



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE:** May 6, 2021

**CONTINUED FROM:** April 15, 2021

**Record No.:** 2019-020740CUA  
**Project Address:** 468 Turk Street  
**Zoning:** RC-4 (Residential – Commercial, High Density) Zoning District  
80-T Height and Bulk District  
North of Market Residential 1 Special Use District  
**Block/Lot:** 0336/006  
**Project Sponsor:** Mark Macy  
315 Linden Street  
San Francisco, CA 94103  
**Property Owner:** Turk Street, LLC  
8 Dellbrook Ave  
San Francisco, CA 94131  
**Staff Contact:** Claudine Asbagh – (628) 652-7329  
[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)

**Recommendation:** Approval with Conditions

## Background

On March 25, 2021, the Planning Commission continued the item without hearing to allow time for the project sponsor to conduct community outreach. On April 15, 2021, the Commission held a public hearing on the project and provided feedback on the design of the proposal with recommendations on possible changes. They continued the item to allow the sponsor time to incorporate changes.

Since the hearing, the sponsor has made the following revisions to the project:

1. 20% increase in Class I bike parking (from 45 spaces to 54 spaces)
2. Addition of a "Bonus Shared Kitchen" at the basement level located in the previous "Community laundry." This opens onto a landscaped rear yard for outdoor dining and socializing.
3. In lieu of the previous single community laundry, individual laundry rooms have been distributed throughout the various floors.

Attachments: Plans dated, April 28, 2021

PROJECT DESCRIPTION

OVERVIEW

The Site is composed of a single 4,667 sf parcel (Block 0336 Lot 006.) It is located in the RC-4 “High Density Residential-Commercial” Zoning District, 80-T Height/Bulk District, “North of Market Special Use District-Subarea 1” and “Uptown Tenderloin Historic District”. It contains an existing 2-story 8,730 sf commercial building with no residential units and of no historic value (Survey Rating: 6X.)

Turk Street LLC, the Project Sponsor, proposes to demolish the existing structure and redevelop the property per the State’s Density Bonus Law (California Government Code Sections 65915-65918) into a rental group housing project. The project will consist of (101) Units with a variety of indoor & outdoor shared community / amenity spaces.

THE "BASE DENSITY"

Per Planning Director Bulletin 6 (July 2019), and the State Density Bonus Law (SDBL), the Base Density is (67) Group Housing Units ( 4,667 SF / 70 SF/Units = 66.67; round up to 67)

THE "BONUS PROJECT" (SEE P. 6)

The Bonus Project proposes (101) Group Housing Units.

Per the SDBL (AB-2345 effective 01/01/2021), 15% of the Base Density Units are provided at 50% AML, then a Bonus Density of 50% is allowed.  
(67 Base Units x 1.5 = 100.5; round up to 101 per the SDBL)

THE ARCHITECTURE (SEE P. 19 & 20)

Per the “Urban Design Guidelines” the street façade has a clearly defined BASE, MIDDLE and TOP. The proposed materiality is drawn from the best examples within the surrounding Historic District and neighboring buildings.

The BASE has a double-height expression and is comprised of pilasters with rough composite stone pedestals, and smooth composite stone shafts These pilasters are topped with a trabeated belt course in composite stone running the full width of the building.

PROPOSAL FOR CONCESSIONS, INCENTIVES, AND WAIVERS (SEE P. 7)

Under the State Density Bonus Law, the Project Sponsor is entitled to 2 Concessions/Incentives as well as an unlimited number of Waivers of any Development Standard that would physically preclude construction of the project at the density proposed. The following Waivers are required to achieve the density bonus:

1. HEIGHT LIMIT: Waive the building height limit per Sec. 250 (from 80’-0” to 86’-0”) because compliance with the height limit would preclude the development of a 50% increase in Unit density.

The proposed project is the “Bonus Project”, which includes the density to which the Project Sponsor is entitled per California State Law.

*This is an application pursuant to the Mayor's Executive Directive 17-02, which mandates expedited approval and permitting of the Project. This is also an application of a development permit pursuant to the Permit and Streamlining Act (Section 65920 et seq. of the California Government Code) and Section 15101 of the CEQA Guidelines. State Law requires the City to determine whether the application is complete within 30 days from submittal. If no written determination is made within 30 days, the application is deemed complete by operation of the Law on the 30th day.*

The building is 9 stories over 1 basement level with a height of 86’-0”.

The average Unit size is 220 gsf. The building has a (Residential) Gross Floor Area (GFA) of 32,335 sf. (54) Class I and (6) Class II bicycle parking spaces are provided. There is no automobile parking.

The MIDDLE is proposed in a smooth acrylic-coat stucco finish and generously-sized, high-performance windows.

The TOP consists of a substantial metal lintel & cornice with a solid parapet/guardrail enclosing the roof deck set back around the perimeter. Overall, the design constitutes a contemporary interpretation of features shared by the older buildings along the surrounding block face.

2. UPPER STORY SETBACK: Waive potential setback/height limitations above 50’-0” per Sec. 132.2 because compliance with these limitations would preclude the development of a 50% increase in Unit density.

3. REAR YARD: Waive rear yard requirements per Sec. 134 and Table 209.3 because providing a Code-compliant rear yard that is 25% the depth of the Lot would preclude the development of a 50% increase in Unit density.

468 TURK STREET

RENTAL GROUP HOUSING DEVELOPMENT

PROJECT ENTITLEMENT APPLICATION (CONDITIONAL USE)  
FOR AN INDIVIDUALLY-REQUESTED STATE DENSITY BONUS PROJECT

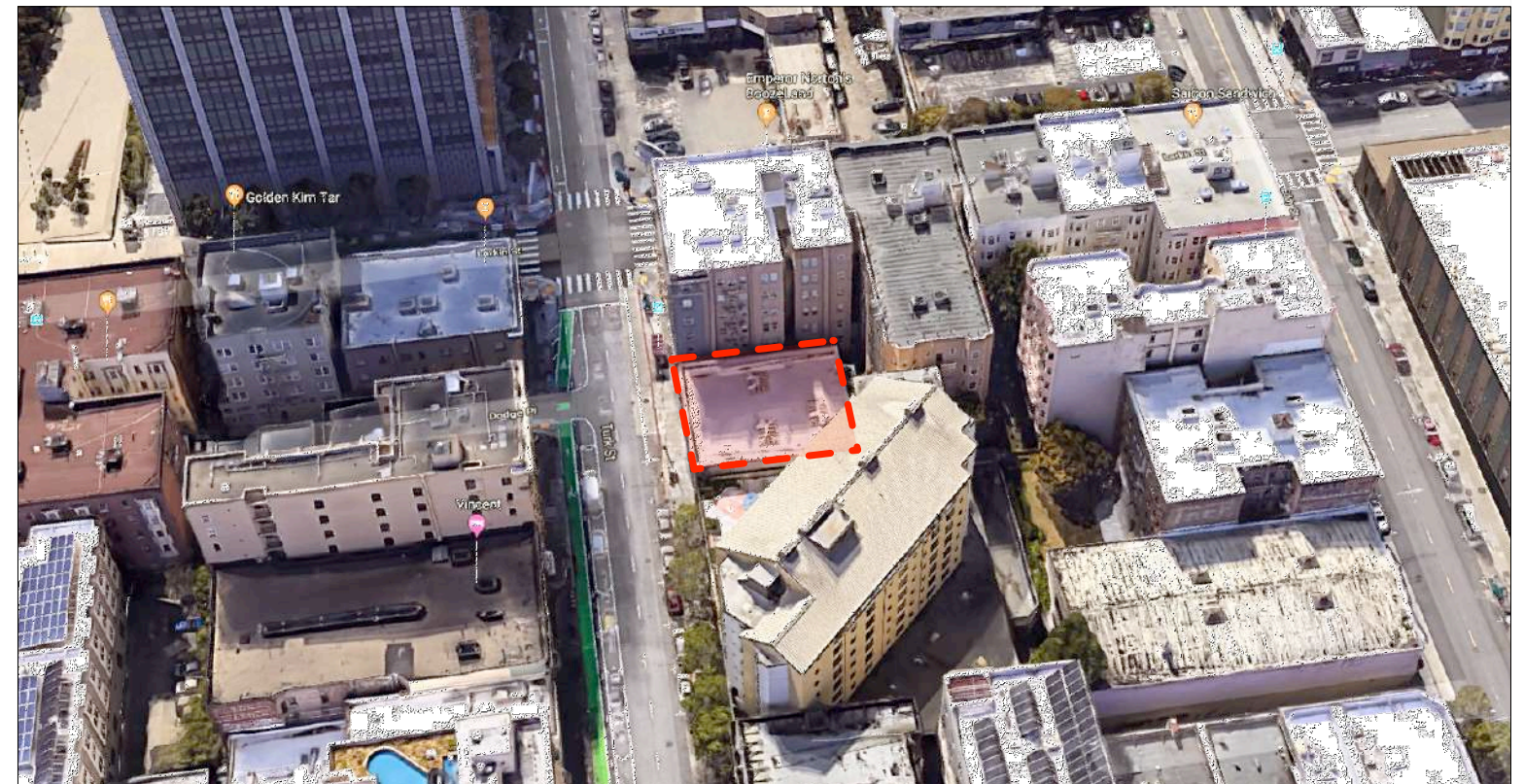
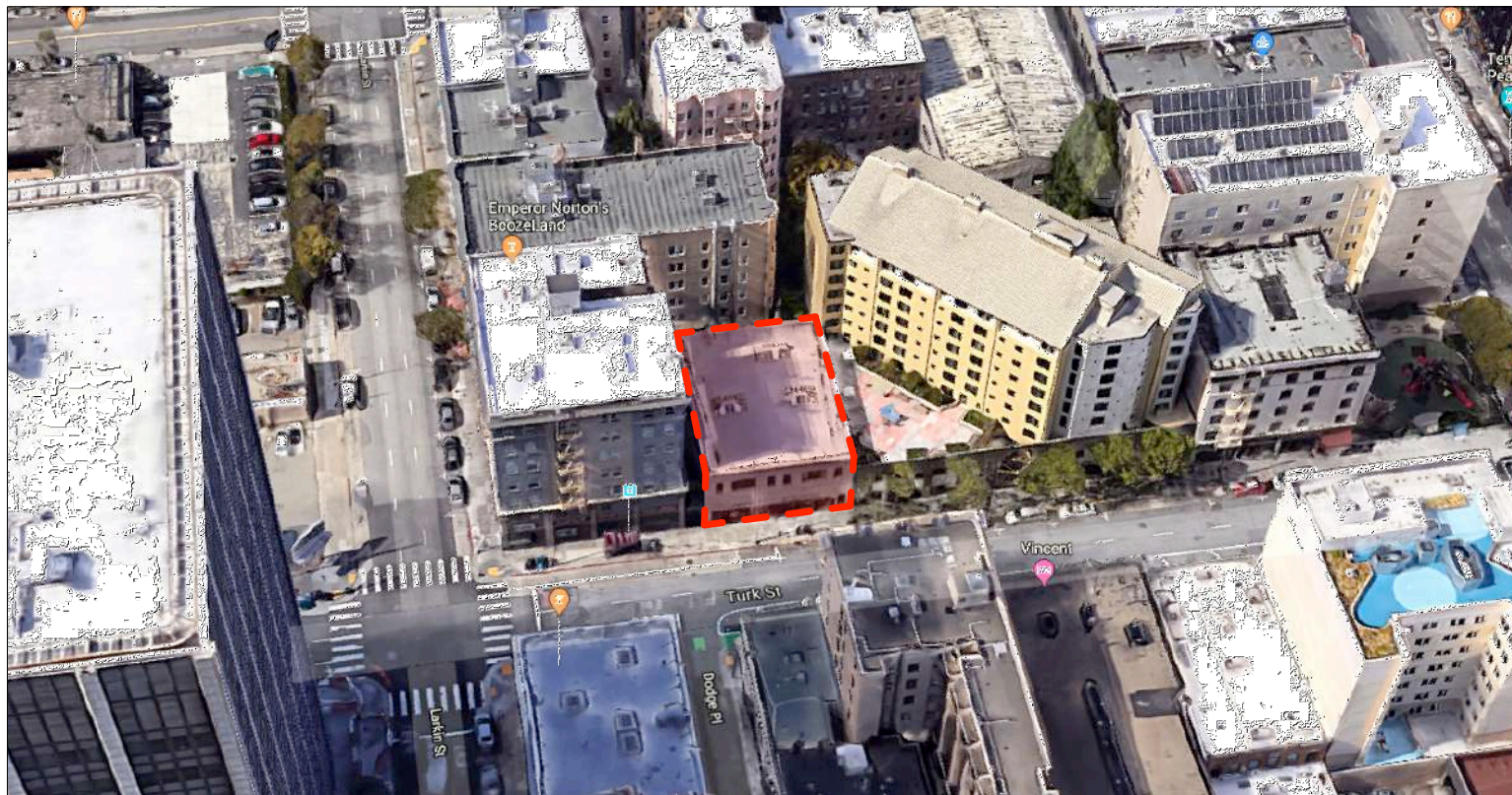
TABLE OF CONTENTS

- 1. TABLE OF CONTENTS & PROJECT DESCRIPTION
- 2. GREEN BUILDING CHECKLIST
- 3. SITE PHOTOS
- 4. VICINITY MAP
- 5. SURVEY
- 6. BONUS PROJECT TITLE PAGE
- 7. DENSITY BONUS WAVIER & CONCESSION DIAGRAMS
- 8. BONUS PROJECT DESCRIPTION & DATA
- 9. SITE PLAN
- 10. BONUS PROJECT PLAN DIAGRAMS
- 11. BONUS PROJECT PLAN DIAGRAMS
- 12. BONUS PROJECT ELEVATIONS
- 13. BONUS PROJECT ELEVATIONS
- 14. BONUS PROJECT SECTIONS
- 15. TYPICAL UNIT
- 16. GROUP HOUSING UNIT - PRECEDENT
- 17. COMMUNITY KITCHEN & DINING ROOM
- 18. BONUS SHARED KITCHEN & OUTDOOR DINING
- 19. TURK STREET FACADE & MATERIAL PALETTE
- 20. STREET VIEW

## Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

468 TURK ST.





SITE PHOTOS

04/28/2021

**M A C Y  
A R C H  
I T E C  
T U R E**

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

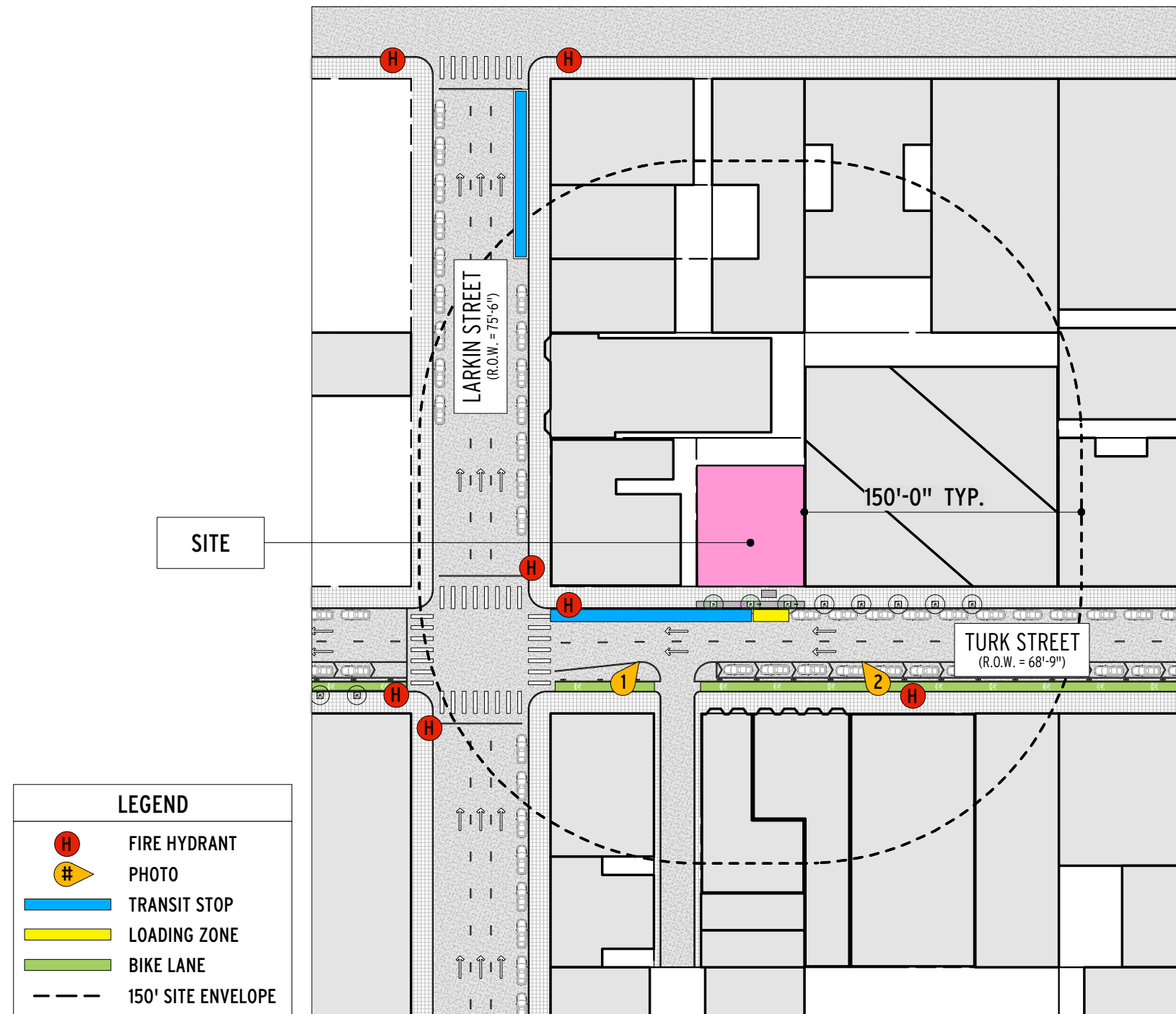
All Rights Reserved.  
The ideas represented  
are the proprietary  
intellectual property  
of Macy Architecture.

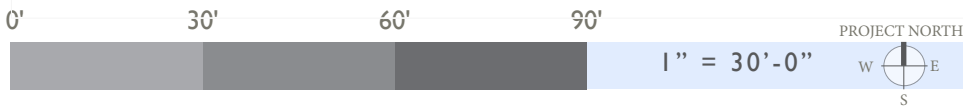
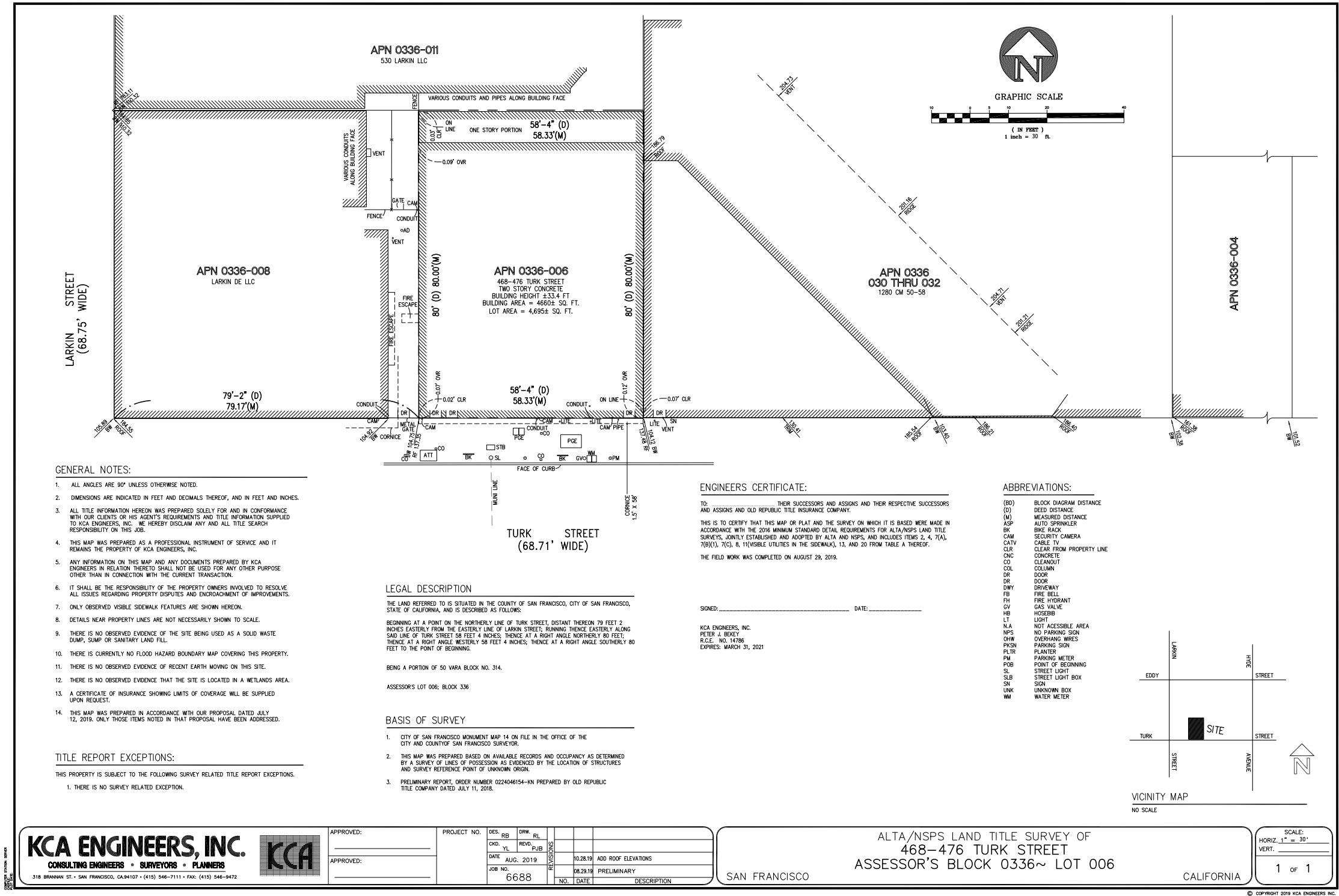
PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102  
(BLOCK 0366 LOT 006)

PAGE 3 OF 20







SURVEY 11/13/2020

MACY  
ARCHITECTURE

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

All Rights Reserved.  
The ideas represented  
are the proprietary  
intellectual property  
of Macy Architecture.

PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102  
(BLOCK 0366 LOT 006)

PAGE 5 OF 20

# PROPOSED BONUS PROJECT

04/28/2021

**M A C Y  
A R C H  
I T E C  
T U R E**

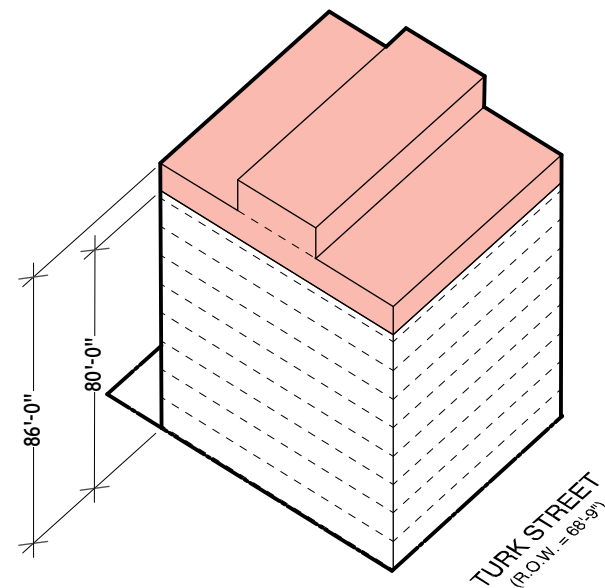
315 Linden Street San Francisco CA 94102 Tel 415 551 7630 [www.macyarchitecture.com](http://www.macyarchitecture.com) © 2021 Macy Architecture

All Rights Reserved.  
The ideas represented  
are the proprietary  
intellectual property  
of Macy Architecture.

PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102  
(BLOCK 0366 LOT 006)

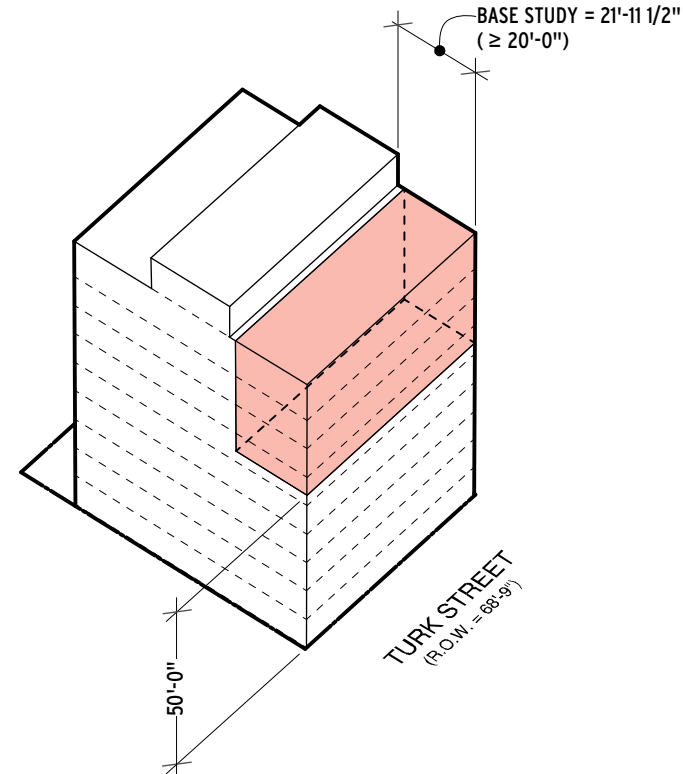
PAGE 6 OF 20



## WAIVER 1

WAIVE BUILDING HEIGHT  
REQUIREMENTS PER S.F.P.C. SEC. 250

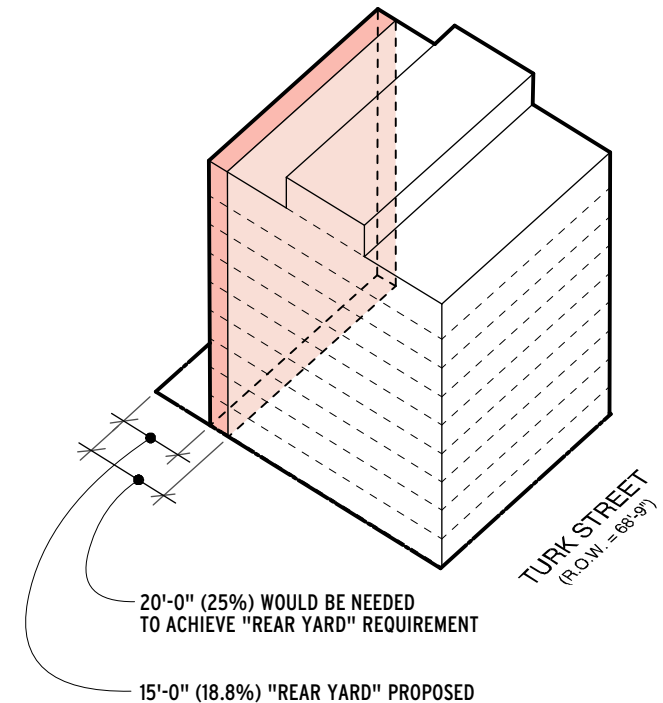
BUILDING HEIGHT REQUIREMENT  
WOULD PHYSICALLY PRECLUDE  
BONUS UNITS



## WAIVER 2

WAIVE UPPER STORY SETBACK  
PER S.F.P.C. SEC. 132.2

SETBACK REQUIREMENT  
WOULD PHYSICALLY PRECLUDE  
BONUS UNITS



## WAIVER 3

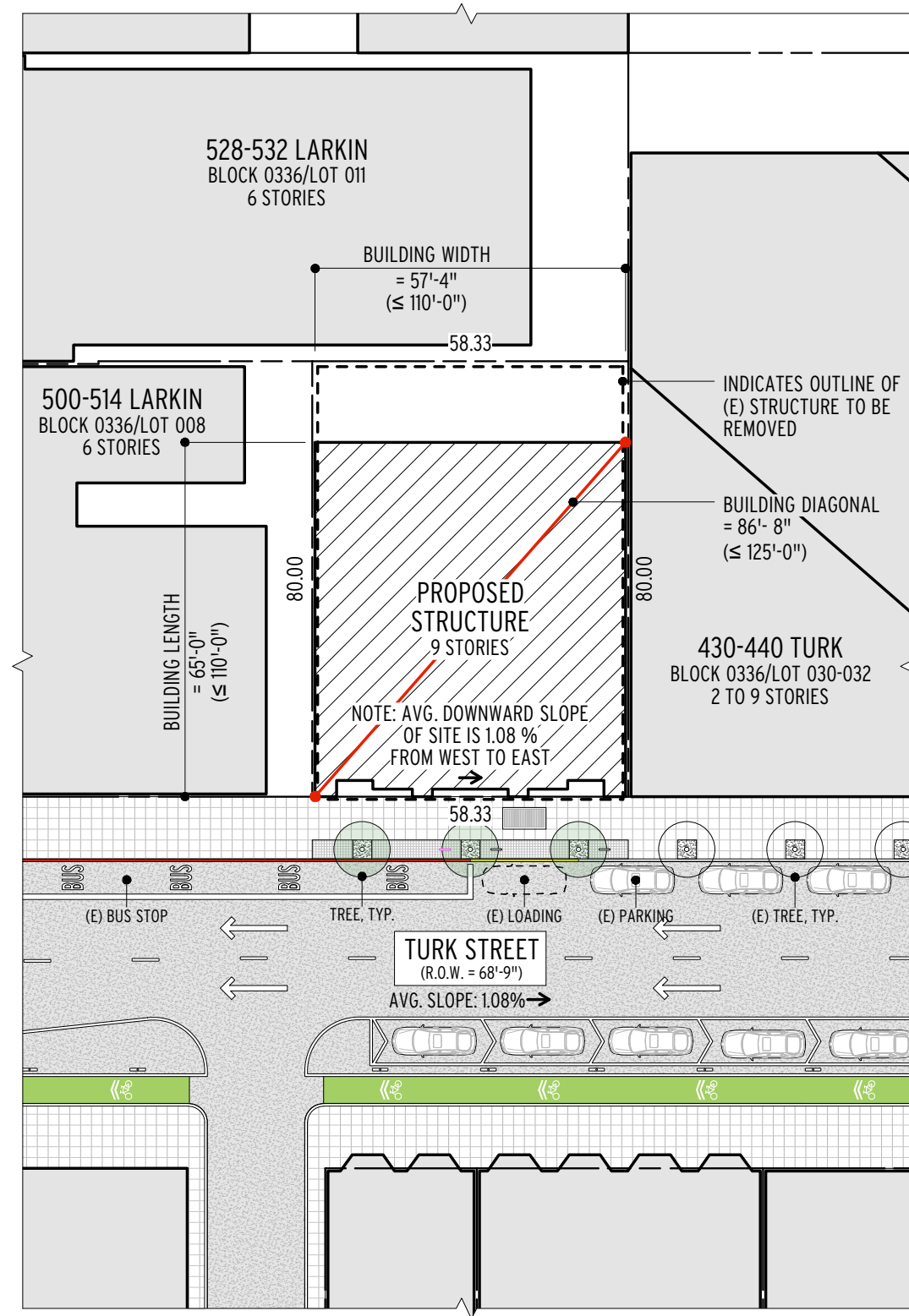
WAIVE REAR YARD  
REQUIREMENT PER S.F.P.C. SEC. 134 & TABLE 209.3

NOTE: THE PROJECT IS STILL PROVIDING A  
15'-0" (18.8%) REAR YARD SETBACK.

REAR YARD REQUIREMENT  
WOULD PHYSICALLY PRECLUDE  
BONUS UNITS



AREA SUMMARY															DESCRIPTION		
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF	GSF%	GFA*	A STATE DENSITY BONUS LAW (SDBL) PROJECT CONSISTING OF RENTAL GROUP HOUSING.
RESIDENTIAL			1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186	60%	22,186	
RESIDENTIAL SHARED LIVING SPACES			303	854	833	73	73	73	73	73	73	73	0	2,501	7%	2,501	
BICYCLE PARKING			386	0	0	0	0	0	0	0	0	0	0	386	1%	0	
UTILITY			964	352	47	150	150	150	150	150	150	150	254	2,667	7%	1,449	
CIRCULATION			813	1,126	789	866	866	866	866	866	866	866	333	9,123	25%	8,790	ASSASSOR PARCEL: BLOCK 0336 / LOT 006 ZONING: RC-4 HIGH DENSITY RESIDENTIAL-COMMERCIAL HEIGHT & BULK DISTRICT: 80-T LOT AREA: 4,667 +/- SF (0.107 AC) NOTE: SFPUC STORMWATER "SMALL PROJECT" SPECIAL USE DISTRICT: NORTH OF MARKET RESIDENTIAL SUBAREA 1 HISTORIC DISTRICT: UPTOWN TENDERLOIN HISTORIC DISTRICT GROSS SQUARE FEET OF CONSTRUCTION: 36,863 SF GROSS FLOOR AREA: 34,926 SF (PER SFPC SEC. 102)
TOTAL			3,555	3,651	2,988	3,726	3,726	3,726	3,726	3,726	3,726	587	36,863	100%	34,926		
* GFA per San Francisco Planning Code Sec. 102																	
UNIT SUMMARY																	
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF	QTY%	GFA*	
UNIT TYPE		AVG. SF															
BD		220	QTY	5	6	6	12	12	12	12	12	12	0	101	100%	22,186	
			SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186			
TOTAL		220	QTY	5	6	6	12	12	12	12	12	12	0	101	100%	22,186	
			SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186			
* GFA per San Francisco Planning Code Sec. 102																	
OPEN SPACE AREA SUMMARY																	
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF			USABLE OPEN SPACE: 2,230 SF PROVIDED - (101) COMMON @ 48/3 SF = 1,616 SF REQ'D BICYCLE PARKING: 54 CLASS I SPACES (45 REQ'D.) - PLUS (6) CLASS II PROVIDED (4 REQ'D.) AUTOMOBILE PARKING: 0 SPACES -NONE REQUIRED
USABLE OPEN SPACE			860	0	0	0	0	0	0	0	0	0	1,370	2,230			
BUILDING DATA																	
STORIES:			9 + BASEMENT														
CONSTRUCTION TYPE:			IB -FULLY SPRINKLERED														
BUILDING HEIGHT:			86'-0" - TOP MOST OCCUPIED STORY I.E., 9TH FLOOR, @ 74'-6" (<+75'-0") THEREFORE, NOT A HIGHRISE														
BUILDING USE:			CONGREGATE RESIDENCE - 100% PRIVATELY FUNDED - SUBJECT TO S.F.B.C. CHAPTER 11A														
OCCUPANCY TYPE:			R2														



0'

30'

60'

90'

1" = 30'-0"



SITE PLAN

04/28/2021

**M A C Y**  
**A R C H**  
**I T E C**  
**T U R E**

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

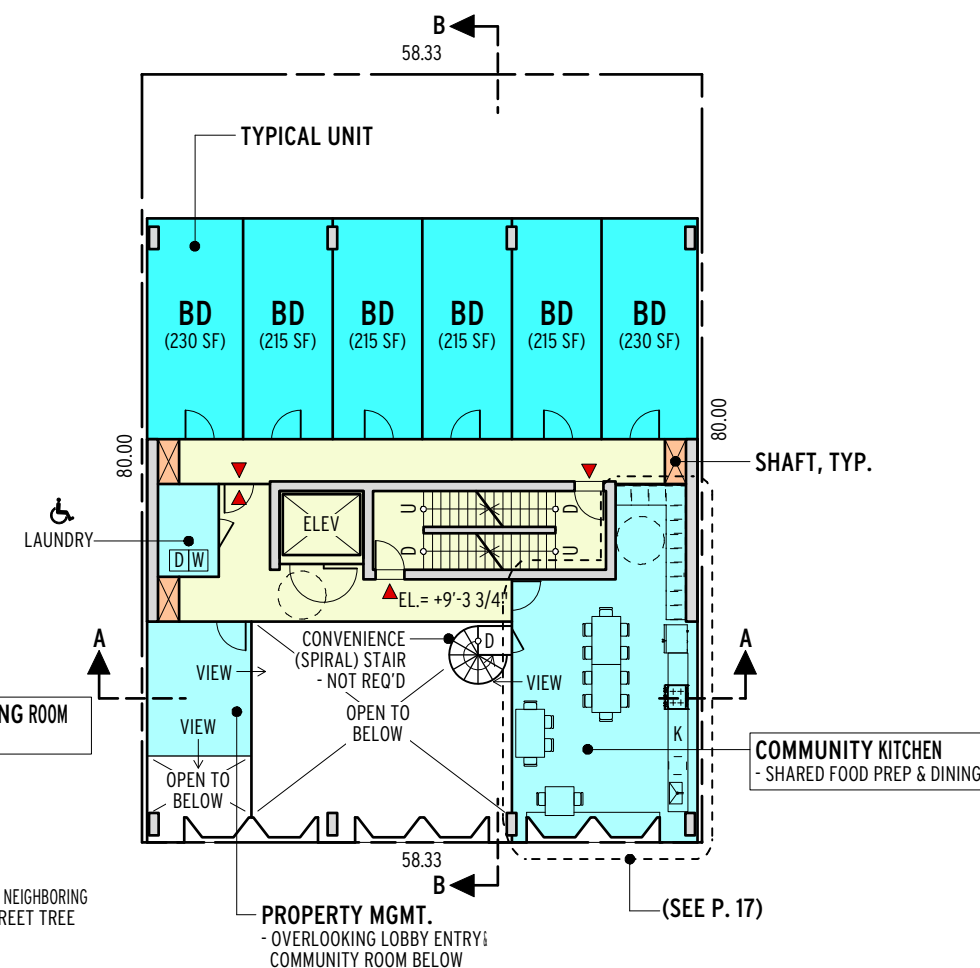
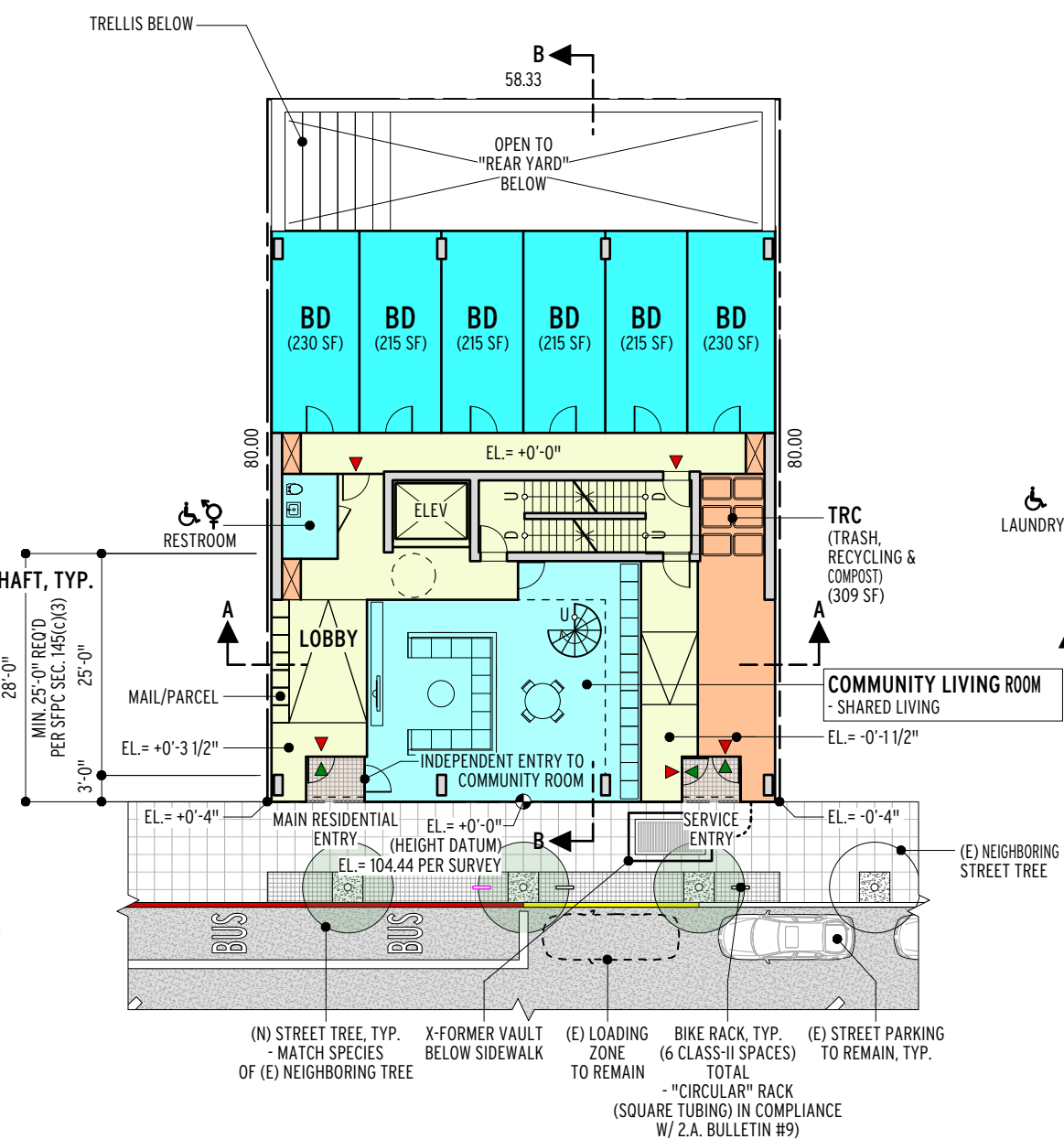
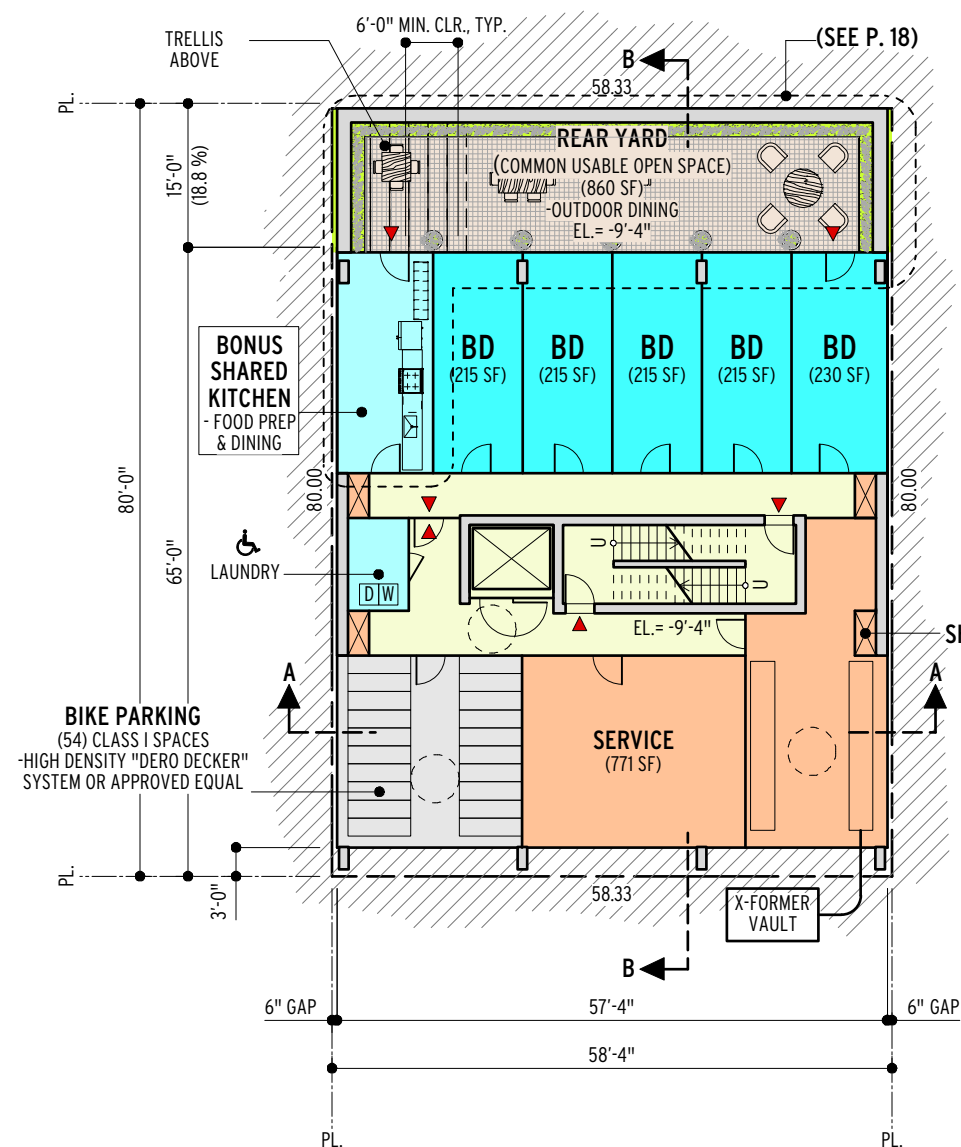
All Rights Reserved.  
The ideas represented  
are the proprietary  
intellectual property  
of Macy Architecture.

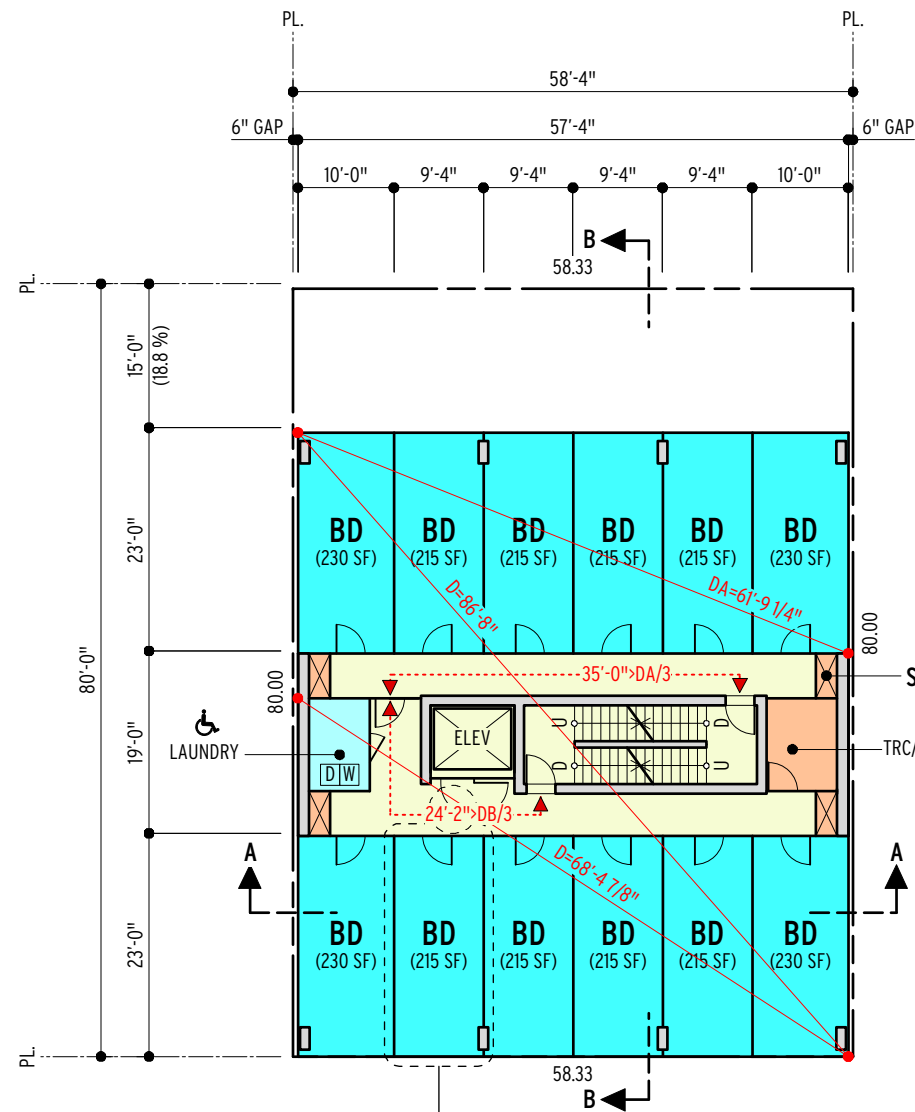
PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102  
(BLOCK 0366 LOT 006)

PAGE 9 OF 20





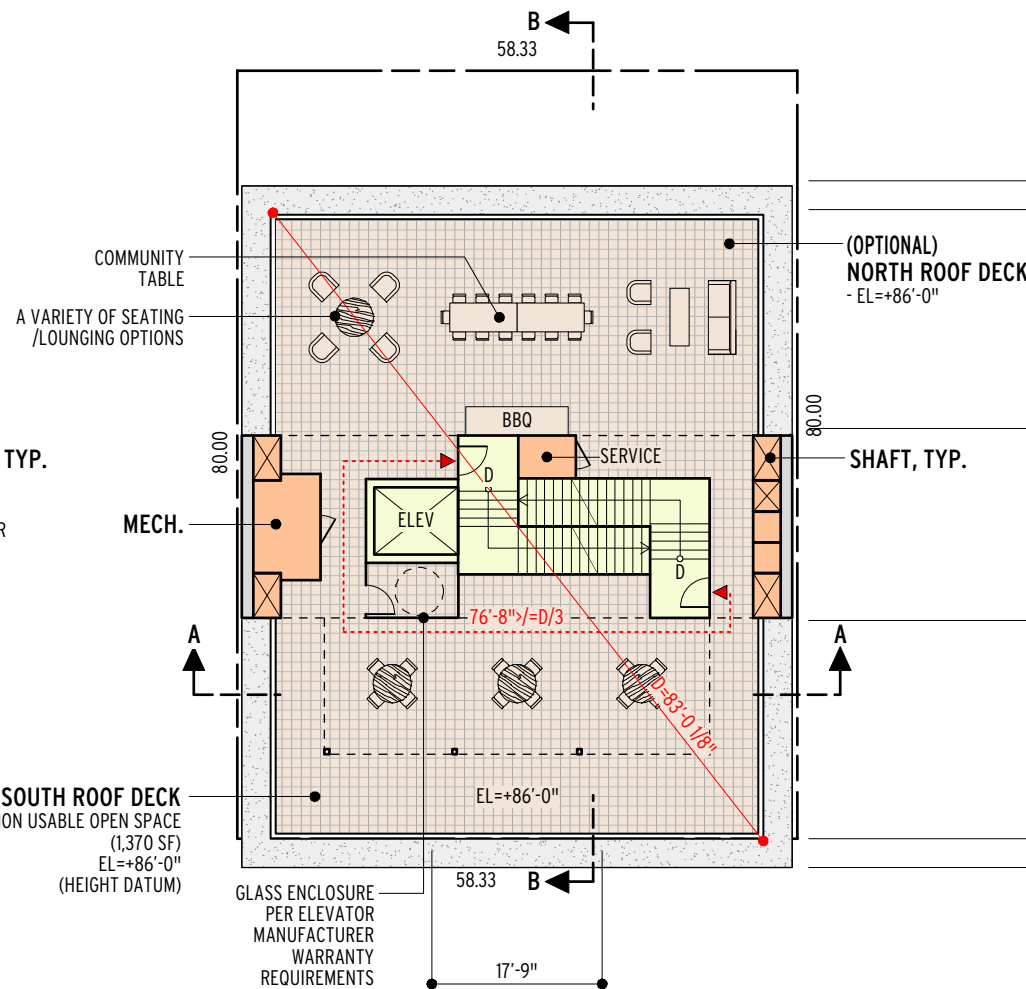


**TYPICAL UNIT (SEE P. 15 & 16)**

- ✓ SOFA-WALL BED
- ✓ SHOWER-TOILET COMPARTMENT W/ EXHAUST FAN
- ✓ LIMITED COOKING FACILITIES (PER Z.A. INTERPRETATION 2092(a))
  - SINK
  - UNDERCOUNTER REFRIGERATOR/FREEZER
  - CONVECTION MICROWAVE W/ EXHAUST FAN
  - PLUG-IN 2-BURNER INDUCTION COOKTOP
  - STORAGE CABINETS
- ✓ WARDROBE
- ✓ DINING/WORKTABLE W/ 2-CHAIRS

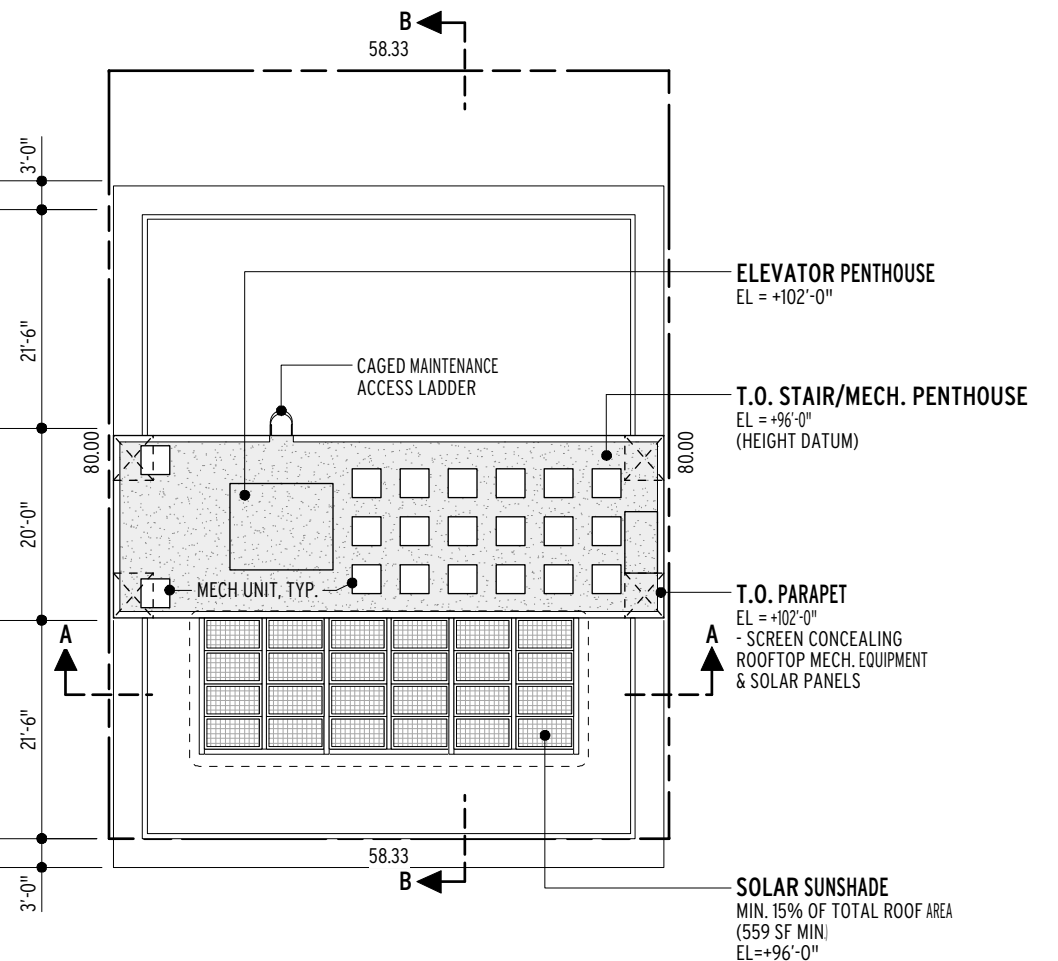
**3RD FLOOR (4TH, 5TH, 6TH, 7TH, 8TH & 9TH SIM.)**

EL. = +18'-7 1/2"/+27'-11 1/4"/+37'-3"/+46'-6 3/4"/+55'-10 1/2"/+65'-2 1/4"/+74'-6"



**LOWER ROOF LEVEL**

EL. = +86'-0"



**UPPER ROOF LEVEL**

EL. = +96'-0"/+102'-0"



BONUS PROJECT PLAN DIAGRAMS

04/28/2021

**M A C Y  
A R C H  
I T E C  
T U R E**

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

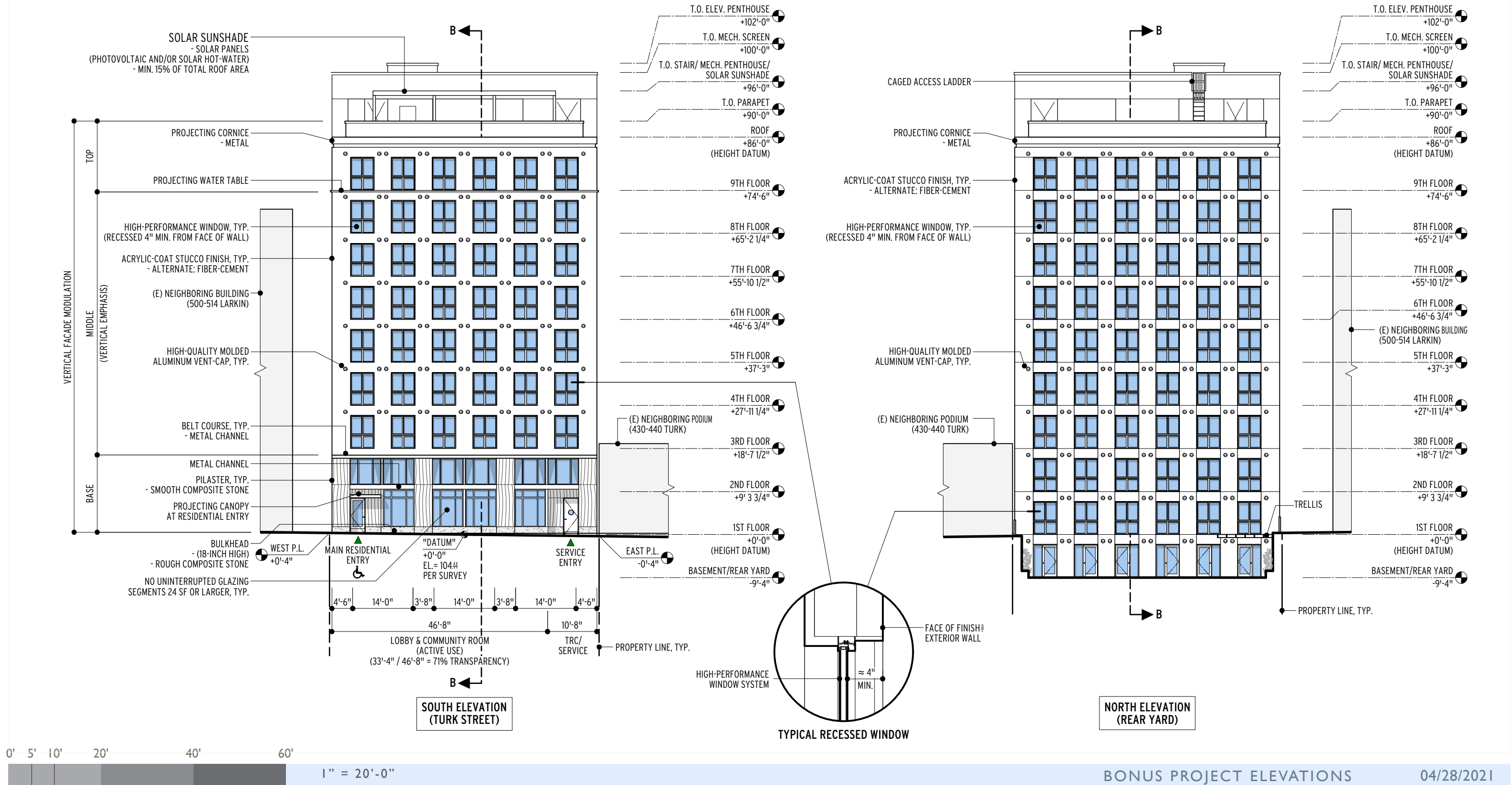
All Rights Reserved.  
The ideas represented  
are the proprietary  
intellectual property  
of Macy Architecture.

PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102  
(BLOCK 0366 LOT 006)

PAGE 11 OF 20





BONUS PROJECT ELEVATIONS

04/28/2021

**M A C Y  
A R C H  
I T E C  
T U R E**

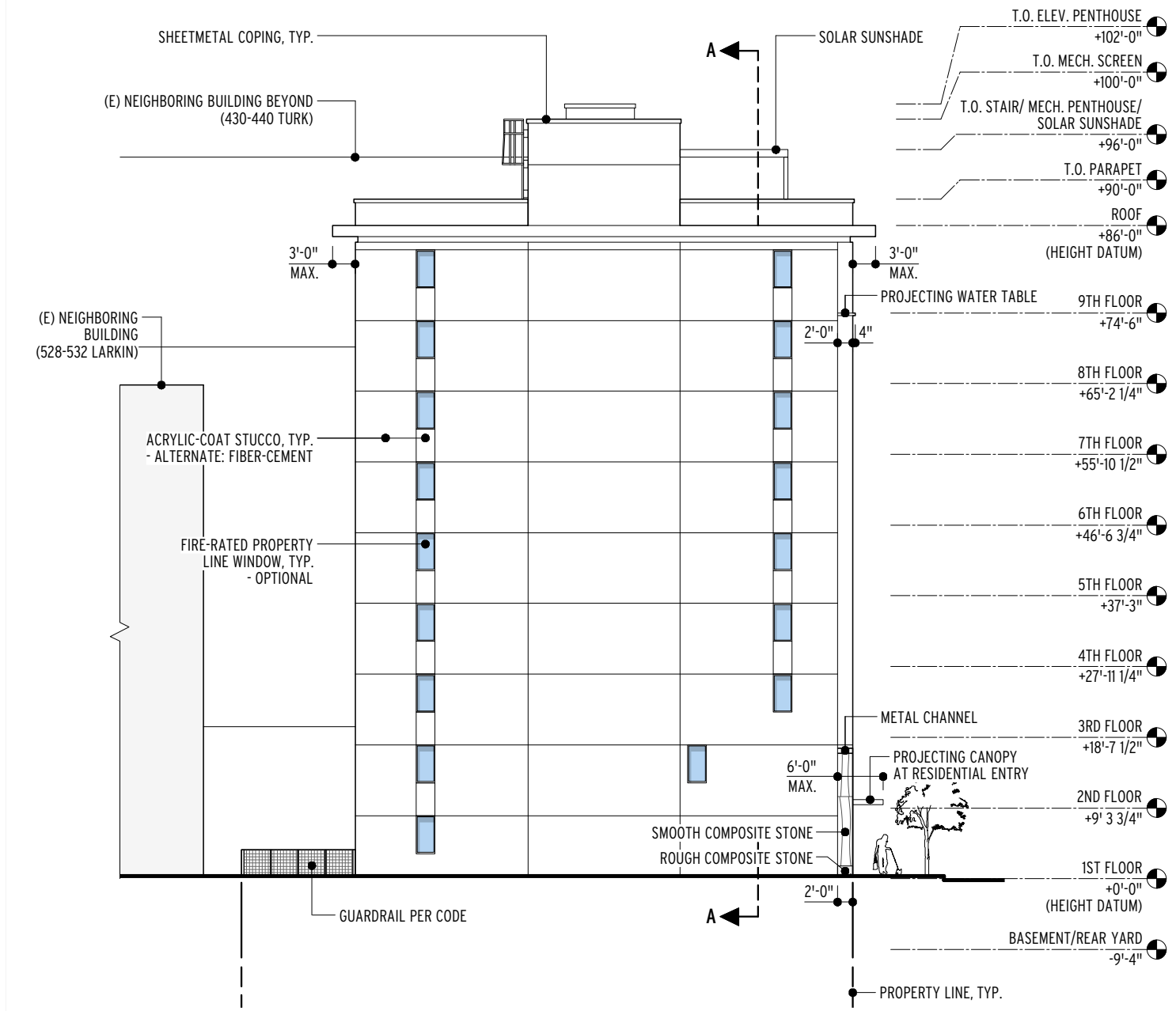
315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

All Rights Reserved.  
The ideas represented  
are the proprietary  
intellectual property  
of Macy Architecture.

PROJECT ENTITLEMENT APPLICATION (CU)

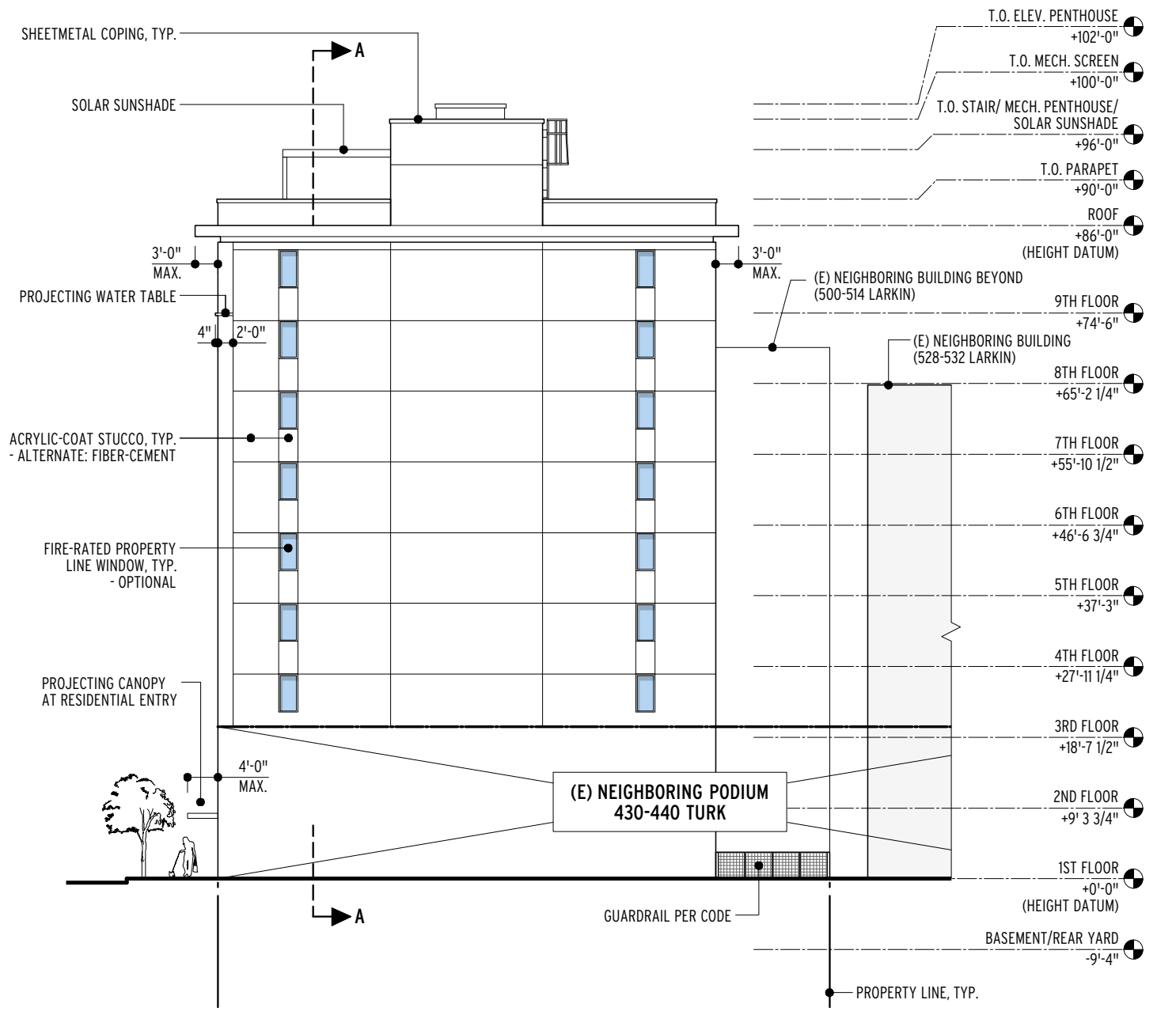
468 TURK STREET, SAN FRANCISCO, CA 94102  
(BLOCK 0366 LOT 006)

PAGE 12 OF 20



0' 5' 10' 20' 40' 60'

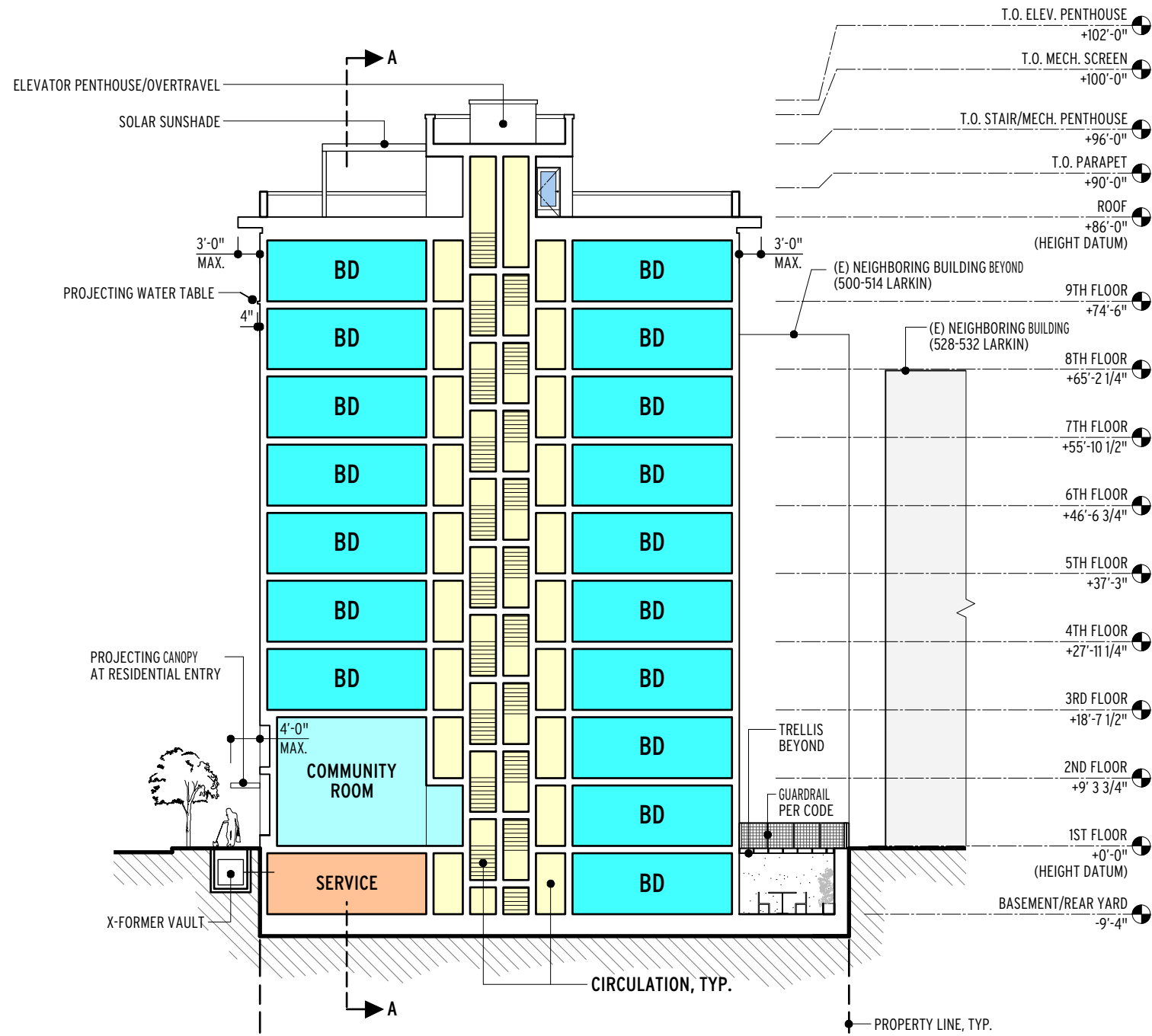
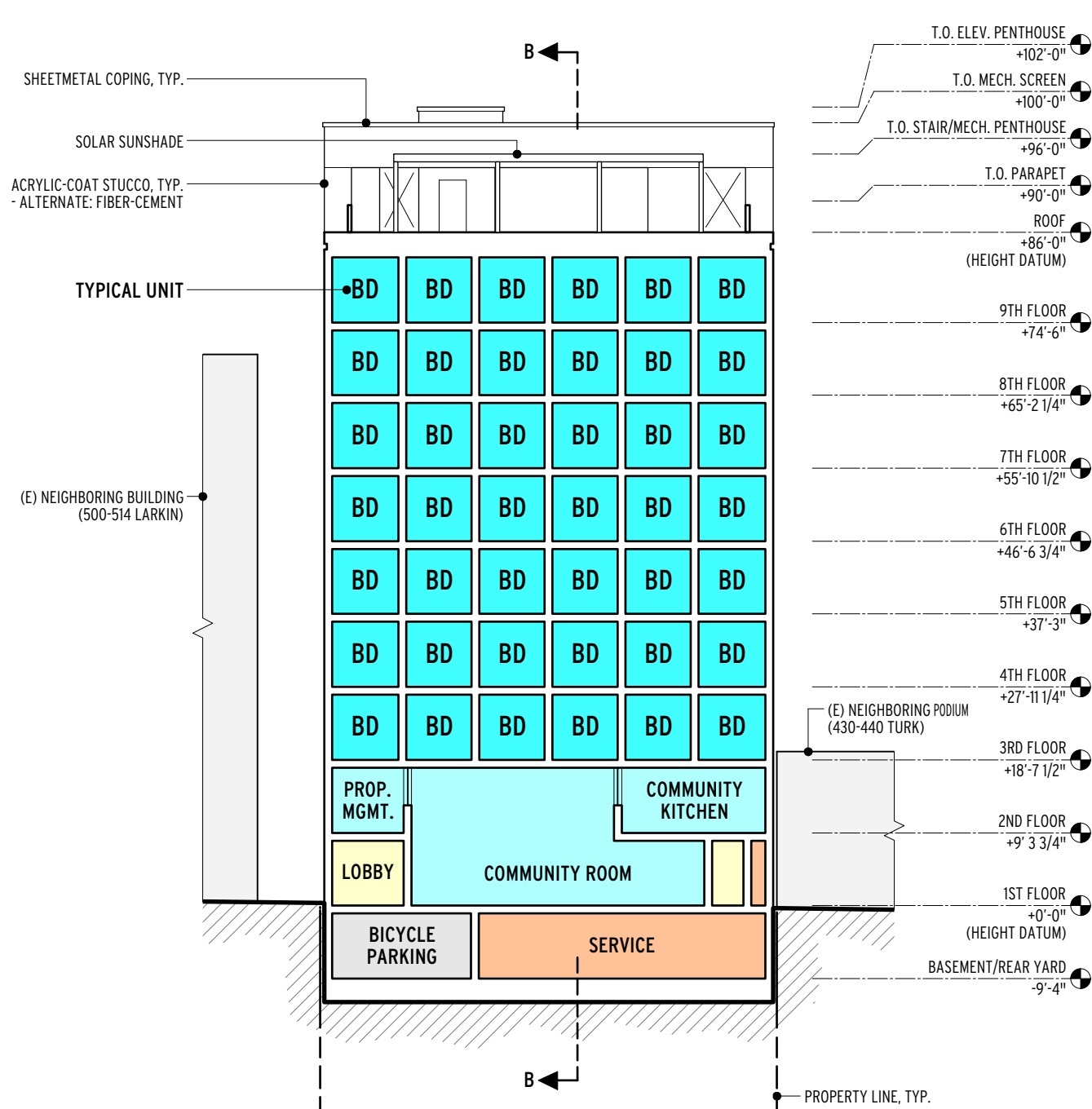
1" = 20'-0"



BONUS PROJECT ELEVATIONS

04/28/2021





0' 5' 10' 20' 40' 60'

1" = 20'-0"

BONUS PROJECT SECTIONS

04/28/2021

**M A C Y**  
**A R C H**  
**I T E C**  
**T U R E**

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

All Rights Reserved.  
The ideas represented  
are the proprietary  
intellectual property  
of Macy Architecture.

PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102  
(BLOCK 0366 LOT 006)

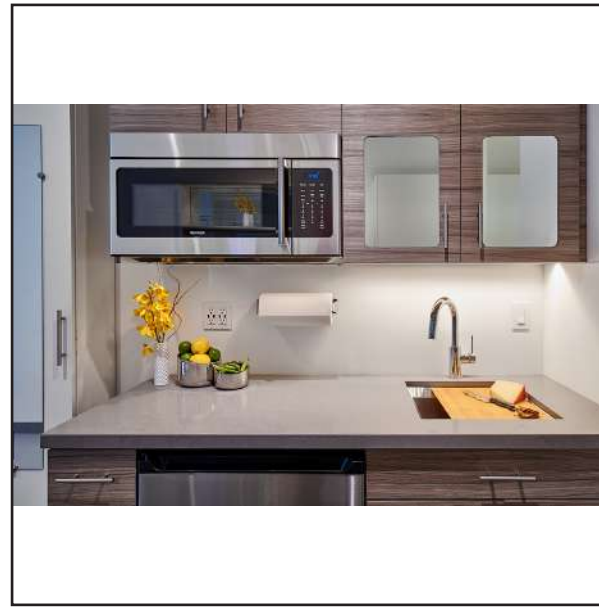
PAGE 14 OF 20



① SOFA-WALL-BED  
- QUEEN SIZED



② SHOWER / WATERCLOSET



③ KITCHENETTE  
- "LIMITED COOKING FACILITIES"  
PER ZA INTERPRETATION SEC. 209.2 (A)



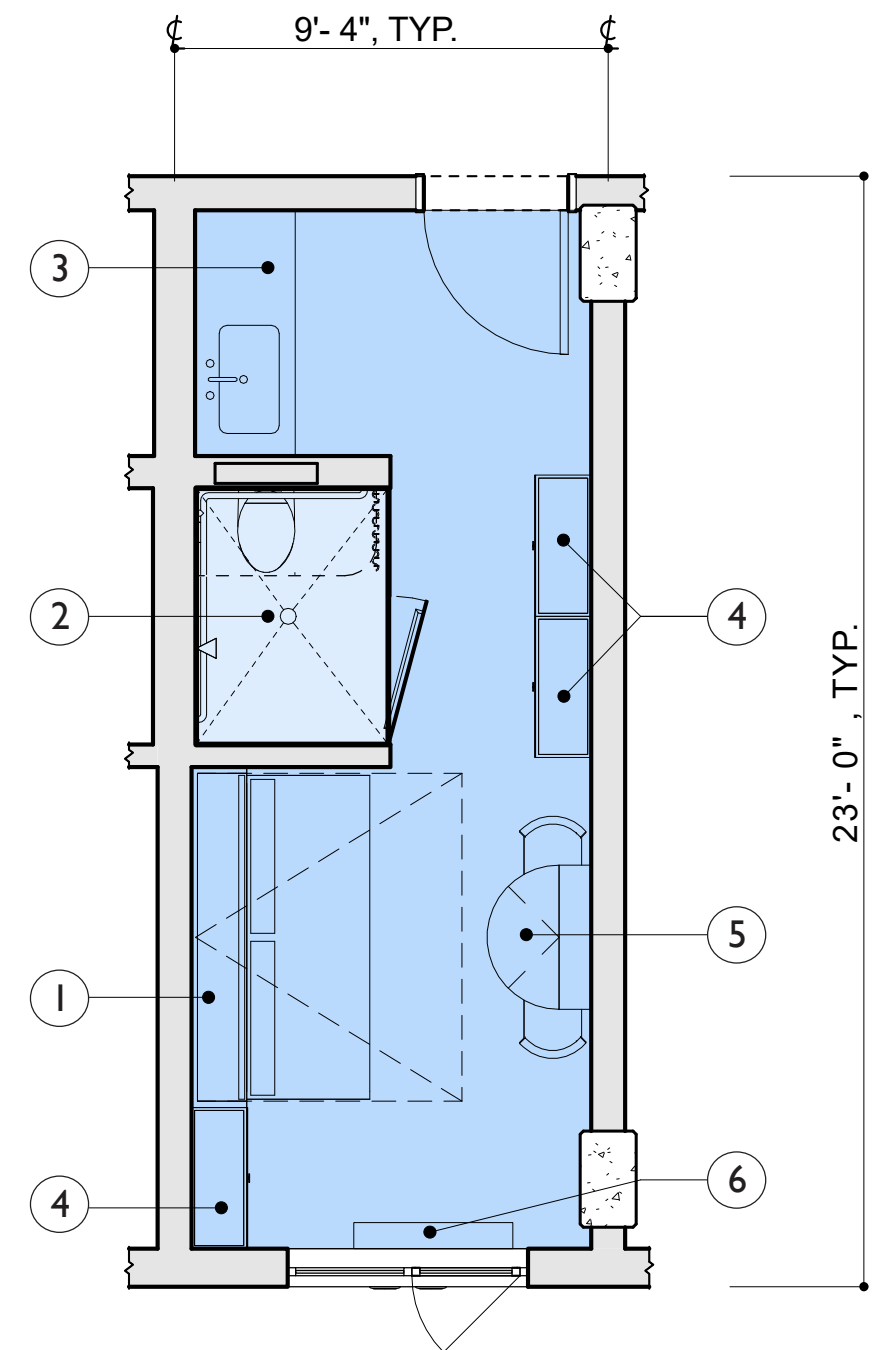
④ WARDROBE / STORAGE



⑤ FLIP-UP TABLE W/ CHAIRS



⑥ HEAT, COOLING & AIR-FILTERING UNIT



UNIT SIZE = 220 GSF

NOTE: SEE COMMENTS ON THESE PHOTOS; NEXT PAGE (P.16)



1/4" = 1'-0"

TYPICAL UNIT

04/28/2021





VIEW TOWARDS LIVING AREA  
-SHOWING SOFA-WALL-BED



VIEW TOWARDS LIVING AREA  
-SHOWING SOFA-WALL-BED DEPLOYED



VIEW TOWARDS ENTRY



FLIP-UP TABLE WITH CHAIRS



WAREDOBE / STORAGE

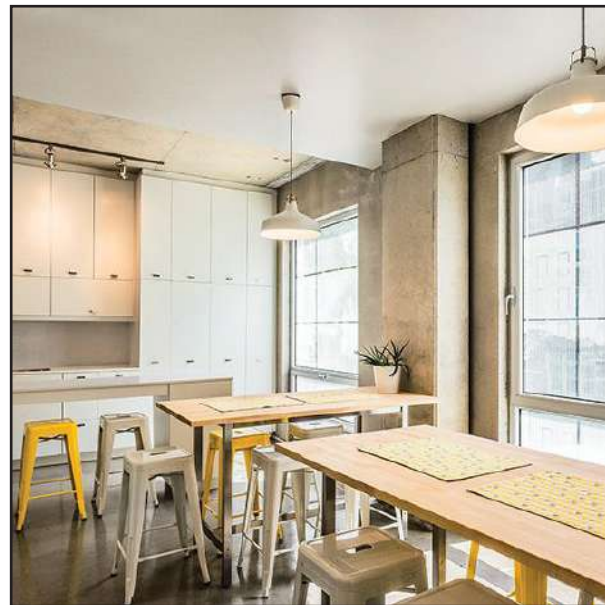
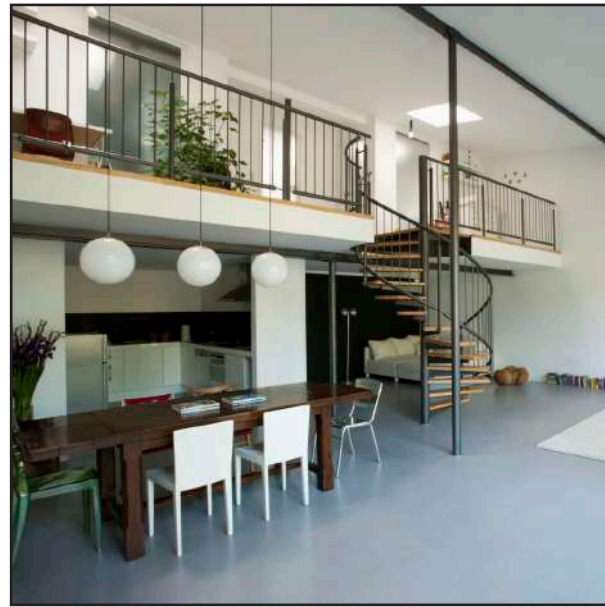


ENTRY  
- SHOWING SHOWER / WATERCLOSET  
ON THE RIGHT

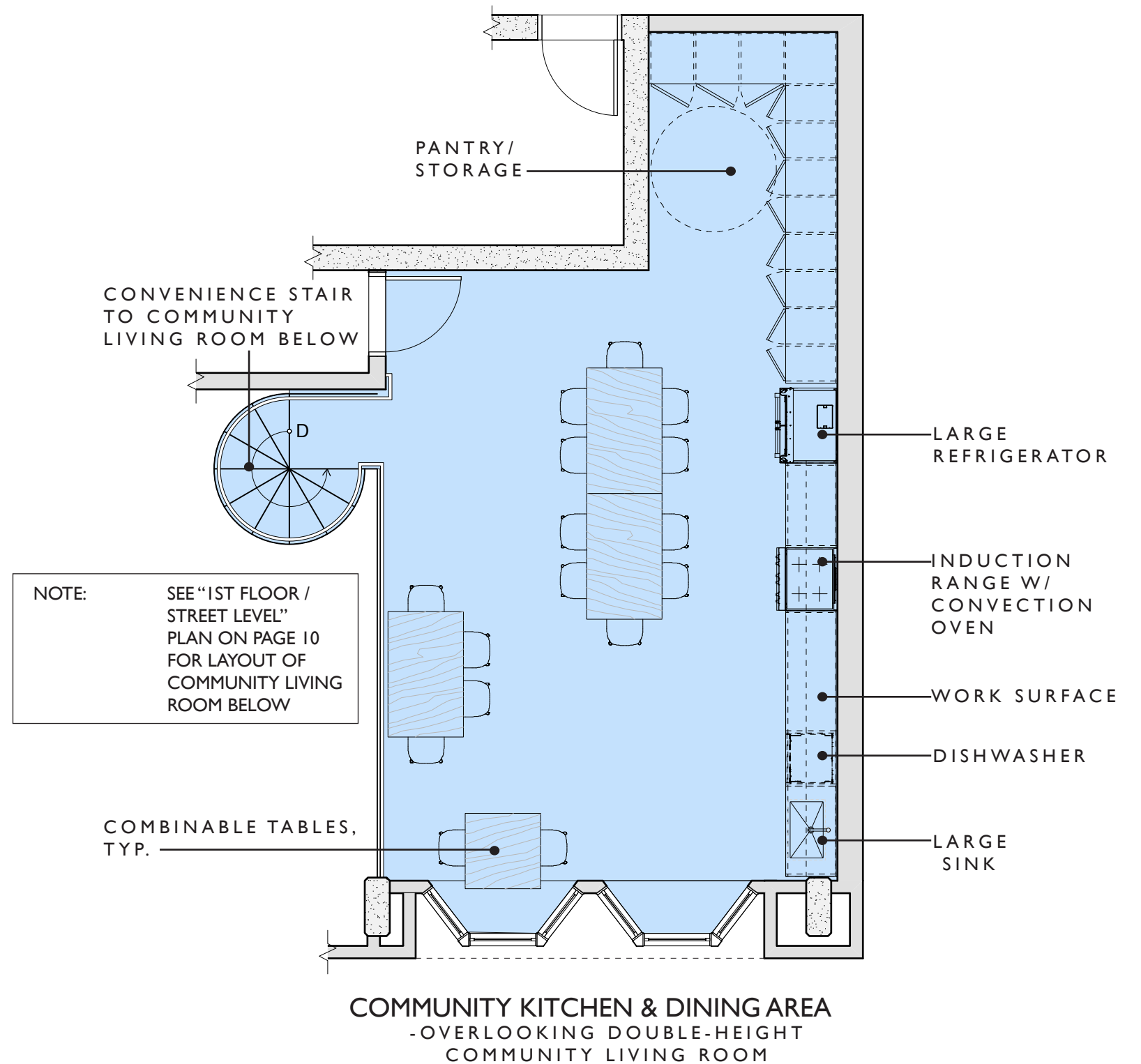


SHOWER / WATERCLOSET

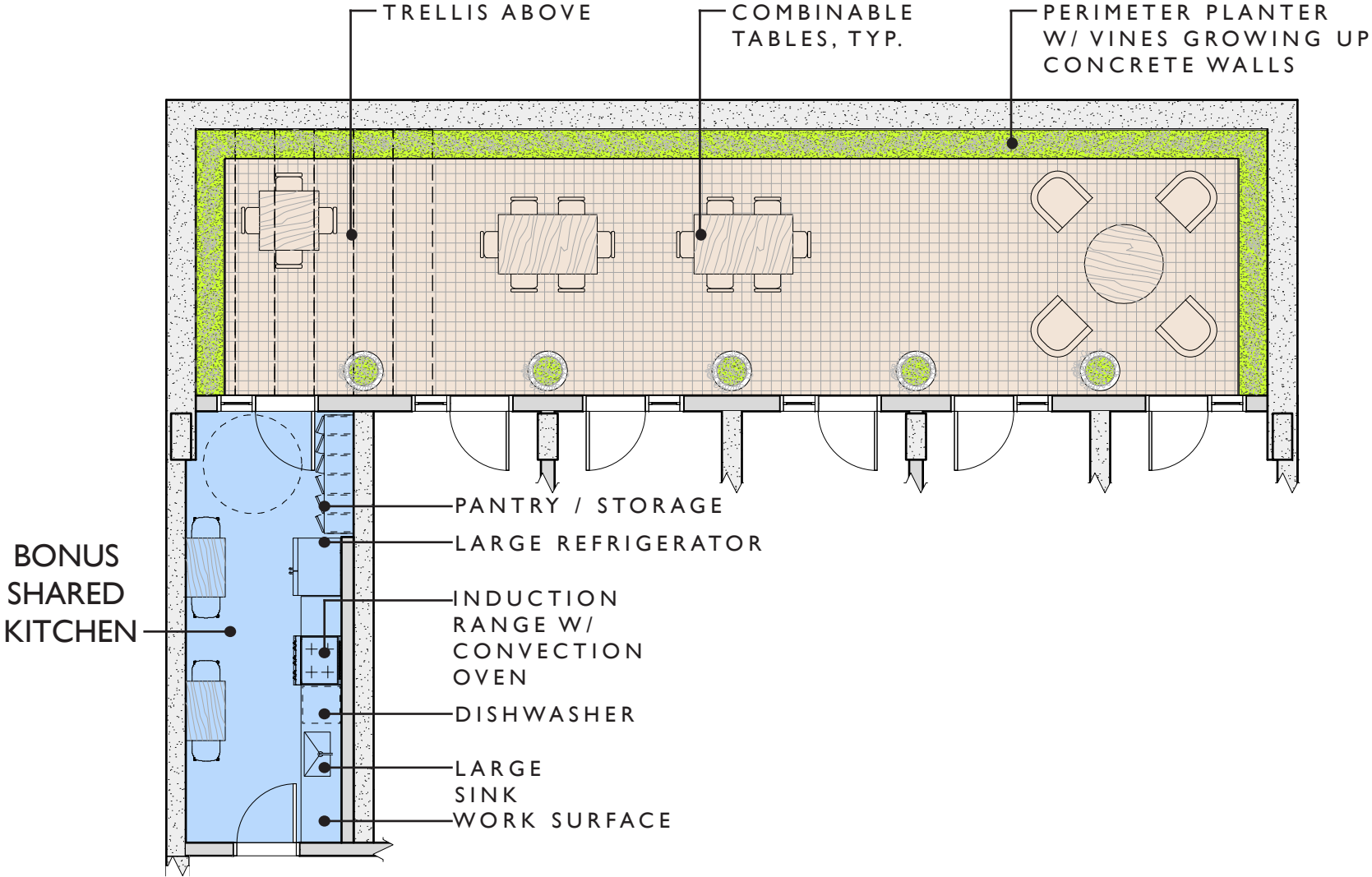
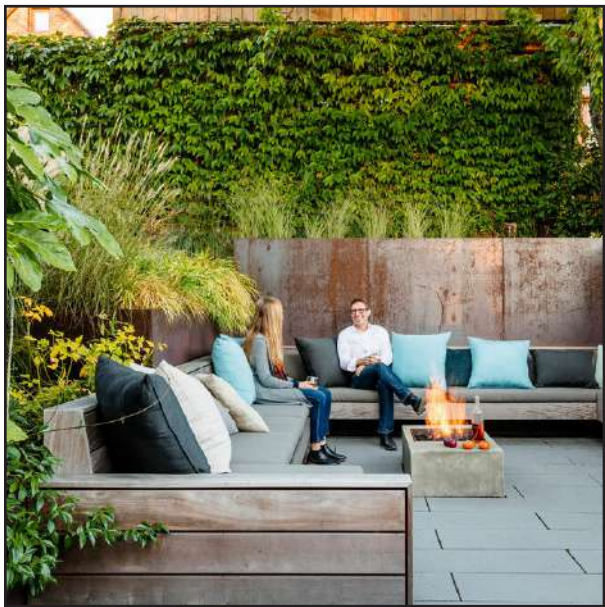
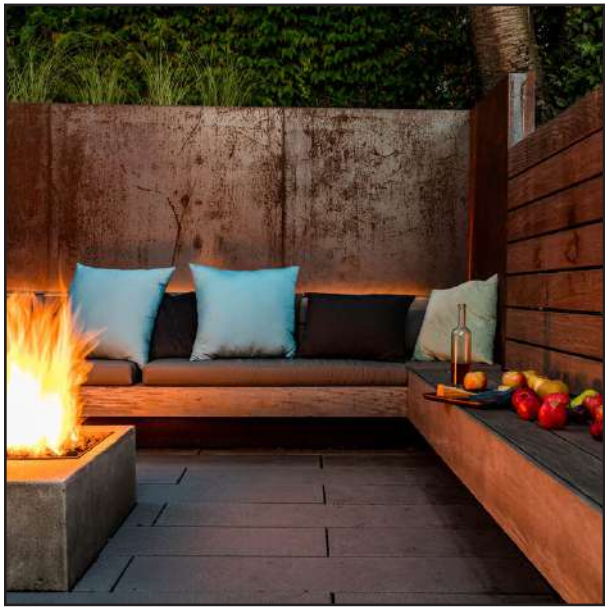
- THESE ARE PHOTOGRAPHS OF A FULL-SIZED MOCK-UP OF A TYPICAL GROUP HOUSING UNIT FOR “351 12TH STREET”.
- “351 12TH STREET” IS A GROUP HOUSING PROJECT APPROVED BY THE PLANNING COMMISSION ON OCTOBER 17, 2019.
- “468 TURK STREET” IS DESIGNED BY MACY ARCHITECTURE, THE SAME ARCHITECT THAT DESIGNED “351 12TH STREET”.
- “351 12TH STREET” AVERAGE UNIT SIZE: = ±178 GSF
- “468 TURK STREET” AVERAGE UNIT SIZE: = ±220 GSF



SOME “LOOK AND FEEL” REFERENCE IMAGES FOR THE PROPOSED COMMUNITY KITCHEN AND DINING AREA



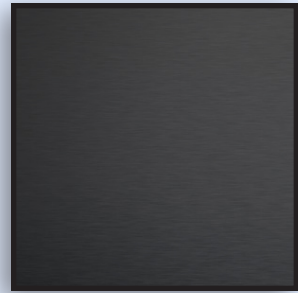




SOME “LOOK AND FEEL” REFERENCE IMAGES FOR THE PROPOSED BONUS SHARED KITCHEN & OUTDOOR AREA

**BONUS SHARED KITCHEN & OUTDOOR AREA**  
 -REAR YARD SERVES AS AN EXTENSION OF THE BONUS SHARED KITCHEN FOR OUTDOOR DINING

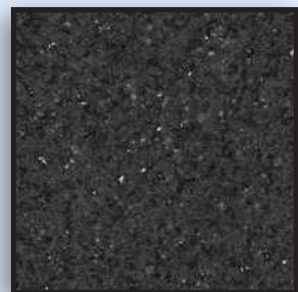




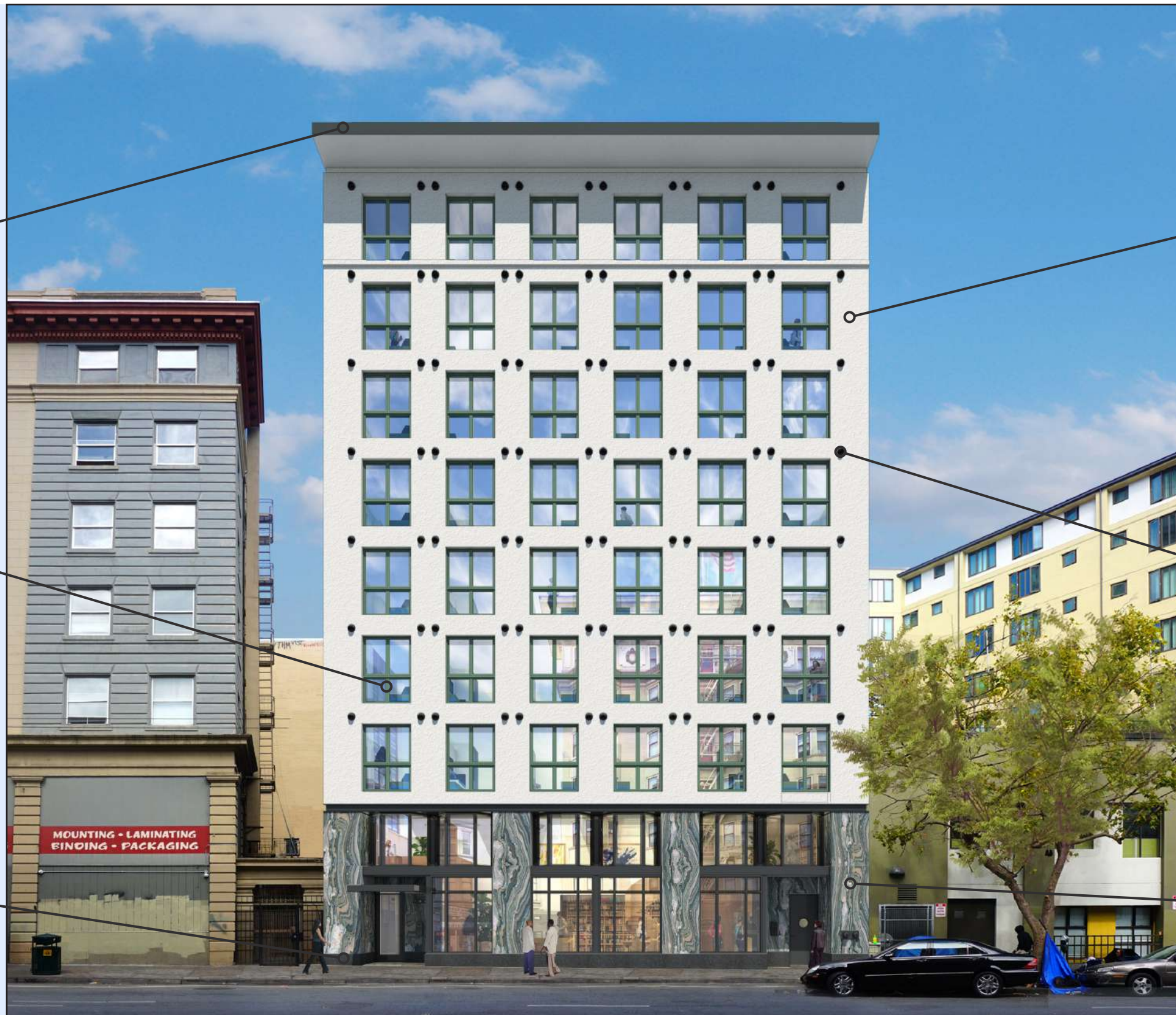
METAL



WINDOW SYSTEM  
- HIGH PERFORMANCE



ROUGH COMPOSITE STONE



ACRYLIC COAT STUCCO  
FINISH  
- INTEGRALLY-COLORED



ALUMINUM VENT CAP  
- AIR INTAKE & EXHAUST



SMOOTH COMPOSITE STONE





STREET VIEW

04/28/2021