November 5, 2020

Case Number: 2017-014833PRJ  
Project Address: 469 Stevenson Street  
Zoning: C3G – Downtown General Zoning District  
160 – F Height and Bulk District  

Block/Lot: 3704/045  
Project Sponsor: Lou Vasquez, 469 Stevenson, LLC.  

Staff Contact: Claudine Asbagh – 628-652-7329  
claudine.asbagh@sfgov.org  

Recommendation: Informational Item – No action required

Background
On April 16, 2020, the Planning Commission heard the Draft Environmental Impact Report for the project. The Commission requested an informational hearing on the project.  

Current Proposal  
The project would demolish the existing surface parking lot and construct a new 27-story mixed-use building that is approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment). The proposed project would total approximately 535,000 gross square feet and include 495 dwelling units, approximately 4,000 square feet of commercial retail use on the ground floor.  

The Project is pursuing the State Density Bonus Law pursuant to Planning Code Section 206.6 and California Government Code Section 65915. The project provides 11% of the base project for Very Low-Income Households (up to 50% Median Income) which would qualify the project for a 35% density bonus1. That bonus, calculated in terms of gross floor area, would entitle the project to an extra 90,676 square feet (sf) of residential floor area on top of the base density of 259,110 sf for a total of 349,786 sf. The project has requested height as an incentive, and waivers for bulk, F.A.R., dwelling unit exposure, and common open space.  

Attachments:  
Project Sponsor Memo and Plans

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1 In total the project provides 11% for Very Low-Income Households, 4% for Low Income Households, and 4% for Moderate Income Households.
TO: SAN FRANCISCO PLANNING COMMISSION
FROM: BUILD
DATE: 10.28.20
RE: 469 STEVENSON OVERVIEW

The project site is a through lot located at 469 Stevenson Street in the South of Market (SoMa) neighborhood of San Francisco. The project site is approximately 28,790 square feet (0.66-acre) and currently developed as a public surface parking lot with 176 parking spaces.

The project sponsor, BUILD, is proposing to demolish the existing surface parking lot and construct a new 27-story mixed-use residential building that is approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment). The proposed project would total approximately 535,000 gross square feet (gsf) and include 495 dwelling units, approximately 4,000 square feet of commercial retail use on the ground floor, and approximately 25,000 square feet of private and common open space. The proposed 495 dwelling units consisting of approximately 192 studios, 33 junior one-bedroom units, 116 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and 8 five-bedroom units would be available to rent. The proposed project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite.

The proposed project would provide three below grade parking levels with 178 parking spaces, 200 class 1 bicycle spaces, and two service delivery loading spaces. Additionally, one on-site loading space would be located on the street level. Twenty-seven class 2 bicycle parking spaces would be placed along the sidewalk on Jessie Street.

The proposed project would excavate 55,850 cubic yards of soil at the project site. The proposed project is anticipated to be constructed on a mat foundation and no pile driving or piers are proposed or required. Project construction would span approximately 36 months.
SITE: AERIAL VIEW
**BASELINE VS BONUS PROJECT**

### WAIVER REQUIRED:
Height, Bulk, Open Space requirements, dwelling unit exposure for x%

### BASE PROJECT
TOTAL 17 FLOORS + 2 BASEMENTS

- TYP. TOWER FLOOR = 11,746 SF
- MAXIMUM PLAN DIMENSIONS APPLIES
- 20,938 SF
- MAXIMUM PLAN DIMENSIONS DOES NOT APPLY
- LOWEST LEVEL WITH D.U.
- REAR YARD, 25% OF DEPTH SITE

### BONUS PROJECT
TOTAL 28 FLOORS + 3 BASEMENTS

- ROOF TERRACE
- TYP. TOWER FLOOR = 15,955 SF
- LOWEST LEVEL WITH D.U.
- REAR YARD, GREATER THAN 25% OF DEPTH SITE

### Table:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Site Area</td>
<td>28,790 sf</td>
</tr>
<tr>
<td>A2 Max &quot;Base&quot; GFA 9:1 with TDRs</td>
<td>259,110 sf</td>
</tr>
<tr>
<td>B1 Max &quot;Bonus&quot; GFA A2 x 1.35</td>
<td>349,799 sf</td>
</tr>
</tbody>
</table>

**With State Density Bonus Applied**

Parcel: 3704/045

Zoning C3G

Height/Bulk District 160-F

**GFA formula**

- A1 Site Area 28,790 sf
- A2 Max "Base" GFA 9:1 with TDRs 259,110 sf
- B1 Max "Bonus" GFA A2 x 1.35

**BASELINE VS BONUS PROJECT**

- 2 BASEMENT LEVELS
- 3 BASEMENT LEVELS

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**BASELINE VS BONUS PROJECT**

- 2 BASEMENT LEVELS
- 3 BASEMENT LEVELS
The tests were carried out in a boundary layer wind tunnel on a scale (1:300) model of the building and its surroundings.

Existing conditions
- Roughness blocks ~ 1200ft from site

Project conditions
- Target buildings
- Site

A. The proposed tower is slightly taller than the building tested in the workshop in April and pushes part of the winds from W and WNW to the ground. This creates hazardous conditions along Stevenson.

B. The more compact shape and skinnier footprint of the proposed tower create acceptable conditions near Blue Bottle Café (just under 36 mph).

C. The wind conditions along Jessie are within the range of acceptability. The wind hazard conditions at the entrance of the co-working space are about 33 mph.

Run 6 (Massing Shift)

<table>
<thead>
<tr>
<th>Location</th>
<th>Baseline</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>B</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>C</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

Shift of the building towards Jessie
Reposition of the saddlebags towards Stevenson
FORMING A STREET WALL

NORTH ELEVATION - STEVENSON STREETWALL

SOUTH ELEVATION - JESSE STREETWALL
TYPICAL UPPER FLOOR PLAN

STEVENSON STREET
THE FACADE PROPORTIONS RELATE TO THE PEDESTRIAN SCALE AT BASE, THEN PROGRESSIVELY GROW TALLER AS THE FACADE ASCENDS TO RELATE TO THE CITY SCALE AT THE TOP.

MATERIALS AND COLORS INSPIRED BY LEVI'S RIVET

CITY SCALE

SCALE EXPANDS AS THE BUILDING ASCENDS

PEDESTRIAN SCALE
PROPOSED MATERIALS
A - PAINTED METAL
B - GLASS
C - METAL
D - PAINTED METAL
E - REINFORCED CONCRETE PANEL
F - PAINTED METAL
BUILDING ELEVATIONS
LANDSCAPE AT STREET LEVEL

LEGEND

1. Entry Door to Lobby
2. 10’-0” wide Sidewalk
3. 7’-0” wide Sidewalk
4. Enhanced Paving
5. Street Tree
6. 3’-0” x 7’-0” Street Tree Planting Area
7. 2’-6” x 9’-0” Landscape Strip
8. Class 2 Bike Rack
9. 24’ Wide Driveway w/ Wings
10. Existing Street Light
11. Fire Hydrant
12. Outdoor Courtyard for Retail
13. Red Curb
14. Passenger Loading Zone
15. Street Parking
16. Commercial Loading Zone
17. Existing Driveway
18. Existing Curb
19. Pedestrian Lighting Poles
PLANTS PALETTE

STREET

GINGKO BILOBA
MAIDENHAIR TREE

ACER PALMATUM ‘SANGO KAKU’
CORAL BARK JAPANESE MAPLE

FESTUCA CALIFORNICA ‘SERPENTINE BLUE’
CALIFORNIA FESCUE

GROUND & PODIUM LEVEL COURTYARD

AGAVE ‘BLUE GLOW’
‘BLUE GLOW’ AGAVE

AZARA MICROPHYLLA
BOX - LEAF AZARA

LAMIUM MACULATUM
DEAD NETTLE

LIBERTIA PEREGRINANS
ORANGE LIBERTIA

LOTUS BERTHELOTII
PARROT’S BEAK

POLYSTICHUM MUNITUM
SWORD FERN

PHORMIUM ‘MAORI SUNRISE’
NEW ZEALAND FLAX

CHONDROPETALUM TECTORUM
SMALL CAPE RUSH

ERIGONUM UMBELLATUM
SULPHUR FLOWER BUCKWHEAT

TEUCRIUM FRUTICANS ‘COMPACTUM’
BUSH GERMANDER

SENIECIO MANDRALISCAE
BLUE CHALKSTICK

CALIFORNIA FESCUE
## PROJECT SUMMARY

### GENERAL INFO
- **BLOCK/LOT #**: 3704/045
- **ZONING DISTRICT**: C-3-G
- **HEIGHT AND BULK DISTRICT**: 160-F
- **PROPOSED HEIGHT OF ROOF**: 274'-0"

### GENERAL LAND USE
- **SITE AREA**: 28,790 SF
- **PARKING GSF**: 56,026 SF
- **RESIDENTIAL GSF**: 474,715 SF
- **RETAIL GSF**: 3,985 SF
- **USEABLE COMMON OPEN SPACE GSF**: 11,184 SF
- **USEABLE PRIVATE OPEN SPACE GSF**: 13,384 SF
- **DWELLING UNITS - TOTAL**: 495
- **NUMBER OF STORIES**: 27 + 3 BASEMENT
- **PARKING SPACES (INCLUDING ADA)**: 178
- **LOADING SPACES**: 1 + 2 SV
- **BICYCLE SPACES (CLASS 1)**: 200
- **BICYCLE SPACES (CLASS 2)**: 27
- **CAR SHARE SPACES**: 4

### LAND USE RESI
- **STUDIO UNITS**: 192
- **1 BEDROOM UNITS**: 149
- **2 BEDROOM UNITS**: 96
- **3 BEDROOM UNITS**: 50
- **5 BEDROOM UNITS**: 8

### AFFORDABLE HOUSING ON-SITE
- **11% AT 50% AMI**: 19
- **4% AT 80% AMI**: 8
- **4% AT 110% AMI**: 4
TYPICAL UPPER FLOOR PLAN

STEVENSON STREET

TYPICAL UPPER FLOOR PLAN

469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING   NOVEMBER 12, 2020
LEVEL 27 FLOOR PLAN

469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020
PRIVATE OPEN SPACES AT UPPER FLOORS
SEC. 135, Table 135A

36 SF of usable open space required for each dwelling unit if all private
1.33 ratio of common usable open space that may be substituted for private

SEC. 135.G.3
Use of Solariums. The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.

OPEN SPACE SUMMARY

495 TOTAL UNITS
495 - 22 UNITS W/ BALCONIES = 473 UNITS

COMMON OPEN SPACE REQUIRED

473 UNITS X 36 SF/UNIT X 1.33= 22,647 SF

COMMON OPEN SPACE PROVIDED

LEVEL 1 994 SF
LEVEL 1 SOLARIUM 10,191 SF
TOTAL COMMON OPEN SPACE PROVIDED 11,184 SF

PRIVATE OPEN SPACE PROVIDED

LEVEL 2 4,727 SF
LEVEL 6 3,983 SF
LEVEL 27 4,774 SF
TOTAL PRIVATE OPEN SPACE 13,384 SF

OPEN SPACE REQUIREMENT CALCULATION
## PARKING SUMMARY

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Existing</th>
<th>Permitted as Accessory</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec 150.b Residential Off-Street Vehicle Parking</td>
<td>0</td>
<td>(# of Dwelling Units) x .5 = 248 spaces</td>
<td>178 spaces</td>
</tr>
<tr>
<td>Non-Accessible Off-Street Vehicle Parking</td>
<td>176 spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sec 155.i Accessible Off-Street Vehicle Parking</td>
<td>0 spaces</td>
<td>1 accessible space per 25 spaces</td>
<td>7 spaces</td>
</tr>
<tr>
<td>Sec 166 Car-Share Parking Spaces, Residential</td>
<td>0 spaces</td>
<td>2, plus 1 for every 200 dwelling units over 200 = 4 spaces</td>
<td>4 spaces</td>
</tr>
</tbody>
</table>

### Sec 152.1 OFF-STREET LOADING

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Existing</th>
<th>200,001 - 500,000 GFA = 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class I</td>
<td></td>
<td>1 + 2 SV</td>
</tr>
</tbody>
</table>

### Sec 155.2 BICYCLE PARKING

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Class I</th>
<th>Class II</th>
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<tbody>
<tr>
<td>(A) = Residential Dwelling Units</td>
<td>495 units</td>
<td></td>
</tr>
<tr>
<td>Sec 155.2.11 - Dwelling Units</td>
<td>100 Class I spaces plus once Class I space for every four dwelling units over 100</td>
<td>One per 20 units.</td>
</tr>
<tr>
<td>Formula</td>
<td>=100+(((A)-100)/4)</td>
<td>= (A)/20'</td>
</tr>
<tr>
<td>Bicycle Parking Required - Dwelling Units</td>
<td>199 spaces</td>
<td>25 spaces</td>
</tr>
<tr>
<td>(B) = Retail Sales and Services</td>
<td>3,965 sf</td>
<td></td>
</tr>
<tr>
<td>Table 155.2 - Retail Sales and Services</td>
<td>One Class I space for every 7,500 sf of occupied floor area.</td>
<td>Minimum 2 spaces. One Class II space for every 2500 sf of occupied floor area</td>
</tr>
<tr>
<td>Formula</td>
<td>= (B) / 7500</td>
<td>= (B) / 2500, 2 minimum</td>
</tr>
<tr>
<td>Bicycle Parking Required - Retail</td>
<td>1 spaces</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Bicycle Parking Required - Total</td>
<td>200 spaces</td>
<td>27 spaces</td>
</tr>
</tbody>
</table>

### PROVISION

- PARKING SPACES (INCLUDING ADA) 178
- LOADING SPACES 1 + 2 SV
- BICYCLE SPACES (CLASS 1) 200
- BICYCLE SPACES (CLASS 2) 27
- CAR SHARE SPACES 4
ROOFTOP FEATURES SCREENING

MECHANICAL EQUIPMENT BEHIND ROOF SCREEN

SOUTH ELEVATION

WEST ELEVATION
### BONUS PROJECT

**2018 Solomon Cordwell Buenz**

#### BONUS PROJECT AREA SUMMARY

- 469 Stevenson
- **Zoning District**: C3G
- **Height District**: 160-F
- **Site Area**: 28,790 sf
- **Height of Buildings**: 274'-0"
- **Number of Stories**: 27 + 3 Basements
- **Dwelling Units**: 495
- **Parking Spaces**: 178
- **Loading Spaces**: 1 + 2 SV

#### RESIDENTIAL SUMMARY

- **Residential Gross Floor Area (GFA)**: 349,786 sf
- **Residential Floor Area Exclusions**: 0 sf
- **Total Residential**: 349,786 sf

#### RETAIL SUMMARY

- **Retail Gross Floor Area (GFA)**: 3,985 sf
- **Retail Floor Area Exclusions**: 0 sf
- **Total Retail**: 3,985 sf

#### PARKING SUMMARY

- **Parking Gross Floor Area (GFA)**: 56,026 sf
- **Parking Floor Area Exclusions**: 0 sf
- **Total Parking**: 56,026 sf

#### TOTAL SQUARE FOOTAGE

- **Total Gross Floor Area (GFA)**: 534,726 sf
- **Total Floor Area Exclusions**: 0 sf

#### SITE SUMMARY

- **Zoning District**: C3G
- **Height District**: 160-F
- **Site Area**: 28,790 sf

#### PROJECT SUMMARY

- **Height of Buildings**: 274'-0" **Number of Stories**: 27 + 3 Basements
- **Dwelling Units**: 495
- **Parking Spaces**: 178
- **Loading Spaces**: 1 + 2 SV

#### TOTAL SQUARE FOOTAGE

- **Total Gross Floor Area (GFA)**: 534,726 sf

#### PLANNING GFA (per sec. 102)

<table>
<thead>
<tr>
<th>Floor</th>
<th># of Flrs</th>
<th>Elev.</th>
<th>F/F</th>
<th>FLR.</th>
<th>Elev.</th>
<th>F/F</th>
<th>FLR.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>2</td>
<td>12.00</td>
<td>20</td>
<td>28.00</td>
<td>14.00</td>
<td>3</td>
<td>-28</td>
</tr>
<tr>
<td>B2</td>
<td>2</td>
<td>14.00</td>
<td>36</td>
<td>36</td>
<td>14.00</td>
<td>3</td>
<td>-42</td>
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<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

#### RESIDENTIAL SUMMARY

- **Studios**: 192
- **1 BDRM**: 149
- **2 BDRM**: 96
- **3 BDRM**: 50
- **5 BDRM**: 8
- **Dwelling Units**: 495

- **Common Open Space Required (x Units x 36 sf)**: 22,647 sf
- **Common Open Space Provided**: 11,184 sf

**Sec 135 - RESIDENTIAL OPEN SPACE

- **Dwelling units with Balconies**: 22
- **Total Open Space**: 349,786 sf
- **Common Open Space (per sec 102)**: 349,786 sf

**0.36 per unit**
NOTES:
1. CONTACT SFMTA AT bikeparking@sfmta.com FOR THE LOCATION AND INSTALLATION OF BIKE RACKS.
2. BIKE RACK: 'WELLE' CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH, SURFACE MOUNT, MODEL: WCR02-SQ-SF-G. AVAILABLE FROM www.bikeparking.com
3. CONCRETE SIDEWALK PAVING, S.C.D.
4. BIKE RACK. SEE NOTES
5. 8" X 2" X 4" GALV. STEEL CHANNEL ALL AROUND, PAINTED
6. 2 X 4 WOOD LATTICE (CEDAR HEARTWOOD)
7. 6'-5" MIN.
8. 1/2" X 3" X 5" GALV. STEEL TUBE STEEL BEAM, PAINTED
9. 3/8" X 2" X 4" GALV. STEEL CHANNEL ALL AROUND, PAINTED
10. STAINLESS STEEL CABLE CONNECTION ASSEMBLY
11. 2" DOWN LIGHT, TYP., LIGHT FIXTURE "N", SURFACE MOUNT, S.E.D.
12. CONTRACTOR TO SUBMIT SHOP DRAWINGS
13. 2'-0" X 3' X 5" GALV. STEEL TUBE POST, WELDED TO BASE PLATE, PAINTED STEEL WHERE EXPOSED.
14. FINISH GRADE OF PAVERS L5.01
15. 1/2" X 3" X 5" GALV. STEEL TUBE STEEL BEAM, PAINTED
16. 3/8" X 2" X 4" GALV. STEEL CHANNEL ALL AROUND, PAINTED
17. 2 X 4 WOOD LATTICE (CEDAR HEARTWOOD)
18. 6'-0" MIN.
19. 8'-5" MIN.
20. 8'-0" MIN.
21. 3" 4" 5" 2' BASE PLATE, S.S.D., ANCHORED TO STRUCTURAL SLAB
22. STRUCTURAL SLAB W/ WATERPROOFING, S.A.D.
23. 1 1/2" X 3" X 5" GALV. STEEL TUBE STEEL BEAM, PAINTED
24. 3/8" X 2" X 4" GALV. STEEL CHANNEL ALL AROUND, PAINTED
25. 2 X 4 WOOD LATTICE (CEDAR HEARTWOOD)
26. 6'-5"
27. 2'-0" CL
28. 6'-0"
29. 4'-0" CL
30. 5" 3"
31. 4'-0" 2' 8'-0" MIN.
32. STAINLESS STEEL CABLE CONNECTION FOR LIGHTS, TYP.
33. LIGHT FIXTURE "V"
34. LIGHT FIXTURE "N", SURFACE MOUNT, S.E.D.
35. #4 REBAR NOSING
36. GROOVED CONCRETE WARNING AT EVERY TREAD.
37. 1" 2" CONCRETE STAIR ENLARGED DETAIL
38. 1 2" RAD.
39. MAX.
40. 2" DIA. X 8" STEEL DOWEL @ 16" O.C. W/ BOND BREAKING COMPOUND ON ONE SIDE, TYP.
41. #4 REBAR 12" O.C. BOTH WAYS, 2" CLR. MIN., TYP.
42. CONCRETE MAT SLAB, S.S.D.
43. A360://Sunnydale Parcel Q Housing/00259_A_Central.rvt
44. All ideas, design arrangements and plans indicated or represented by this drawing are owned by, and are the property of Miller Company Landscape Architects and were created, evolved, and developed by them.
45. STEEL TRELLIS - PLAN
46. SCALE: 3/4" = 1'-0"
47. BIKE RACK
48. SCALE: 1" = 1'-0"
49. CONCRETE STAIRS
50. SCALE: 1/2" = 1'-0"
51. CONCRETE STAIR ENLARGED DETAIL
52. 1 2" DIA. X 8" STEEL DOWEL @ 16" O.C. W/ BOND BREAKING COMPOUND ON ONE SIDE, TYP.
53. #4 REBAR 12" O.C. BOTH WAYS, 2" CLR. MIN., TYP.
54. CONCRETE MAT SLAB, S.S.D.
55. A360://Sunnydale Parcel Q Housing/00259_A_Central.rvt
56. All ideas, design arrangements and plans indicated or represented by this drawing are owned by, and are the property of Miller Company Landscape Architects and were created, evolved, and developed by them.
57. STEEL TRELLIS - SECTION
58. SCALE: 1/2" = 1'-0"
59. BIKE RACK DETAIL
60. PEDESTRIAN LIGHT :