



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 24, 2018
CONTINUED FROM MAY 10, 2018

Date: May 17, 2018
Case No.: **2014-002033DNX**
Project Address: **429 Beale Street/430 Main Street**
Zoning: RH-DTR (Rincon Hill Downtown Residential) Zoning District
84-X Height and Bulk District
Block/Lot: 3767/305 & 306
Project Sponsor: Mark Loper
Reuben, Junius & Rose, LLP
One Bush Street Suite 600
San Francisco, CA 94014
Staff Contact: Doug Vu – (415) 575-9120
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BACKGROUND

On March 29, 2018, the Commission heard and considered public testimony for a Conditional Use Authorization application for a proposed project that includes the demolition of two existing commercial structures, merger of two parcels, and the construction of a new 84-ft. tall, nine-story and approximately 140,280 sq. ft. residential building with up to 144 dwelling units, a combined 10,800 sq. ft. of private and common usable open space throughout the building, a 17,720 sq. ft. basement garage for 72 accessory auto parking spaces, 111 Class 1 bicycle parking spaces, and public streetscape improvements. Upon deliberation, the Commission directed the Department to investigate two project alternatives that would address concerns regarding potential reduced air circulation and access to sunlight by the building's proposed massing onto the adjacent interior/central courtyard at 201 Harrison Street (aka "Baycrest").

On May 10, 2018, the Commission heard and considered public testimony about two project alternatives, including variations of a central notch at the upper floors of the building, and a double tower massing that would not significantly obstruct the central courtyard at Baycrest. Upon deliberation, the Commission determined additional information was necessary and directed the Department to study the feasibility of an 84-ft. tall double tower concept that would yield the proposed 144 dwelling units.

The Department's architectural staff prepared a site and floor plan layout that would contain 148 dwelling units in two U-shaped buildings at the opposite end of both parcels, each with a footprint measuring approximately 68-ft. 9-in. by 111-ft. The buildings would be separated by a 53-ft. deep interior courtyard beginning at the fourth floor and at the same plane as the surface of Baycrest's courtyard. Below this, the units at the first through third floors against the north property boundary and adjacent to Baycrest's podium levels would extend an additional 10-ft. to provide larger unit sizes. Each building's street-facing ground floor would contain three units with direct access to the public sidewalk to comply with the active use requirement under Planning Code Section 145.1, one or two units facing a 20-ft. by 30-

ft. central lightwell of each building, and four units facing the interior courtyard. Each habitable floor would contain an average area of 13,710 sq. ft., including an approximately 2,879 sq. ft. (or 21%) of non-leasable circulation and maintenance area, and 10,831 sq. ft. (or 79%) of net rentable area per floor. The unit mix would include 52 studio, 36 one-bedroom, and 60 two-bedroom units to comply with Planning Code Section 207.6, and have average unit sizes of 396 sq. ft., 575 sq. ft., and 776 sq. ft., respectively. The 75 sq. ft. of required open space for each of the 148 units could be provided through a combination of terraces at the ground floor, private balconies at the upper floors, and common roof decks totaling at least 11,100 sq. ft. The interior courtyard surface measures 33-ft. by 68-ft. 6-in. at its minimum horizontal dimension that increases to 53-ft. at the fourth floor, and a total of 40 units would require an exposure exception under Planning Code Section 140. The off-street auto and bicycle parking would be located at a shared basement level similar to that previously proposed. This double tower configuration would comply with all other applicable Planning Code requirements, and could include other features such as bay windows to increase unit envelopes and further improve dwelling unit livability.

During the process of developing this concept, Department staff determined the original March 29, 2018 proposal incorrectly measured the height of the building that fronts Beale Street, which at grade, is approximately 10-feet below the opposite building face at Main Street. Under Planning Code Section 260, the height is measured using a datum at the top of the curb for each street that extends to a line equidistant between each frontage. The Planning Code does not permit an exception to height, either through the Downtown Project Authorization or a variance. To comply with the property's 84-ft. height limit, one-half of the building's top floor closest to Beale Street would require removal that eliminates approximately six of the 144 proposed units.

CURRENT PROPOSAL

The Project Sponsor submitted a response to the Commission's directive on May 17, 2018, the same day this memorandum was published. Therefore, the Department was unable to review the Sponsor's submittal and provide a written summary and analysis, which will be addressed at the hearing.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Downtown Project Authorization, pursuant to Planning Code Section 309.1, for the demolition of two existing commercial structures with a combined area of 35,625 sq. ft., merger of two parcels, and construction of a new residential development that, on balance, is consistent with the Objectives and Policies of the General Plan and Rincon Hill Area Plan and complies with the Planning Code, including exceptions that are permitted under Planning Code Section 309.1.

ATTACHMENTS:

Exhibit A – Department Site/Floor Plan Layout
Exhibit B – Building Summary
Exhibit C – Project Sponsor's Submittal

EXHIBIT A

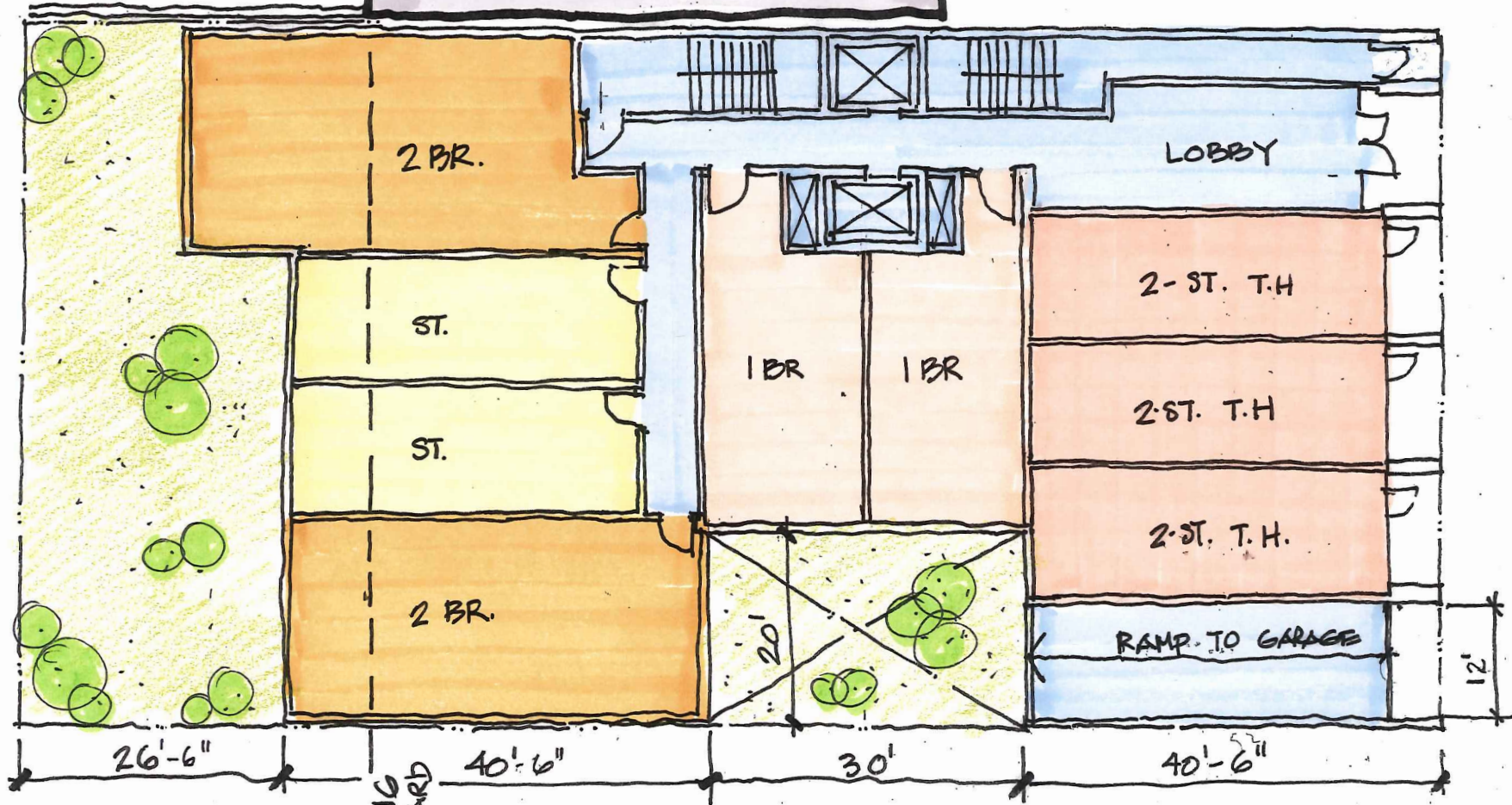


SITE PLAN



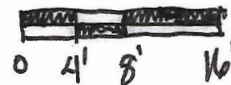
5.15.18

E ADJ. BLDG.



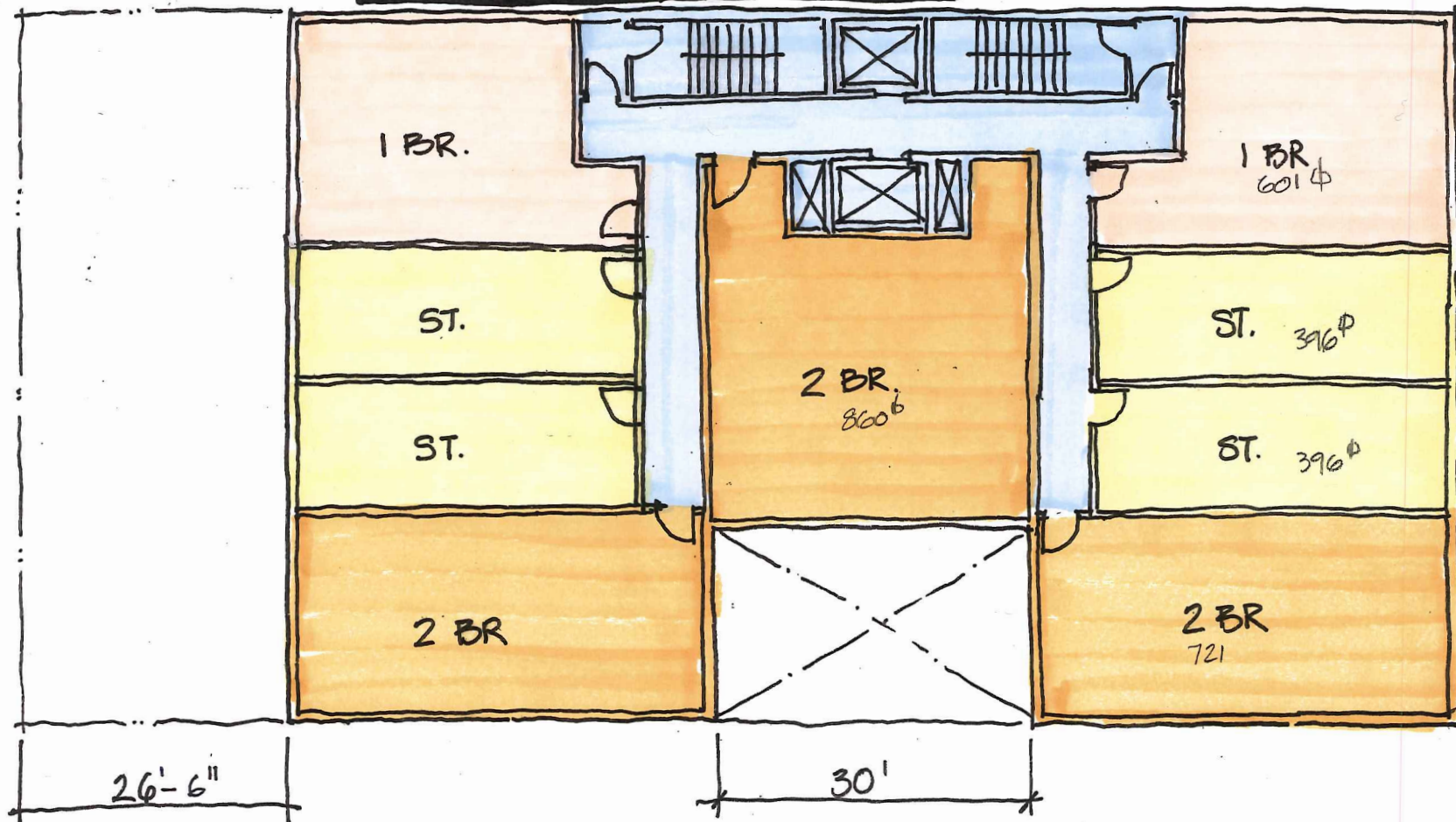
CODE -
COMPLYING
REAR YARD
LINE

GROUND FLOOR PLAN



5.15.18

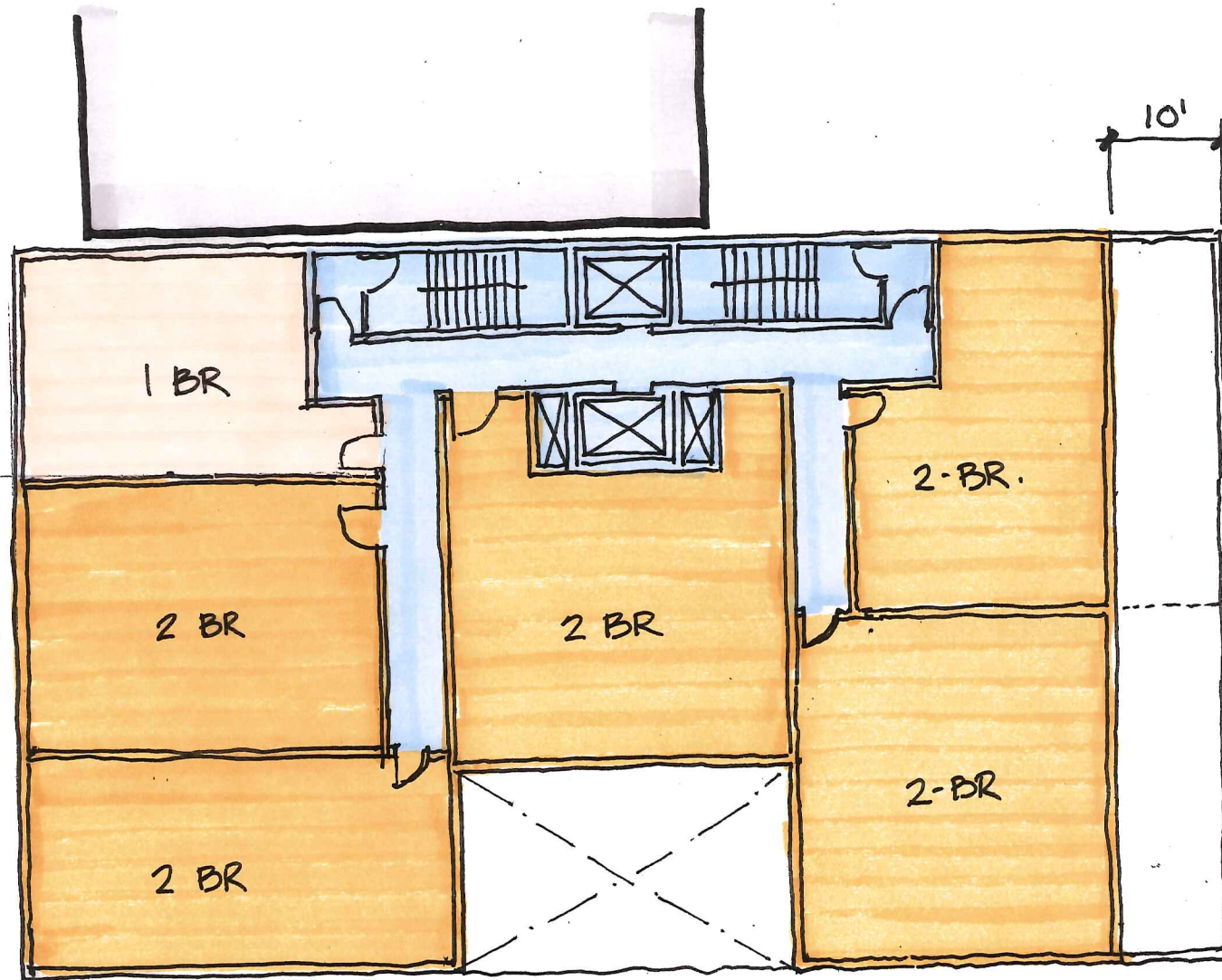
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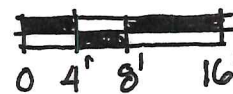
TYPICAL FLOORS 4-7



5.15.18



UPPER FLOORS 8-9 PLAN



5.15.18

EXHIBIT B

Floor	Units	2BR	1BR	Studio	GSF	Non-Rentable	Rentable	Efficiency	Exposure Exception
1	18	4	10	4	13,787	4,158	9,629	69.8%	12
2	16	4	4	8	13,787	2,813	10,974	79.6%	12
3	18	8	2	8	14,458	2,813	11,645	80.5%	4
4	18	6	4	8	14,018	2,740	11,278	80.5%	2
5	18	6	4	8	14,018	2,740	11,278	80.5%	2
6	18	6	4	8	14,018	2,740	11,278	80.5%	2
7	18	6	4	8	14,018	2,740	11,278	80.5%	2
8	12	10	2	0	12,643	2,582	10,061	79.6%	2
9	12	10	2	0	12,643	2,582	10,061	79.6%	2
TOTAL	148	60	36	52	123,390	25,908	97,482	711.0%	40
AVG.					13,710	2,879	10,831	79%	27%

May 17, 2018

Delivered Via Email and Messenger (doug.vu@sfgov.org)

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 429 Beale Street, 430 Main Street
Planning Department File No. 2014-002033DNX

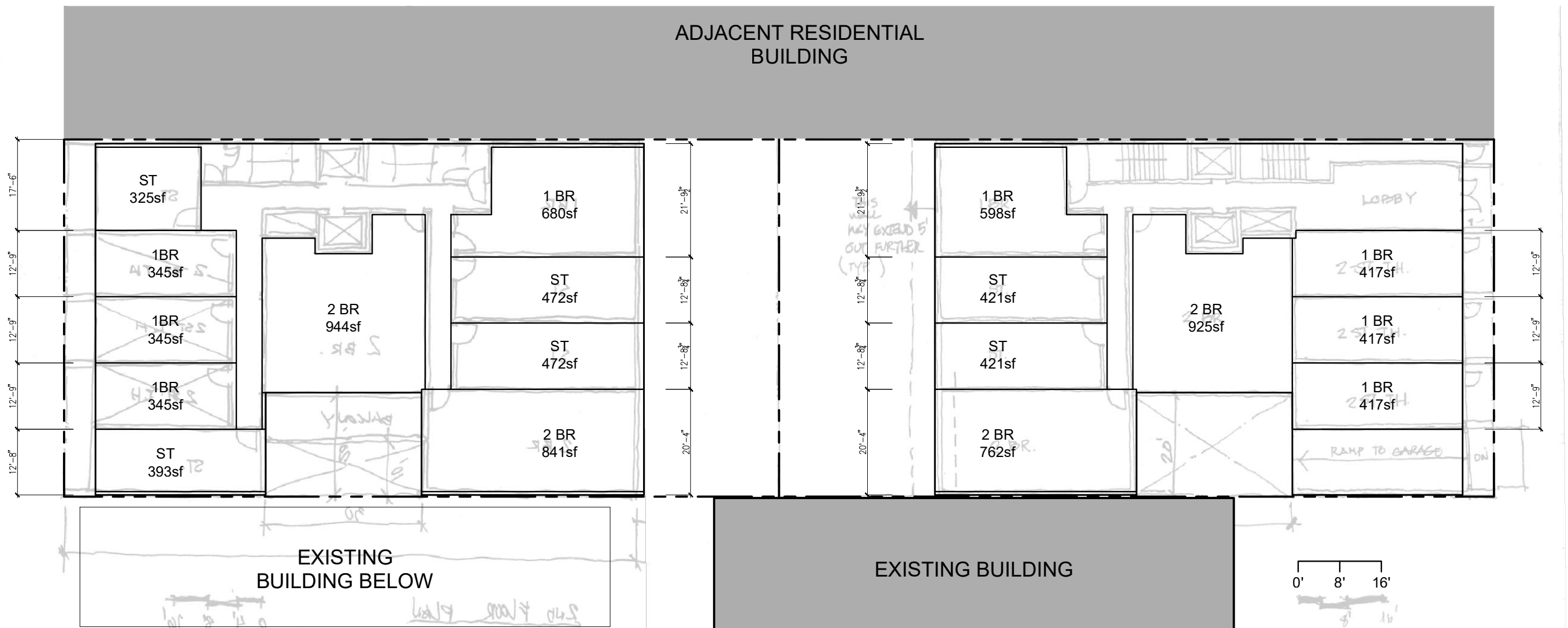
Dear President Hillis and Commissioners:

At the request of Planning Staff and the Commission, we have further analyzed the split building scheme which was raised at our most recent hearing on May 10th. Enclosed herein please find an architectural study of a split building design with comparisons to our previously proposed project alternatives. We are eager to discuss this alternative with the Commission and look forward to reaching resolution in order to move forward with this mixed income housing project.

Warm Regards,

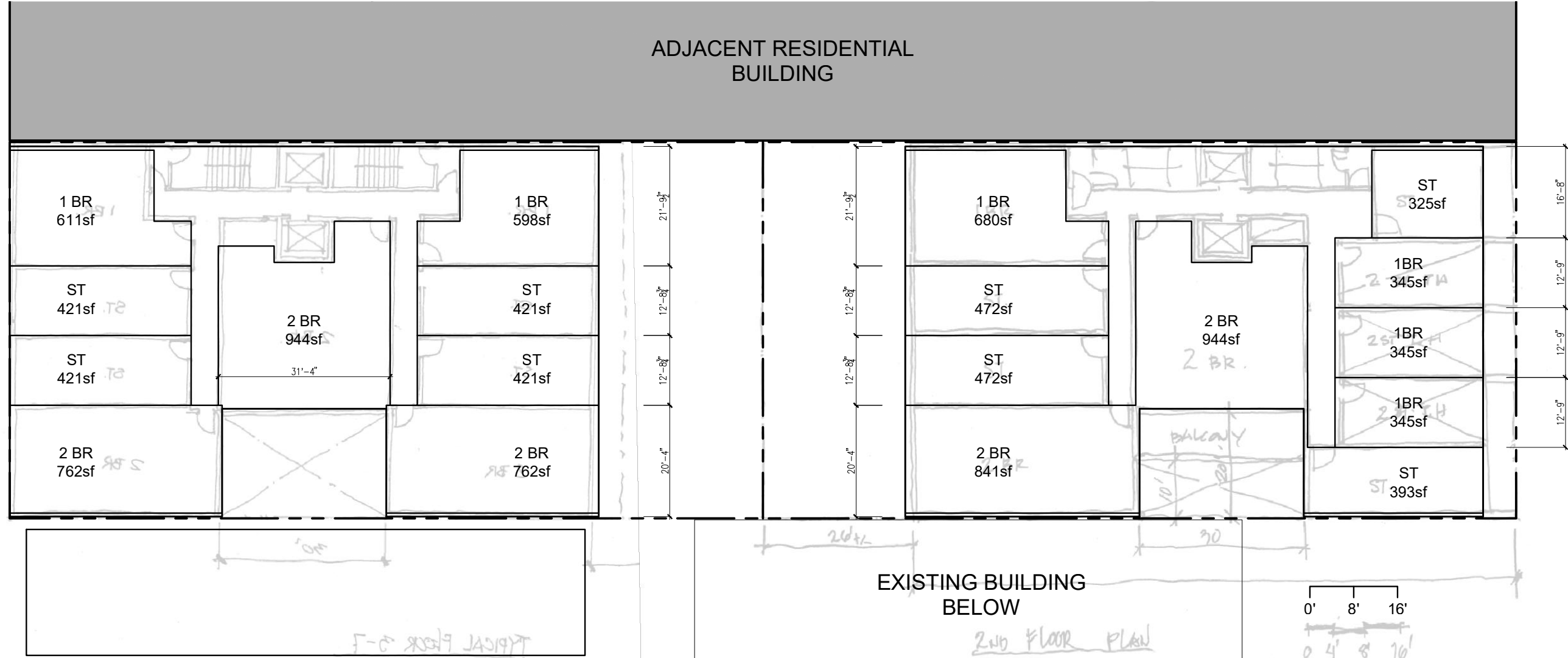


Craig Young
Managing Principal
Tidewater Capital



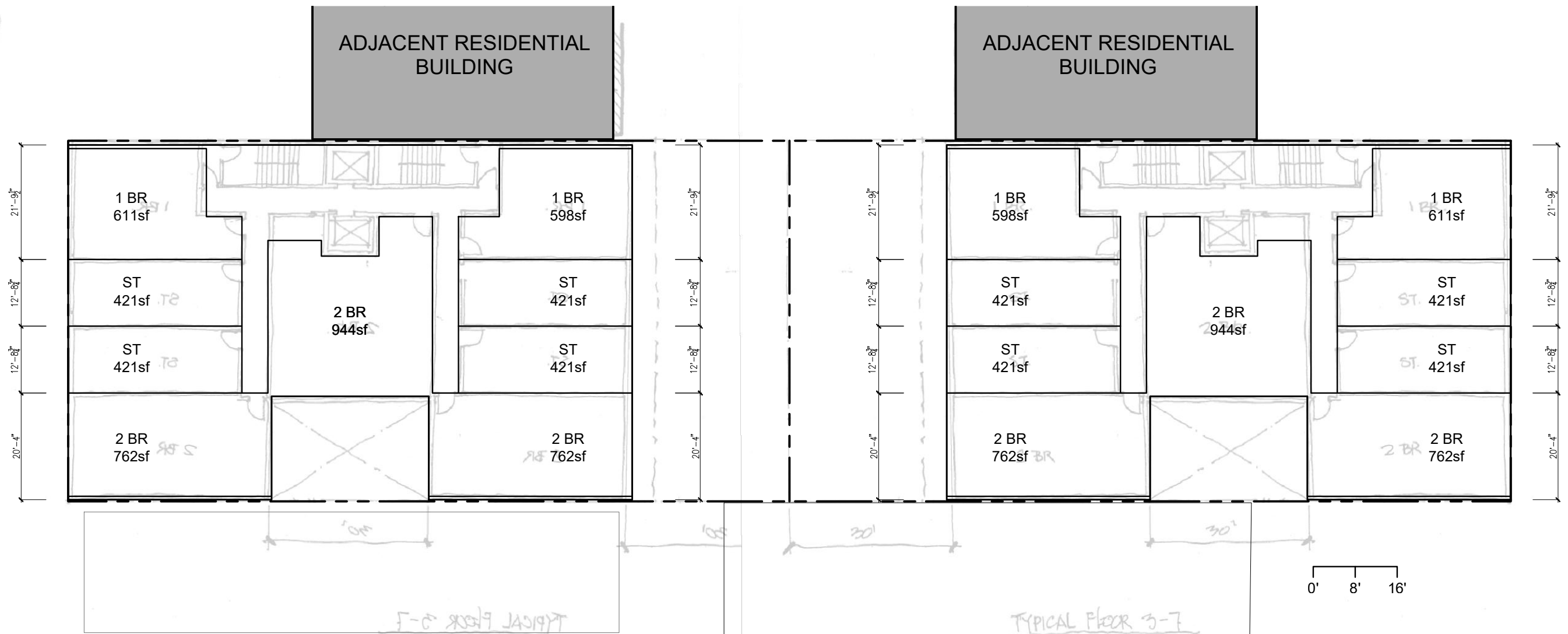
LEVEL 01 (MAIN STREET GROUND FLOOR)

ADDITIONAL ANALYSIS REQUESTED BY PLANNING COMMISSION



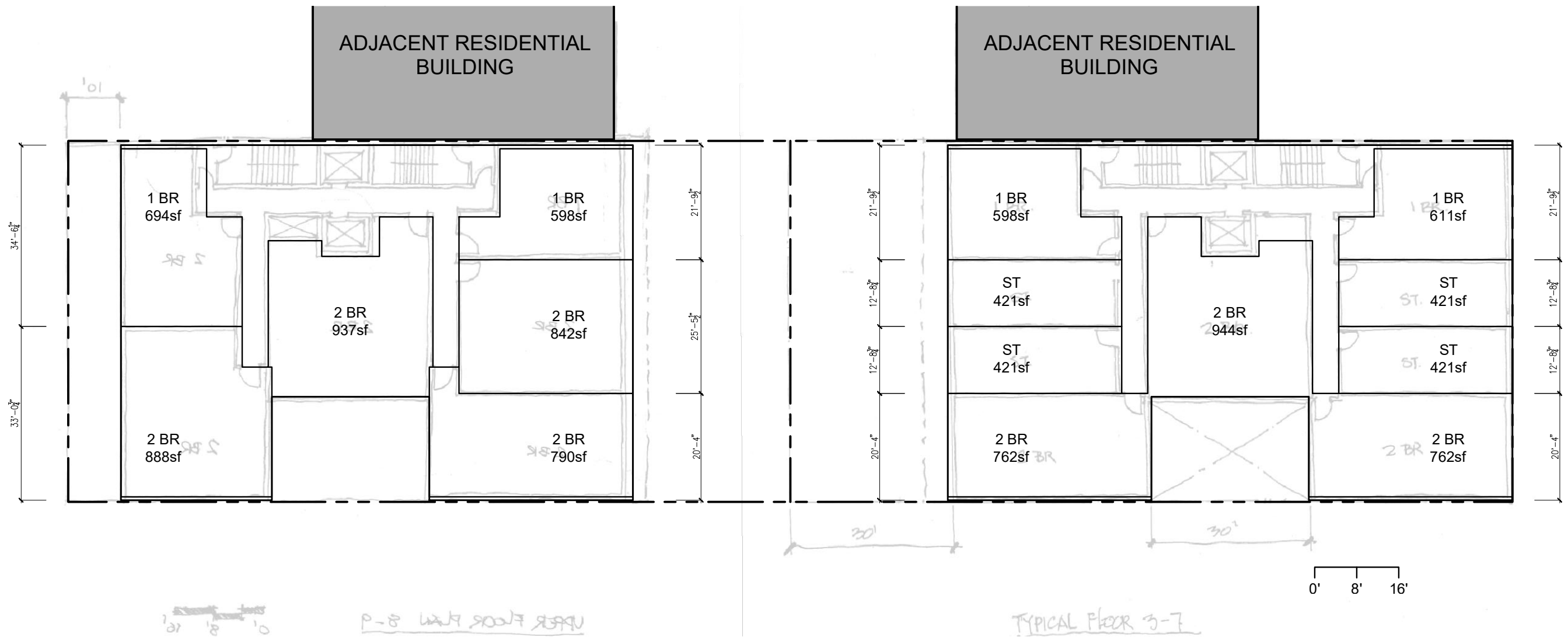
LEVEL 02

ADDITIONAL ANALYSIS REQUESTED BY PLANNING COMMISSION



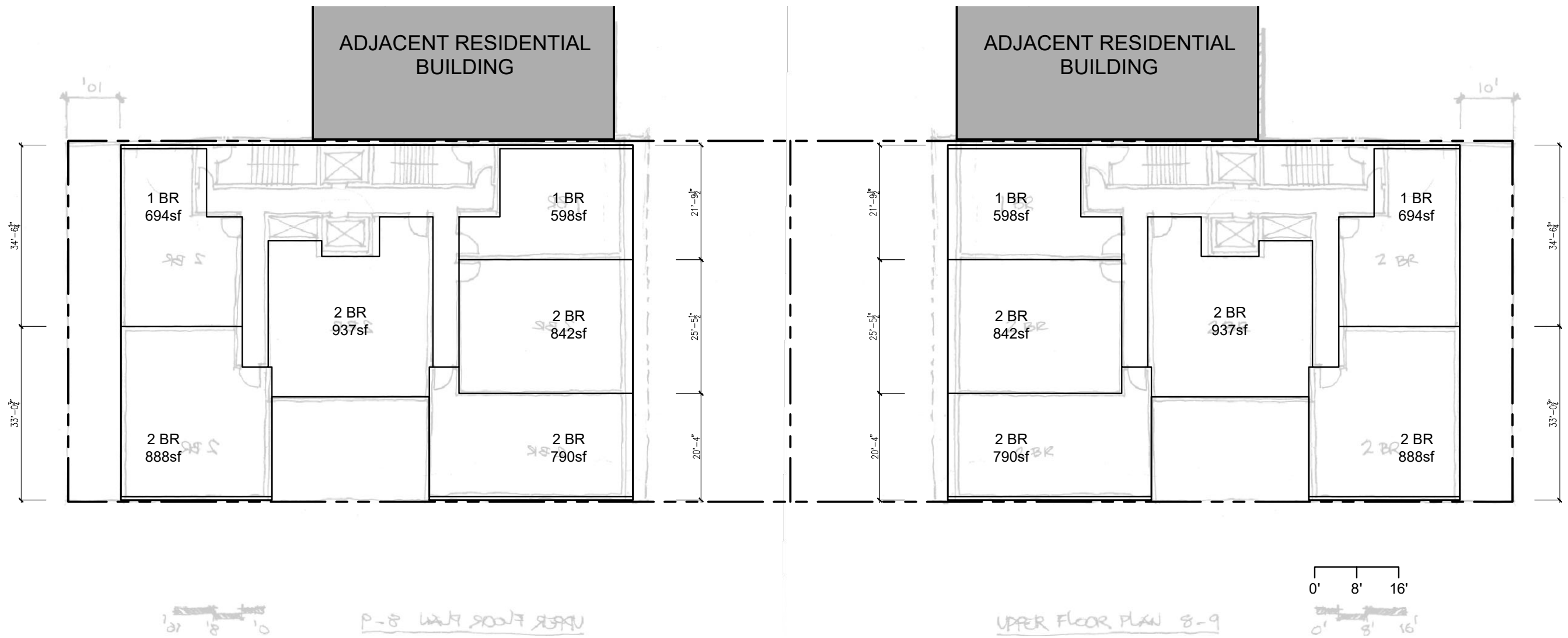
LEVEL 03-06

ADDITIONAL ANALYSIS REQUESTED BY PLANNING COMMISSION



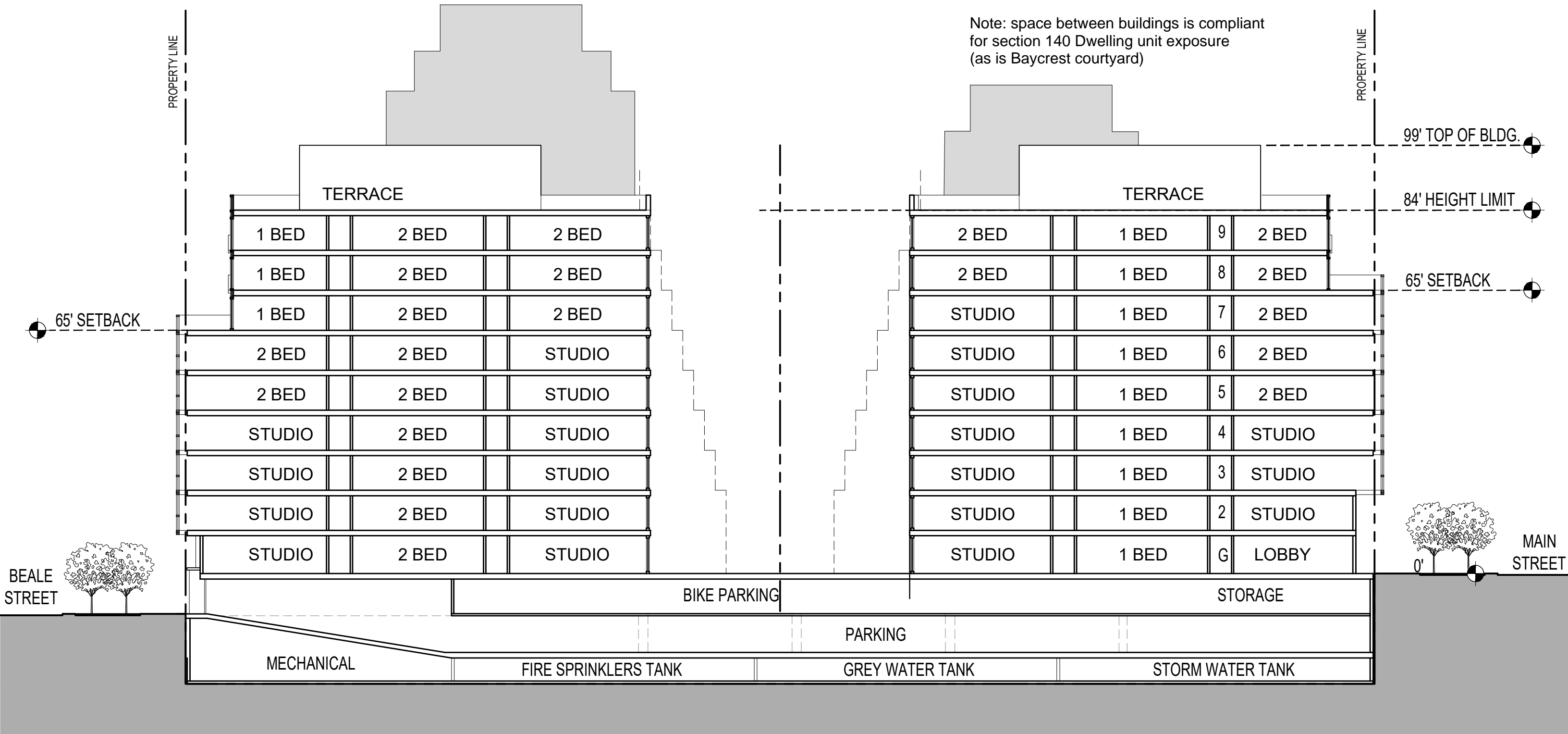
LEVEL 07

ADDITIONAL ANALYSIS REQUESTED BY PLANNING COMMISSION



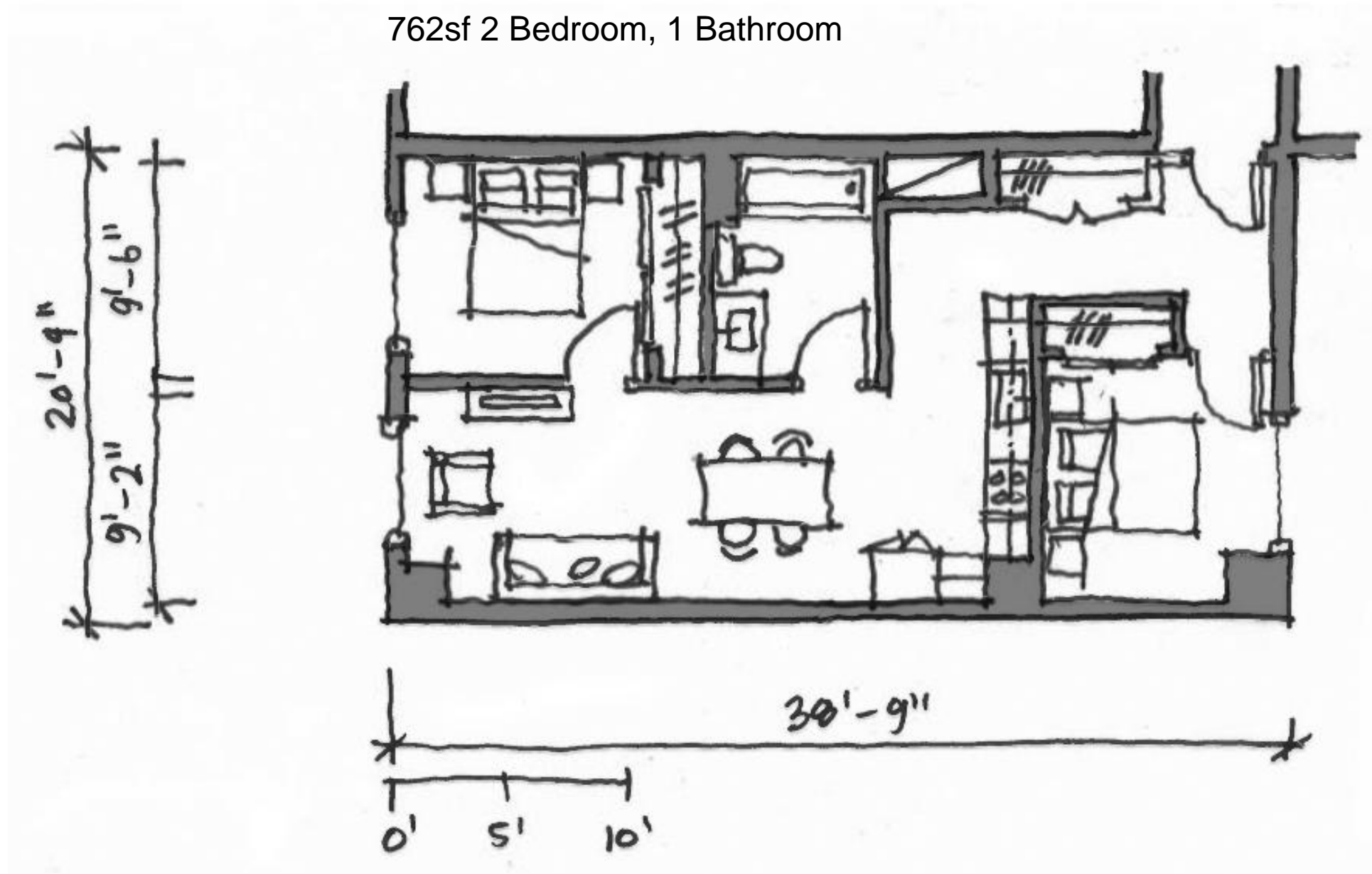
LEVEL 08-09

ADDITIONAL ANALYSIS REQUESTED BY PLANNING COMMISSION



ADDITIONAL ANALYSIS REQUESTED BY PLANNING COMMISSION

762sf 2 Bedroom, 1 Bathroom



COMPARISON OF AREAS

SCHEME	Studios		1 Bed		2 Beds		Total	Rentable	Average Unit	Sec. 140
	#	%	#	%	#	%				
03/14/2018 309 Base Case	60	42%	25	17%	59	41%	144	102,990	715.2	62
04/30/2018 30' Notch on 3 levels	60	43%	25	18%	56	40%	141	101,130	717.2	61
Alternative 45' Notch on 3 Levels *	59	42%	25	18%	59	42%	139	99,630	715.0	59
05/13/2018 Split Building Scheme	50	34%	34	23%	61	42%	145	93,315	643.6	18
Adjusted Split Building [1], [2], [3], [4] *	42	34%	29	24%	52	42%	123	88,035	715.0	18

[1] Connection to courtyard	330 sf
[2] Trash Room & Mechanical	1350 sf
[3] Setback at lot-line windows	3600 sf
[4] Correct average unit size to:	715 sf

* Estimated unit mix



BUILDING SUMMARY 03/14 309 Application

RESIDENTIAL					Sec 140 Exempt Units	AMENITY	
Floor	UNITS/FLR	ST	1B	2B		GSF	NET AREA
	ROOF					2,400	-
9	12	0	4	8	0	0	10,285
8	12	0	4	8	0	0	10,285
7	15	4	4	7	8	0	11,000
6	17	8	2	7	9	0	11,730
5	17	8	2	7	9	0	11,730
4	19	12	2	5	9	0	11,400
3	19	12	2	5	9	0	12,300
2	19	12	2	5	9	0	12,300
1	14	4	3	7	9	0	10,380
M	0	0	0	0	-	0	1,580
B	0	0	0	0	-	0	0
TOTAL UNITS		60	25	59	62	2,400	102,990
		ST	1B	2B	Units		NSF
		41.7%	17.4%	41.0%	43%		715 Average Unit

BUILDING SUMMARY - Split Building (Before Adjustment)

RESIDENTIAL					Sec 140 Exempt Units	AMENITY	
Floor	UNITS/FLR	ST	1B	2B		GSF	NET AREA
	ROOF					2,400	-
9	12	0	2	10	2	0	9,500
8	12	0	2	10	2	0	9,500
7	15	4	3	8	2	0	10,110
6	18	8	4	6	2	0	10,720
5	18	8	4	6	2	0	10,720
4	18	8	4	6	2	0	10,720
3	18	8	4	6	2	0	10,720
2	16	8	3	5	2	0	10,530
1	18	6	8	4	2	0	9,545
M	0	0	0	0	-	0	1,250
B	0	0	0	0	-	0	0
TOTAL UNITS		50	34	61	18	2,400	93,315
		ST	1B	2B	Units		NSF
		34.5%	23.4%	42.1%	12%		644

BUILDING SUMMARY - 30' wide, 3 Story Notch

RESIDENTIAL					Sec 140 Exempt Units	AMENITY	
Floor	UNITS/FLR	ST	1B	2B		GSF	NET AREA
	ROOF					2,400	-
9	11	0	4	7	0	0	9,375
8	11	0	4	7	0	0	9,375
7	14	4	4	6	7	0	10,100
6	17	8	2	7	9	0	11,800
5	17	8	2	7	9	0	11,800
4	19	12	2	5	9	0	11,800
3	19	12	2	5	9	0	12,500
2	19	12	2	5	9	0	12,500
1	14	4	3	7	9	0	10,300
M	0	0	0	0	-	0	1,580
B	0	0	0	0	-	0	0
TOTAL UNITS		60	25	56	61	2,400	101,130
		ST	1B	2B	Units		NSF
		42.6%	17.7%	39.7%	43%		717 Average Unit