



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 31, 2016
Continued from the February 11, 2016 Hearing

Date: March 10, 2016
Case No.: **2013.1005E,VAR,X**
Project Address: **22 Franklin Street**
Zoning: C-3-G (Downtown General)
120-F Height and Bulk District
Van Ness and Market Downtown Residential Special Use District
Block/Lot: 3725/068
Project Sponsor: Reza Khoshnevsian – (415) 865-9600
Sia Consulting
1256 Howard Street
San Francisco, CA 94103
reza@siaconsult.com
Staff Contact: Carly Grob – (415) 575-9138
Carly.grob@sfgov.org
Recommendation: **Approve with Conditions**

1650 Mission St.
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San Francisco,
CA 94103-2479

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BACKGROUND

On February 11, 2016, the Planning Commission continued the proposed project at 22 Franklin Street (Case No. 2013.1005E,VAR,X), which included a request for an exceptions under Section 309 for the reduction of ground-level wind currents pursuant to Section 148, and for lot coverage to exceed 80% at residential levels pursuant to Section 249.33. The project also includes a request for a Variance from Section 140 (Dwelling Unit Exposure) from the Zoning Administrator.

The Planning Commission continued these items to the public hearing on March 31, 2016, and requested that the project sponsor revise the layout of the proposed floor plan, that he include a verified survey and vicinity plan in future submittals, and that the plans be presented on sheets with a title block.

CURRENT PROPOSAL

Based on the feedback from the Commission, the project sponsor has revised the layout of the floor plans since the previous hearing. The project originally proposed 35 dwelling units, comprised of 28 two-bedroom units and 7 one-bedroom units. The revised project would still provide 35 dwelling units, but the dwelling unit mix has been modified to provide 14 two-bedroom units, 14 one-bedroom units, and seven studio units. By modifying the unit mix, the sponsor was able to reconfigure the floor plan to reduce the number of units which required a Variance from Dwelling Unit exposure from 21 units to 14 units.

PROJECT DESCRIPTION

The project proposes the demolition of the existing vacant auto body shop on the northern half of the lot, and the construction of an eight-story mixed use building with 35 dwelling units and approximately 1,800 square feet of ground floor commercial space. Of the proposed units, 14 would be two-bedroom, 14 would be one-bedroom, and seven would be studio units. The project also includes 35 Class 1 bicycle spaces, and does not propose any off-street vehicle parking.

ISSUES AND OTHER CONSIDERATIONS

- **Variance.** Section 140 requires that one room in each dwelling unit measuring at least 120 square feet must face a code-complying rear yard, a street or alley at least 20 feet in width, or an open area measuring 25 feet by 25 feet at the first level containing a dwelling unit and the level above it, and increasing by five feet in every dimension at each subsequent floor. There are fourteen units facing the proposed setback at the rear of the building which require a Variance from Dwelling Unit exposure.

However, the need for a Variance from Dwelling Unit Exposure was not created by the request for an exception from lot coverage. There is no rear yard requirement in the Van Ness and Market Downtown Residential Special Use District, so it is impossible the proposed unit located towards the rear of the building to meet the requirements of Section 140 by facing a code-complying rear yard. The rear units face an open area that is 40 feet by 25 feet that does not increase by five feet above the fourth floor. In order for the project to achieve code-compliance, additional rear setbacks would be required at the fourth floor and above, which could dramatically impact the ability of the project sponsor to provide 35 units at the dwelling unit mix currently proposed. Even if the project was compliant with the lot coverage provision of Section 249.33, the sponsor would need to seek and justify a Variance from Section 140.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must determine that the Project complies with Planning Code Section 309, granting requests for exceptions from Ground Level Winds Currents per Section 148 and from lot coverage per Section 249.33. In addition, the Zoning Administrator would need to grant a Variance from Sections 140 of the Planning Code, as discussed under “Issues and Other Considerations” above.

BASIS FOR RECOMMENDATION

- The project sponsor has revised the floor plan to provide more light and air to the bedrooms within the proposed units. Although there are fewer two-bedroom units, the revised layout provides units with better access to light and air.
- Granting the lot coverage exception would allow the project sponsor to enter into a Costa Hawkins agreement and to provide four onsite BMR rental units.
- There is no rear yard requirement at this site. The project sponsor is seeking a Variance from Dwelling Unit Exposure requirements to maximize the number of dwelling units given the

constraints of the site. The need for the Exposure Variance was not created by request for increased lot coverage.

- The subject property is well-served by transit and does not provide any automobile parking.
- The Project would replace an existing surface parking lot and vacant, one-story auto body shop with housing and ground floor retail, thereby improving the street wall along Franklin Street, while also helping to activate the block and provide a more pedestrian-oriented streetscape.
- The Project is compatible with the surrounding neighborhood character, in terms of height, scale, and massing.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approve with Conditions

Attachments:

Project Sponsor Submittal, including:

- Vicinity Plan
- Revised floor plans
- Verified survey

Additional Public Comment



March 21st, 2016

San Francisco Planning Commission
City Hall Room 400

Cc: Carly Grob, SF Planning Department, and Ahsha Safai, Kitchen Cabinet Public Affairs

RE: 22 Franklin

Dear President Fong and Planning Commissioners,

The Hayes Valley Neighborhood Association's Transportation & Planning Committee, based on our sixteen-years supporting the Market and Octavia Better Neighborhoods Plan, cautiously supports the proposed 35-unit rental development at 22 Franklin Street. We are especially pleased that this project has zero parking and wish more developments in the Market and Octavia Plan would take this path towards a more affordable and sustainable building pattern.

However, because the developer is asking for several exceptions, and because affordable housing is urgent in our community, we ask that the planning staff and developer work together to balance the exceptions with a higher increment of affordable housing. Here is the basis for our request.

22 Franklin is seeking Section 309 exceptions for ground level wind and from lot coverage requirements in the Van Ness and Market Residential Special Use District. The project also requires a Variance from the requirements for dwelling unit exposure, since the open area that the units face at the rear does not expand 5 feet in every direction above the third floor.

We are pleased with the adjustments promising more light and are comfortable with the new floor plan and unit mix. But we feel that new development in Market and Octavia should include a minimum of 20 percent BMR on site, slightly higher than the 12 percent requirement. While the 12 percent BMR will provide affordability for households at 55-90 percent of AMI, the project should include an additional 8 percent BMR at 90-120 percent AMI. This request, we believe, is a fair trade for the exceptions being made.

HVNA points out that 20 percent aligns with the Planning Department's proposed Affordable Housing Density Program, in that by fitting-in the 35 units the project is getting increased density while given exceptions. 20 percent BMR is the general sentiment of HVNA, DTNA, EVPA and other neighborhood groups in the Market Street Corridor. There is also a June 2016 ballot measure proposing all new developments include 25 percent BMR. We ask that the developer memorialize a tiered 20 percent on site BMR in writing to the Planning Commission and Board of Supervisors.

We do believe that the developer has created a building that reflects the Market and Octavia Better Neighborhoods Plan, and we appreciate that the developer has included four BMRs onsite. Based on the current need to add another income tier for access to housing, we encourage the developer to consider including the higher income tier of affordability, which is closer to market rate than the lower income tier currently in place. As affordable housing has become such an important part of living in our city, HVNA encourages the developer to take a leadership role and add a second tier of affordability to this building.

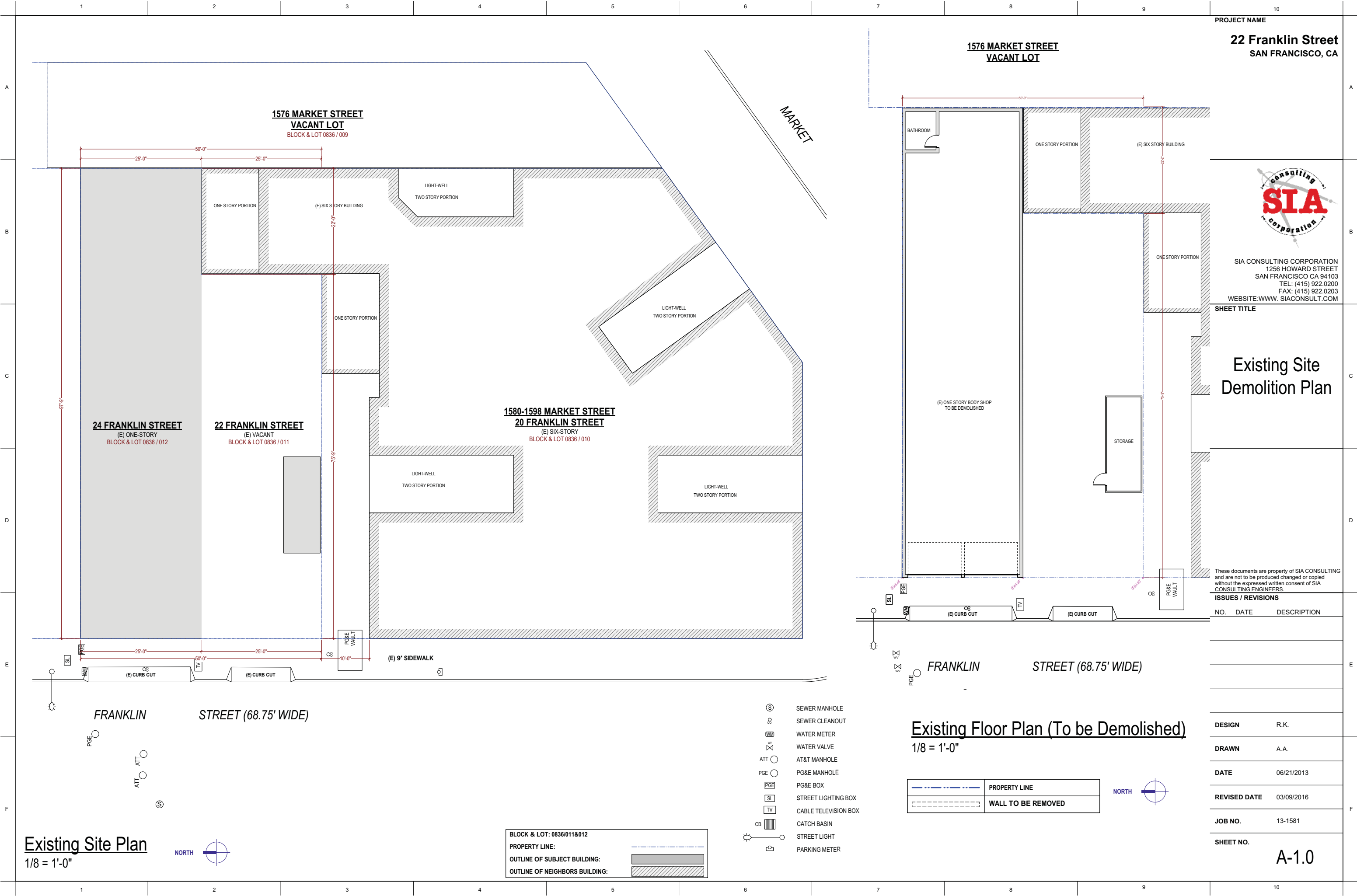
Sincerely,

A handwritten signature in black ink that reads "Jason Henderson". The script is fluid and cursive, with the first letter of each word being capitalized and larger than the others.

Jason Henderson
Chair, Transportation and Planning Committee,
Hayes Valley Neighborhood Association
300 Buchanan Street, #503
San Francisco, CA
94102
(415)-255-8136
jhenders@sbcglobal.net

Gail Baugh, President, Hayes Valley Neighborhood Association
gailbaugh40@gmail.com

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A	<p>PROPOSED NEW CONSTRUCTION OF AN EIGHT-STORY BUILDING WITH THIRTY FIVE RESIDENTIAL UNITS ABOVE ONE COMMERCIAL UNIT AT GROUND FLOOR</p>  <p>ASSESSOR'S MAP</p>			<p><u>ARCHITECTURAL</u></p> <p>A-0.1 COVER SHEET</p> <p>A-1.0 (E) SITE PLAN & DEMO FLOOR PLAN</p> <p>A-1.1 (N) SITE PLAN, & NOTES</p> <p>A-1.2 VICINITY MAP</p> <p>A-1.3 VICINITY MAP</p> <p>A-2.1 FIRST & SECOND FLOOR PLANS</p> <p>A-2.2 THIRD & FOURTH FLOOR PLANS</p> <p>A-2.3 FIFTH & SIXTH FLOOR PLANS</p> <p>A-2.4 SEVENTH & EIGHTH FLOOR PLANS</p> <p>A-2.5 ROOF PLAN</p> <p>A-3.1 BUILDING ELEVATION</p> <p>A-3.2 BUILDING ELEVATION</p> <p>A-3.3 BUILDING ELEVATION</p> <p>A-3.4 BUILDING ELEVATION</p> <p>A-4.0 SECTION A-A</p> <p>C-1 SURVEY</p>			<p>LOT AREA: 4,337 S.F.</p> <p># OF COVER PARKING SPACES: NONE</p> <p># OF BIKE PARKING: 35</p> <p># OF UNITS: 35 RESIDENTIAL OVER 1 COMMERCIAL</p> <p>NUMBER OF STORIES: 8</p> <p>BUILDING HEIGHT LIMIT: 85-X</p> <p>BUILDING HEIGHT: 85'-0"</p> <p>CONSTRUCTION TYPE: TYPE "I-A"</p> <p>OCCUPANCY GROUP: R-2 / M</p> <p>BLOCK / LOT 0836 / 011 & 012</p> <p>ZONING: C-3-G</p> <p>APPLICABLE CODES: 2013 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS</p> <p>BICYCLE PARKING</p> <p>CLASS I: 35 @ FIRST FLOOR</p> <p>CLASS II: 4</p> <p>B.M.R UNITS: 4</p>			22 Franklin Street SAN FRANCISCO, CA																																																																																																																																																																			
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Existing Site Plan
1/8 = 1'-0"

BLOCK & LOT: 0836/011&012

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:

Existing Floor Plan (To be Demolished)
1/8 = 1'-0"

	PROPERTY LINE
	WALL TO BE REMOVED



PROJECT NAME
22 Franklin Street
SAN FRANCISCO, CA

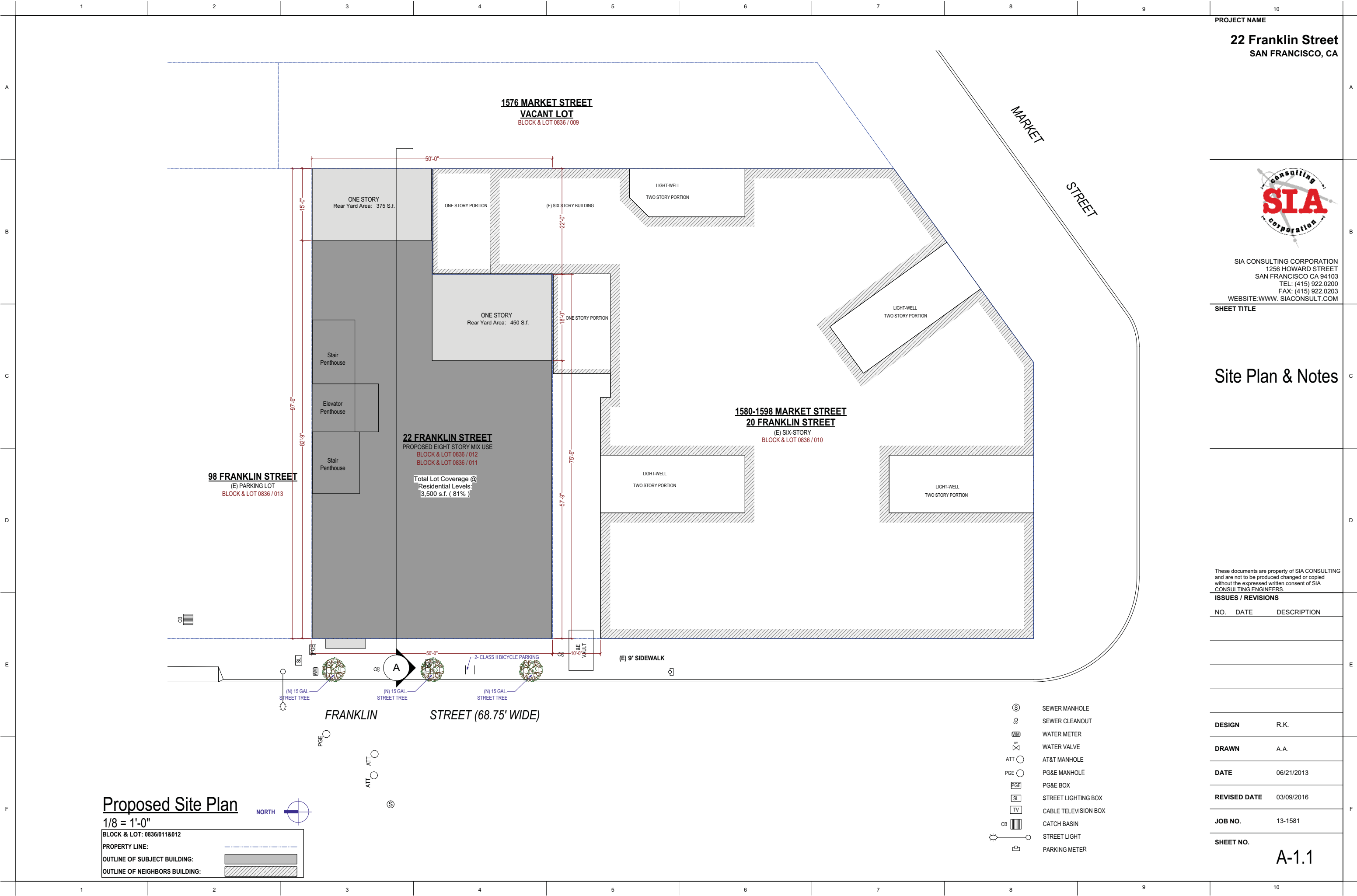


SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE
Existing Site Demolition Plan

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
DESIGN	R.K.	
DRAWN	A.A.	
DATE	06/21/2013	
REVISED DATE	03/09/2016	
JOB NO.	13-1581	
SHEET NO.	A-1.0	



PROJECT NAME

22 Franklin Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW. SIACONSULT.COM

SHEET TITLE

Site Plan & Notes

These documents are property of SIA CONSULTING
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DESIGN	R.K.
DRAWN	A.A.
DATE	06/21/2013
REVISED DATE	03/09/2016
JOB NO.	13-1581
SHEET NO.	A-1.1

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PROJECT NAME

22 Franklin Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
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SHEET TITLE

Vicinity Map

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DESIGN	R.K.
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DRAWN	A.A.
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DATE	06/21/2013
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REVISED DATE	03/09/2016
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JOB NO.	13-1581
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SHEET NO.

A-1.2



Vicinity Map
1:5000



Vicinity Map
1:1000



Map Legend:

Property Line
Outline of (E) Building

Proposed Project

Vacant Lot

(E) Building

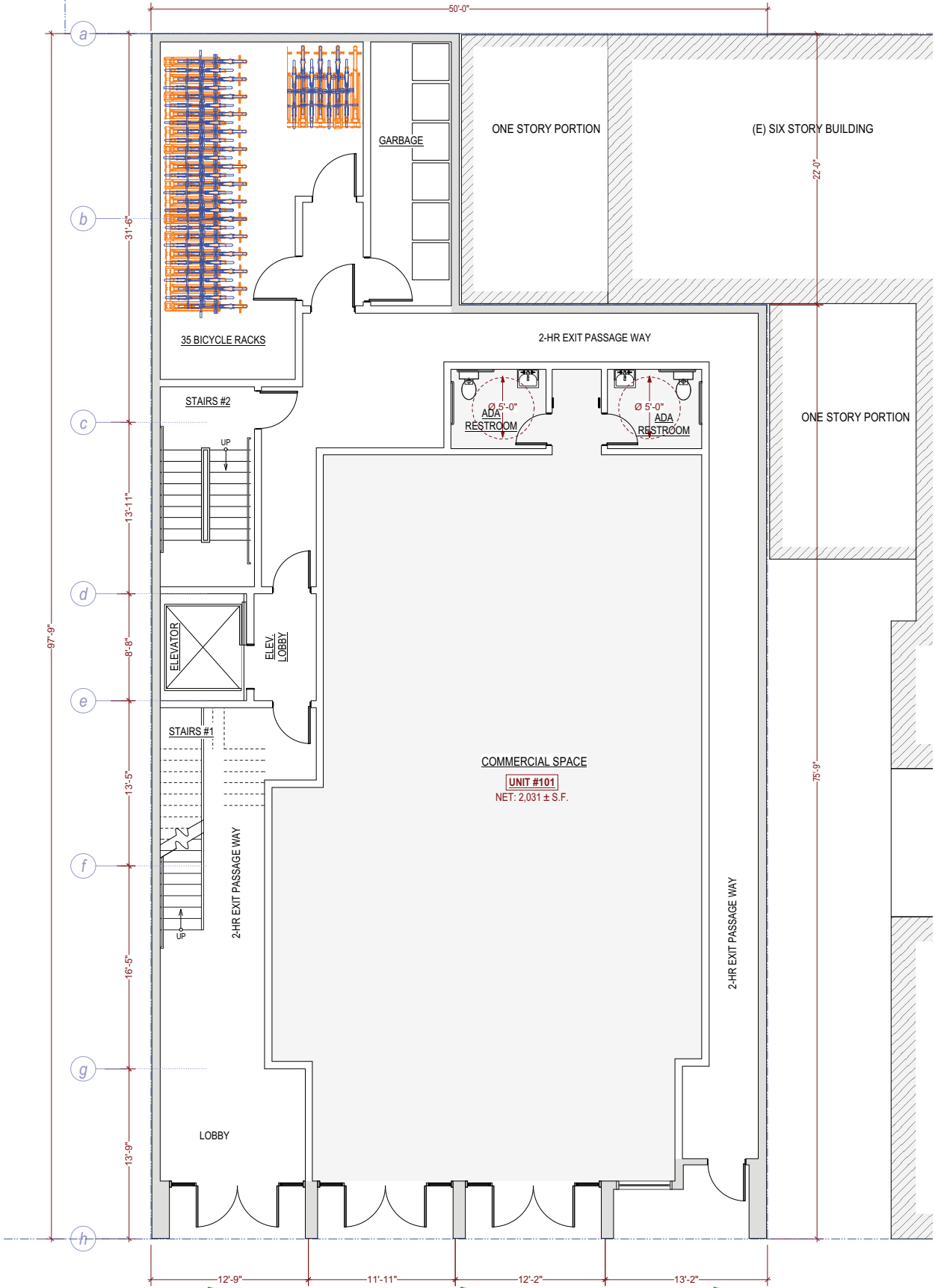
(N) Building Under Construction



NOTE:
ALL DATA IS BASED ON SAN FRANCISCO
PLANNING DEPT. PROPERTY INFORMATION MAP



1576 MARKET STREET
VACANT LOT



Proposed First Floor Plan

3/16" = 1'-0"

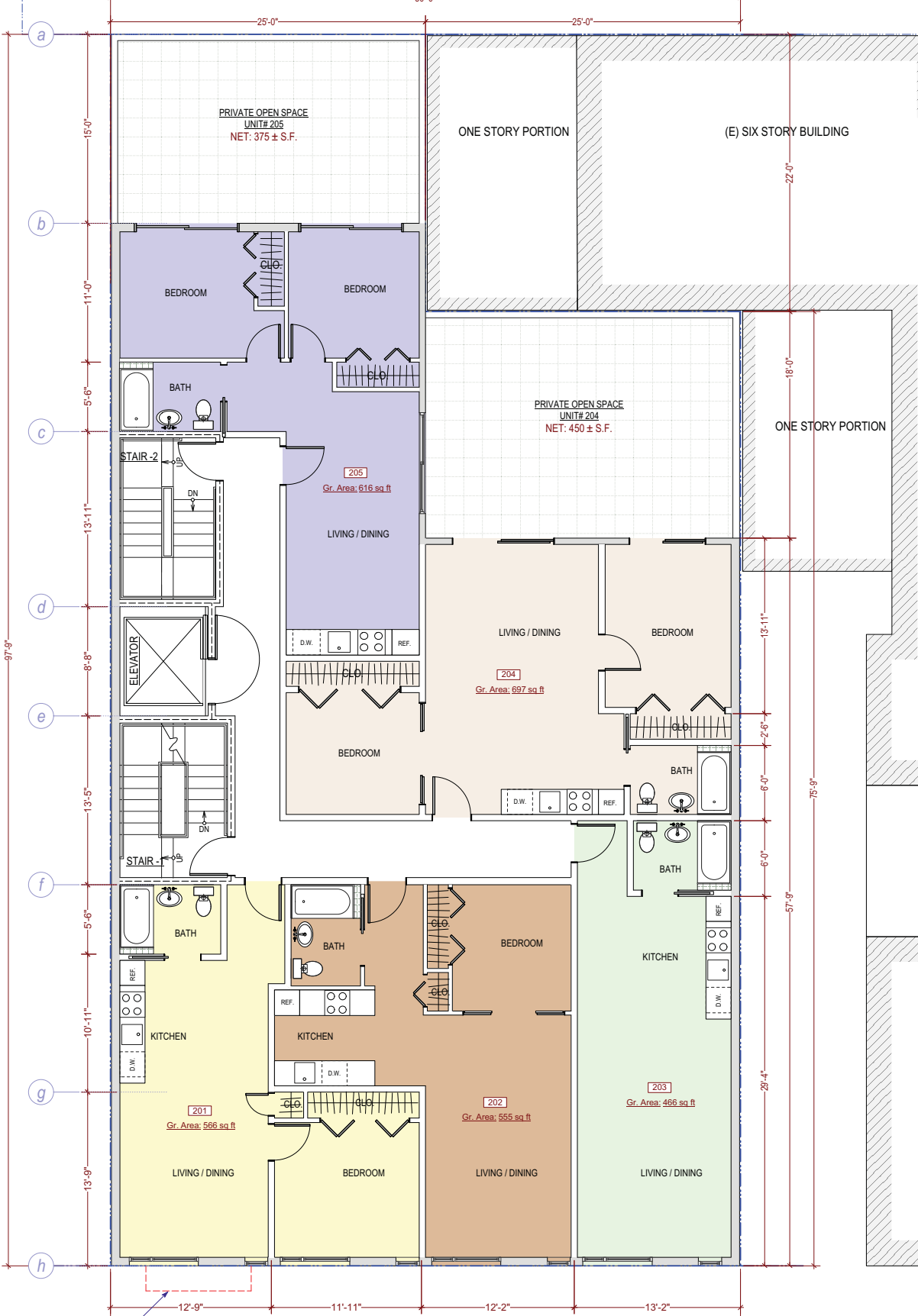


(N) 15 GAL.
STREET TREE

(N) 15 GAL.
STREET TREE

(N) 15 GAL.
STREET TREE

1576 MARKET STREET
VACANT LOT



Proposed Second Floor Plan

3/16" = 1'-0"



PROJECT NAME

22 Franklin Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

First & Second
Floor Plan

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ISSUES / REVISIONS

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SHEET NO.	
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A-2.1

1576 MARKET STREET
VACANT LOT



Proposed Third Floor Plan
3/16" = 1'-0"

NORTH



1576 MARKET STREET
VACANT LOT



Proposed Fourth Floor Plan
3/16" = 1'-0"

NORTH



PROJECT NAME

22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Third & Fourth
Floor Plans

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SHEET NO.		A-2.2

1576 MARKET STREET
VACANT LOT

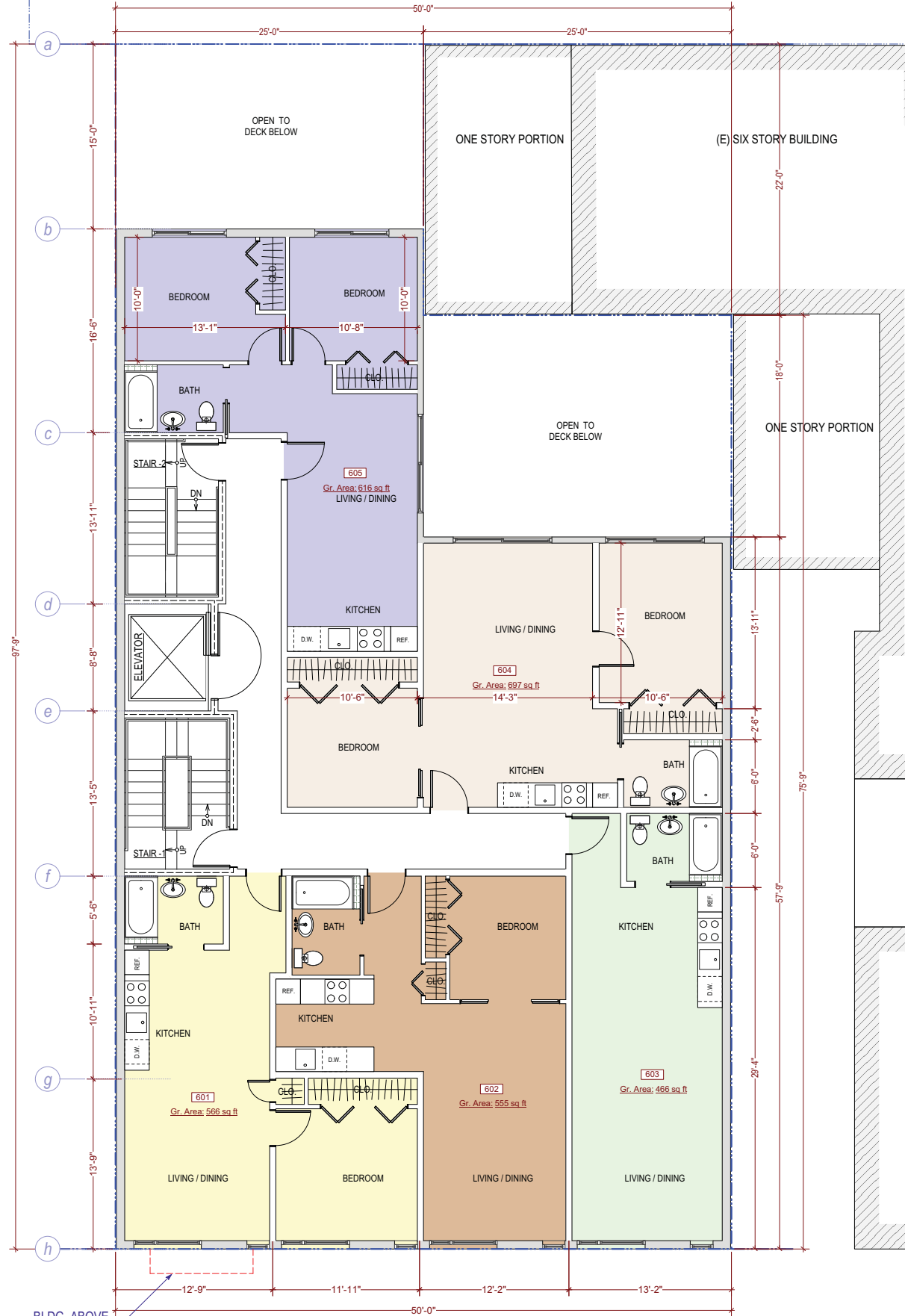


Proposed Fifth Floor Plan
3/16" = 1'-0"

NORTH



1576 MARKET STREET
VACANT LOT



Proposed Sixth Floor Plan
3/16" = 1'-0"

NORTH



PROJECT NAME

22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Fifth & Sixth
Floor Plans

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DATE	06/21/2013
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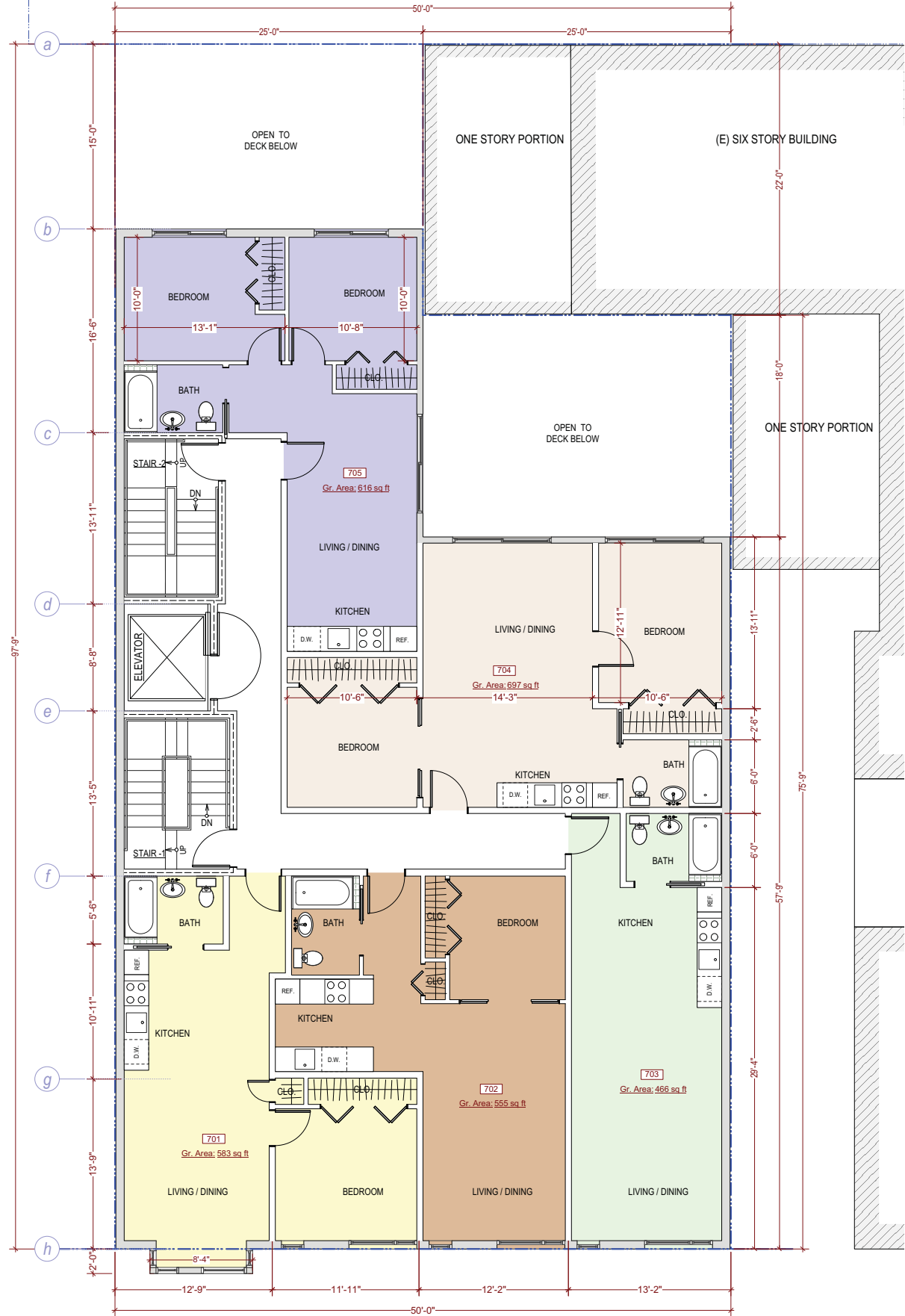
REVISED DATE	03/09/2016
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JOB NO.	13-1581
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SHEET NO.

A-2.3

1576 MARKET STREET
VACANT LOT



Proposed Seventh Floor Plan
3/16" = 1'-0"

NORTH



1576 MARKET STREET
VACANT LOT



Proposed Eighth Floor Plan
3/16" = 1'-0"

NORTH



PROJECT NAME

22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Seventh & Eighth
Floor Plans

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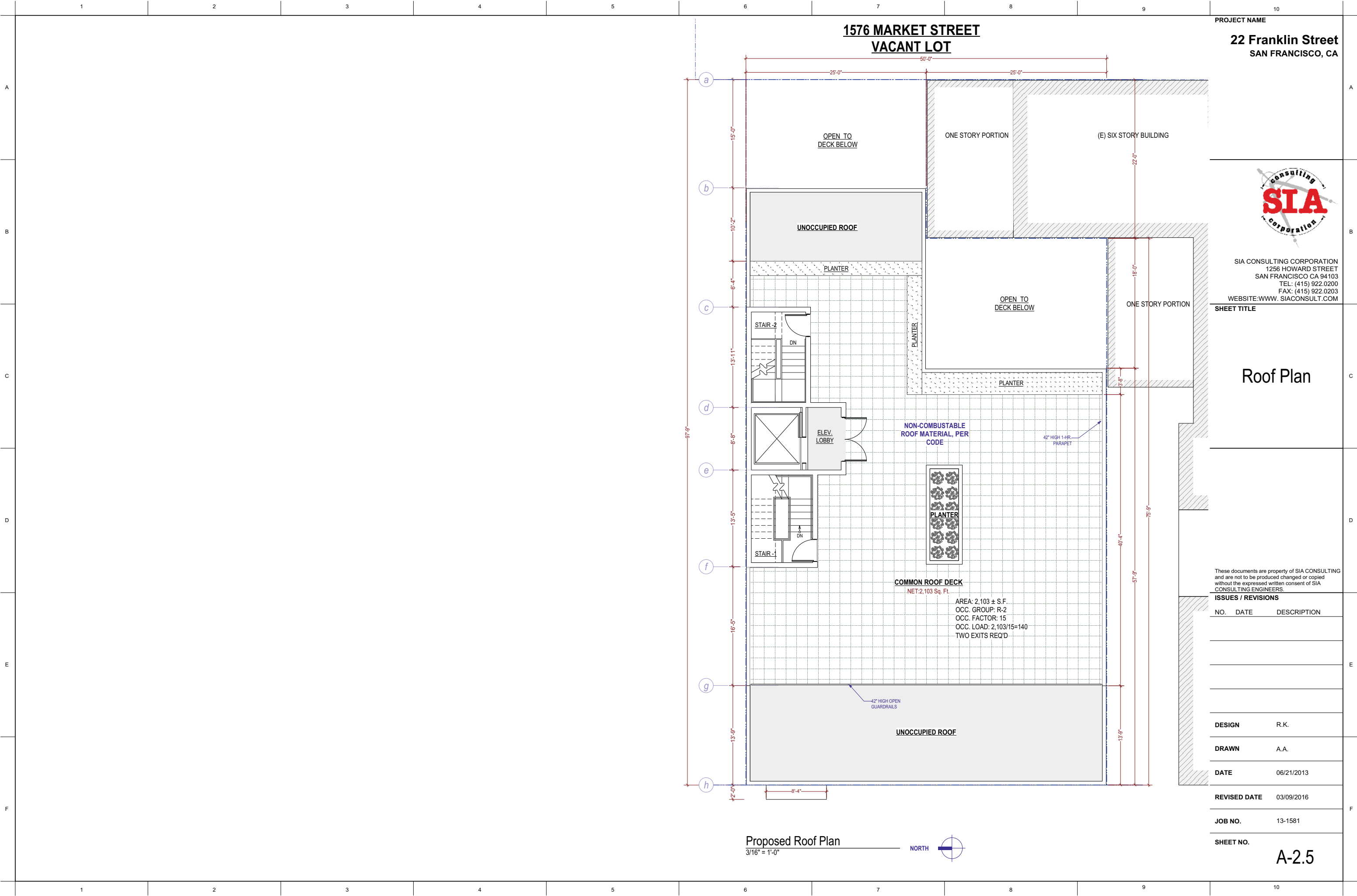
DATE	06/21/2013
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SHEET NO.

A-2.4



1576 MARKET STREET
VACANT LOT

PROJECT NAME
22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Roof Plan

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SHEET NO.		

Proposed Roof Plan
3/16" = 1'-0"



A-2.5



PROJECT NAME

22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Building Elevation
(East)

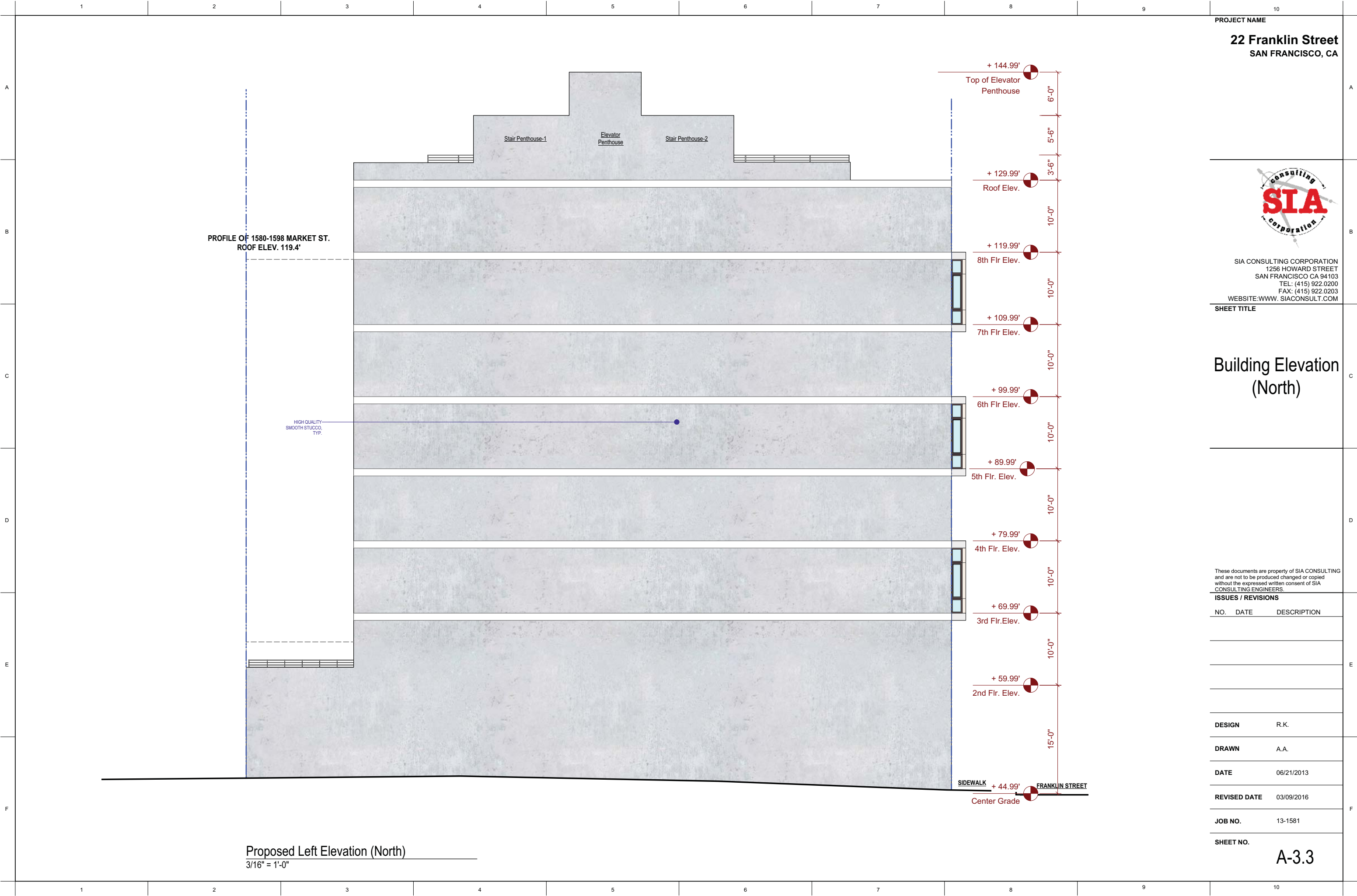
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SHEET NO.

A-3.2



PROJECT NAME
22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Building Elevation (North)

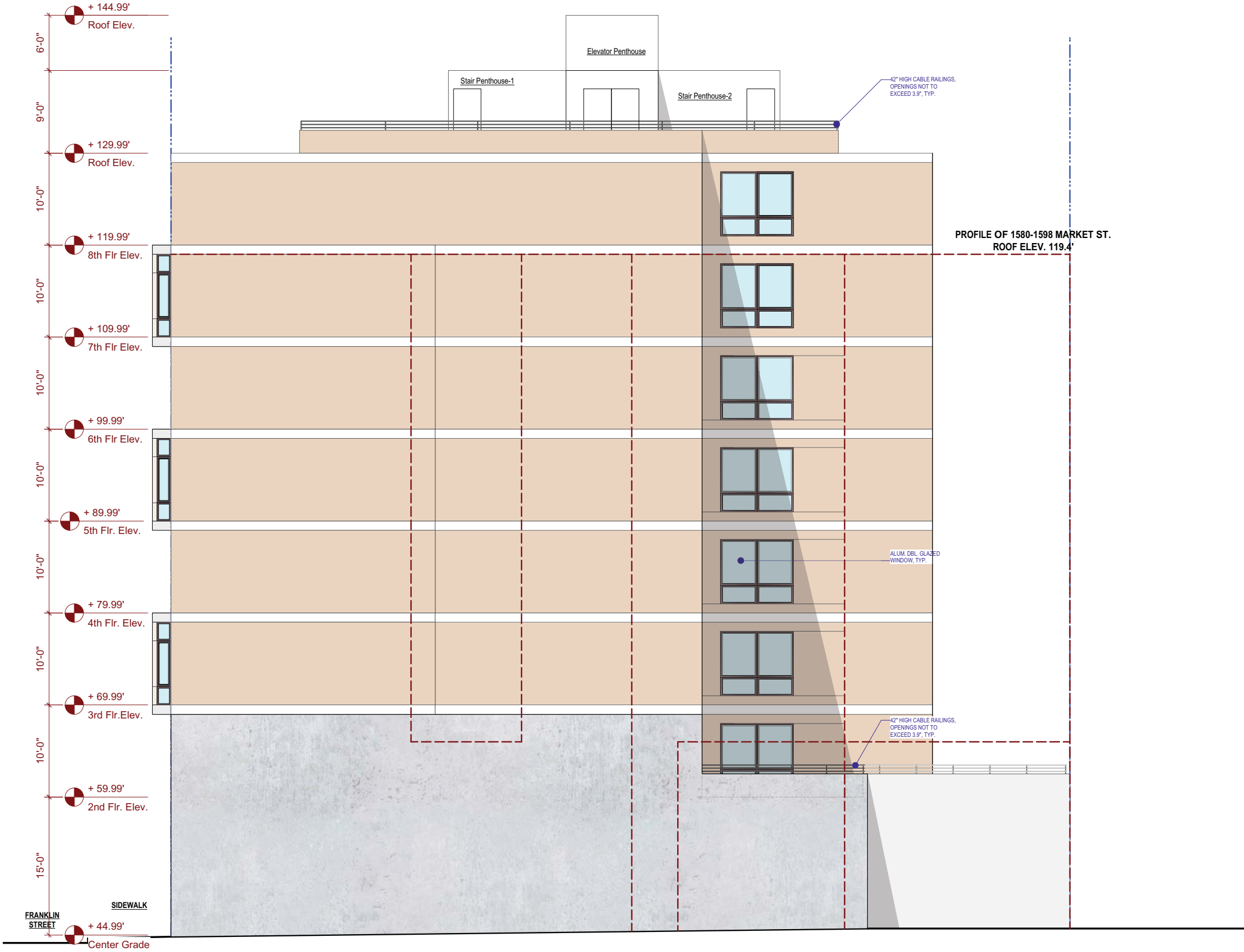
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REVISED DATE	03/09/2016	
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SHEET NO.

A-3.3



Proposed Right Elevation (South)
3/16" = 1'-0"

PROJECT NAME
22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Building Elevation
(South)

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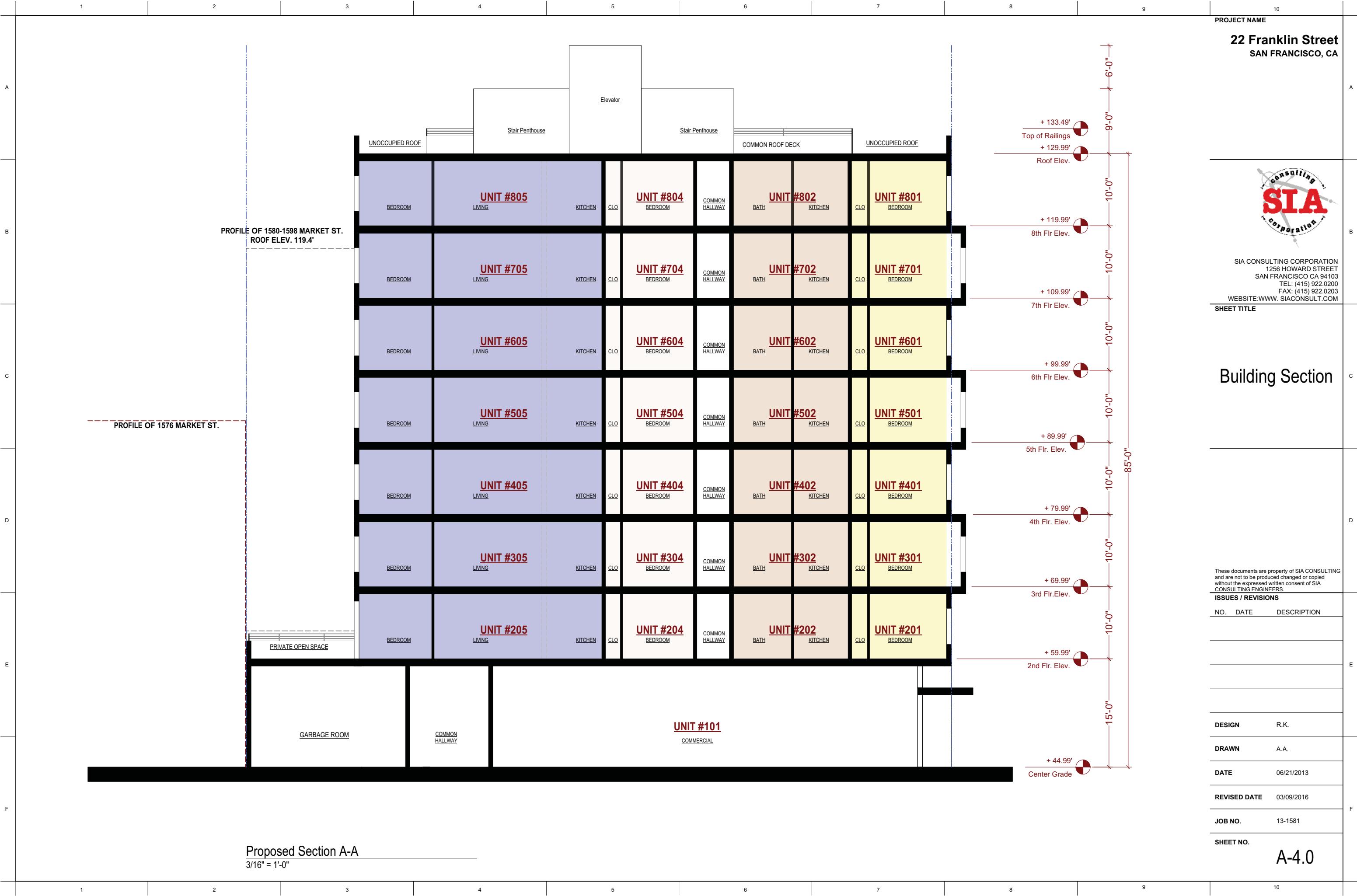
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SHEET NO.

A-3.4



PROJECT NAME
22 Franklin Street
SAN FRANCISCO, CA



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SHEET TITLE

Building Section

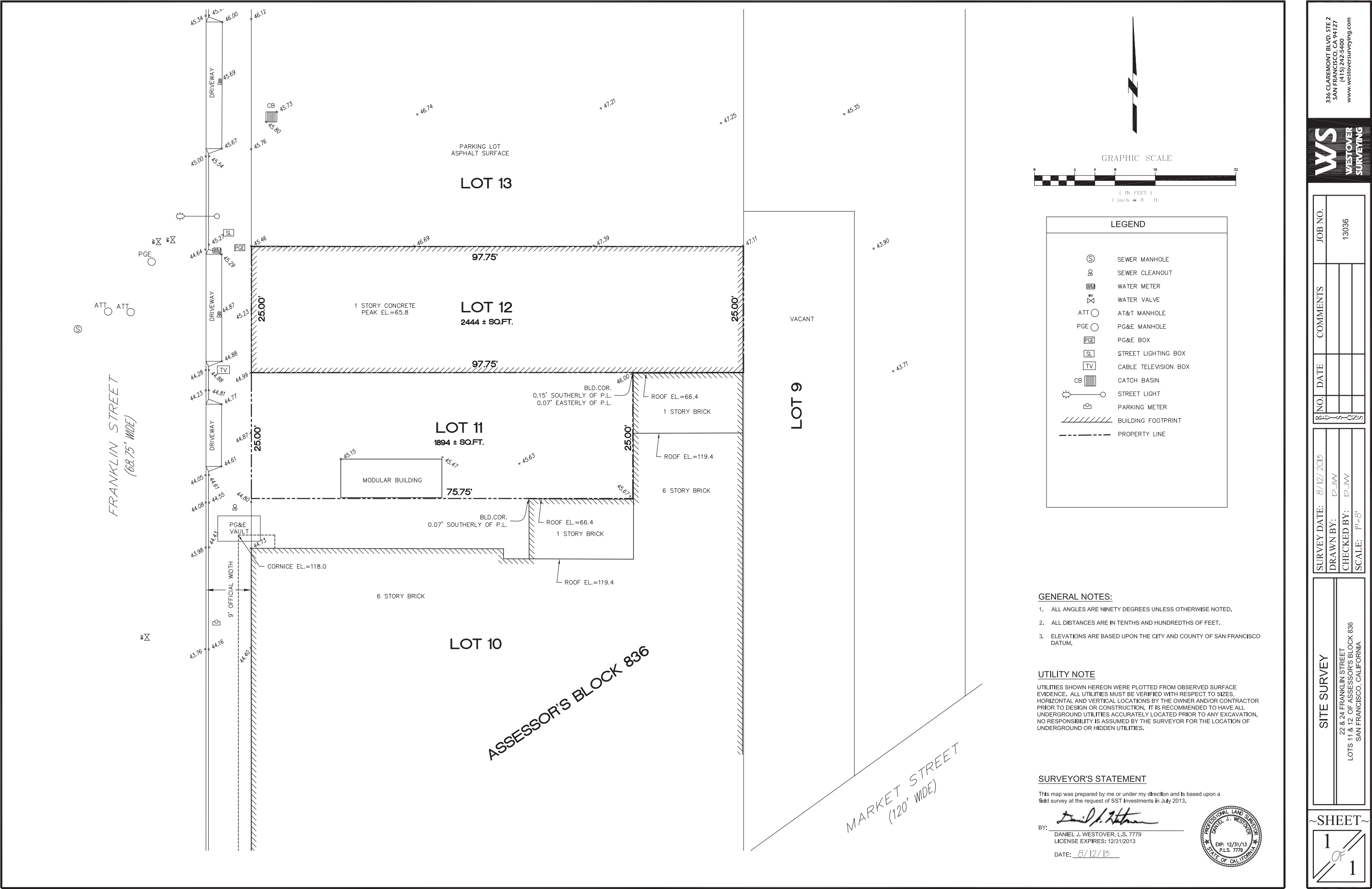
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A-4.0

Proposed Section A-A
3/16" = 1'-0"



336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 292-5400
www.westoversurveying.com

WS
WESTOVER
SURVEYING

NO.	DATE	COMMENTS	JOB NO.

SURVEY DATE: 8/12/2013
DRAWN BY: DJW
CHECKED BY: DJW
SCALE: 1"=8'

SITE SURVEY

22 & 24 FRANKLIN STREET
LOTS 11 & 12 OF ASSESSOR'S BLOCK 836
SAN FRANCISCO, CALIFORNIA

~SHEET~
1 OF 1