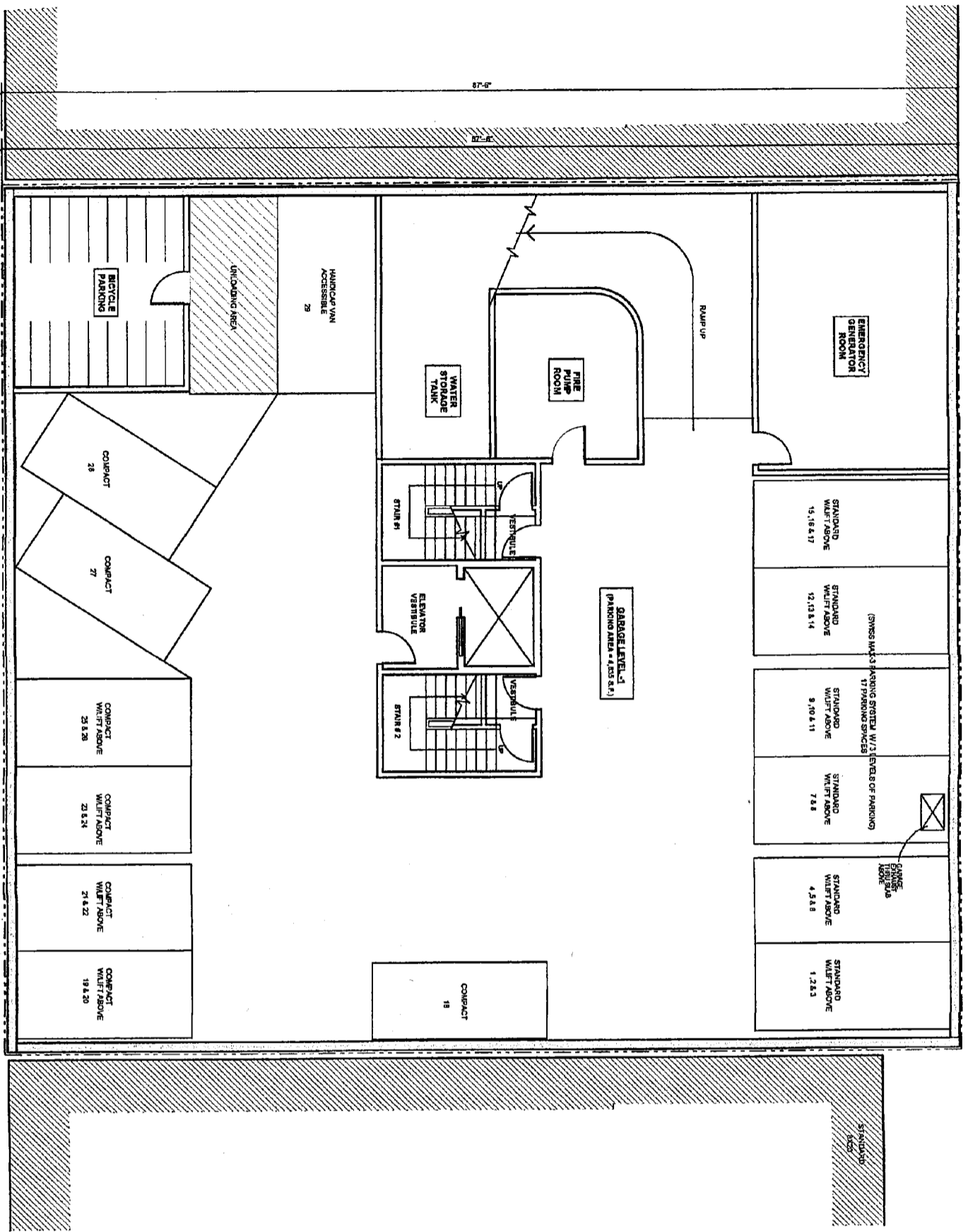
SITE PLAN /  
COVER SHEET

1080 SUTTER STREET RESIDENCES  
BLOCK 0279 LOT 11  
SAN FRANCISCO, CA

DATE: 17.ARY.2008  
SCALE: 1/8"=1'-0"  
DRAWN: ML  
SHEET:

**A0**





BASEMENT FLOOR PLAN



NORTH

A1

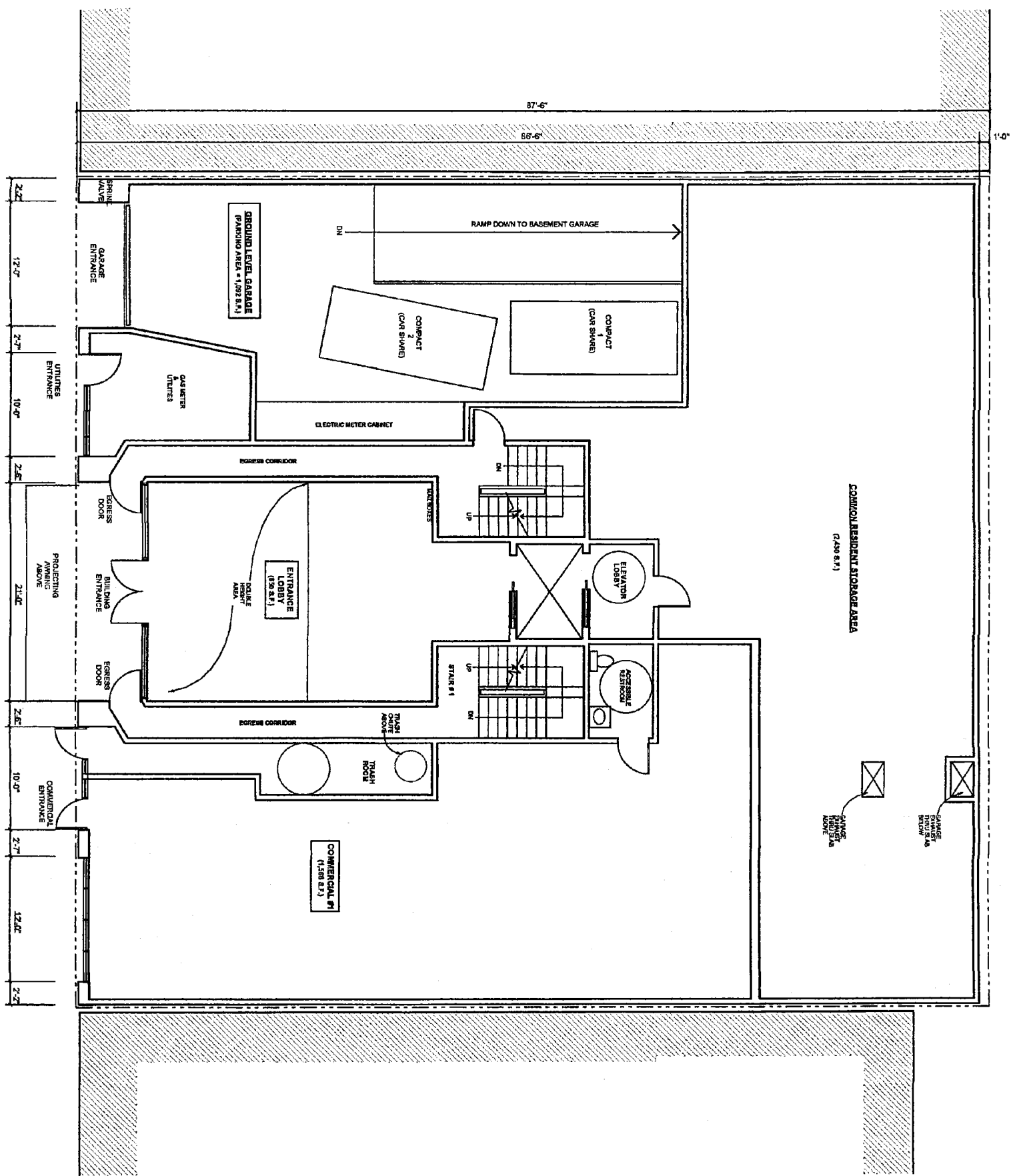
1080 SUTTER STREET RESIDENCES  
 BLOCK 0279 LOT 11 SAN FRANCISCO, CA

BASEMENT FLOOR PLAN

LEAVITT architecture

LEAVITT architecture

Performs By:  
 A 31,000 S.F.  
 A 30,000 S.F.  
 A 11,000 S.F.  
 A 6,000 S.F.  
 A 1,000 S.F.



GROUND FLOOR PLAN



A2

DATE: 04/20/08  
 DRAWN BY: [unintelligible]  
 SHEET: 9/21

1080 SUTTER STREET RESIDENCES  
 BLOCK 0279 LOT 11 SAN FRANCISCO, CA

GROUND FLOOR PLAN

1080 SUTTER STREET  
 SAN FRANCISCO, CA 94109  
 415.574.1500  
 1115 S 7TH STREET  
 415.574.1500

LERVITT  
 architecture

- ▲ 01/08 S.F.
- ▲ 02/07 S.F.
- ▲ 03/07 S.F.
- ▲ 04/08 S.F.
- ▲ 05/08 S.F.
- ▲ 06/08 S.F.
- ▲ 07/08 S.F.
- ▲ 08/08 S.F.
- ▲ 09/08 S.F.
- ▲ 10/08 S.F.
- ▲ 11/08 S.F.
- ▲ 12/08 S.F.
- ▲ 01/09 S.F.
- ▲ 02/09 S.F.
- ▲ 03/09 S.F.

