

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

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 I" 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 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 "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% AMI, then a Bonus Density of 50% is allowed.

(67 Base Units \times 1.5 = 100.5; round up to 101 per the SDBL)

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 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.

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.

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:

I. 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.

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

- I. 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
- II. 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

TITLE PAGE & TABLE OF CONTENTS

04/28/2021

MACY ARCH ITEC TURE

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)

applicabi 2. Provid 3. A LEEI as early a 4. To ens Attachme VERIFIC, For Munic	sility of specific requirements in the Dor of specific requirements in the Dor GreenPoint Rated Scorec as possible is recommended. sure legibility of DBI archives, ser IGS2_GS3_GS4_GS5 or GS6_ATION* form will be required prioricipal projects, additional Environimatic Point of the CS2_GS3_GS4_GS5 or GS6_ATION* form will be required prioricipal projects, additional Environimatic Point of TITLE Required LEED or	nay depend upon pro e box at the right. ard is not required w submittal must be a I is will be due with the a or to Certificate of Com	ject. For addition and alteration projects, ject scope. CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT ith the site permit application, but using such tools										
IALS LEED/GPR	TITLE Required LEED or		pplicable addendum. A separate "FINAL COMPLIANCE pletion. For details, see Administrative Bulletin 93.	LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON- RESIDENTIAL	OTHER NON- RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	NON-RESIDENTIAL INTERIORS	INTERIORS, ALTERATIONS + ADDITIONS	468 TURK ST. PROJECT NAME 0336-006
R IALS	Required LEED or	REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	468 TURK ST.
R R	GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+ or GPR (75+) CERTIFIED) LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	ADDRESS
FRIALS	EED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r	PRIMARY OCCUPANO
¥	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing readiential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	36,863 GSF GROSS BUILDING AR
ER _	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec. 12A10, SF Building Code ch.13/	(WEG2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	04/19/2021 DESIGN PROFESSIOI or PERMIT APPLICAN (sign & date)
M NO	ION-POTABLE WATER REUSE		New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	
L	WATER-EFFICIENT IRRIGATION	Administrative Code ch.6	New construction projects with aggregated landscape area \$500 s.g.ft, or existing projects with modified landscape area 21,000 s.g.ft, shall use low water use plants or 3 climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with \$2,500 s.g.ft. of landscape area. See www.stwater.org for details.	<u> </u>	•	•	•	•	•	•	•	•	
+	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•	
rgv	BETTER ROOFS	CA Energy Code SFGBC 4.201.1 & 5.201.1.2	Comply with all provisions of the CA Title 24 Part 6 Energy Standards. New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		• ≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•]
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added	1
§ _	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added]
PARK	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide 246A 208 or 240V to EV chargers at 20% of spaces, 120% of			•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	
NOIS	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•	
DIVERS	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14 SF Building Code ch.138	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion	•	•	•	•	75% diversion	•	
ا ړو	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r]
≩ R	HVAC DESIGN REFRIGERANT MANAGEMENT	CALGreen 4.507.2 CALGreen 5.508.1	HVAC shall be designed to ACCA Manual J, D, and S. Use no halons or CFCs in HVAC.	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	-
~	LIGHT POLLUTION	CA Energy Code,	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r				1
HBO	REDUCTION BIRD-SAFE BUILDINGS	CALGreen 5.106.8 Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.		•		•	•			•	•	1
' H T	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.			•	•	•		•	•	•	1
NOIEN	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing 55,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.		•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
POLLUT PREVEN	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
TAL.	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.				•	n/r	n/r	•	•	•	
ALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.		•	•	•	•	•	•	•	•]
ENVIRO QU	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•	
4	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
F	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.		•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
¥ -	RODENT PROOFING FIREPLACES &	CALGreen 4.406.1 CALGreen 4.503.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method. Install only direct-vent or sealed-combustion. EPA Phase II-compliant appliances.	<u> </u>	•	n/r	n/r n/r	•	•	n/r n/r	n/r n/r	n/r n/r	-
DEN.	WOODSTOVES CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.503.1 CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder: slab design specified by	# :-		n/r	n/r			n/r	n/r n/r	n/r n/r	1
RES -	SLAB ON GRADE MOISTURE CONTENT	CALGreen 4.505.2	licensed professional. Wall and floor wood framing must have <19% moisture content before enclosure.	# ·		n/r	n/r			n/r	n/r	n/r	1

GREEN BUILDING CHECKLIST

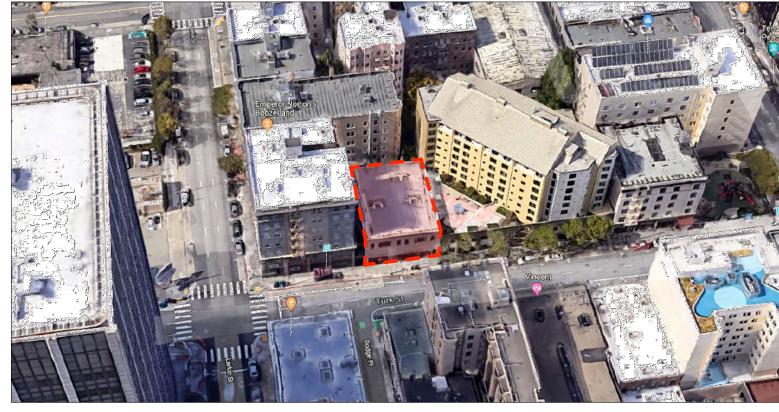
04/28/2021

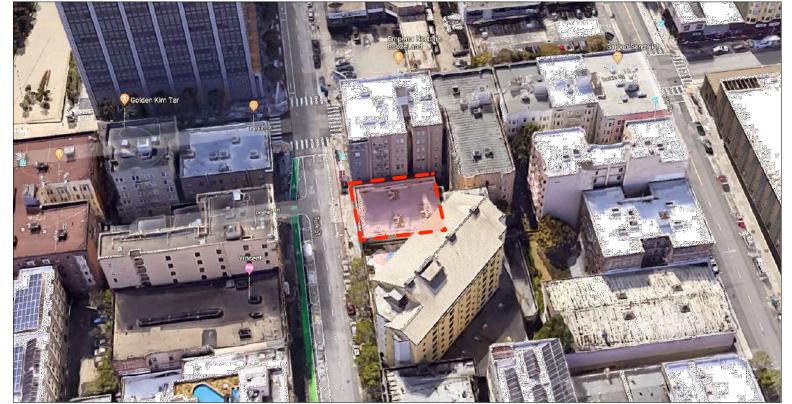
MACY ARCH ITEC TURE

All Rights Reserved. The ideas represented are the proprietary intellectual property of Macy Architecture. PROJECT ENTITLEMENT APPLICATION (CU)









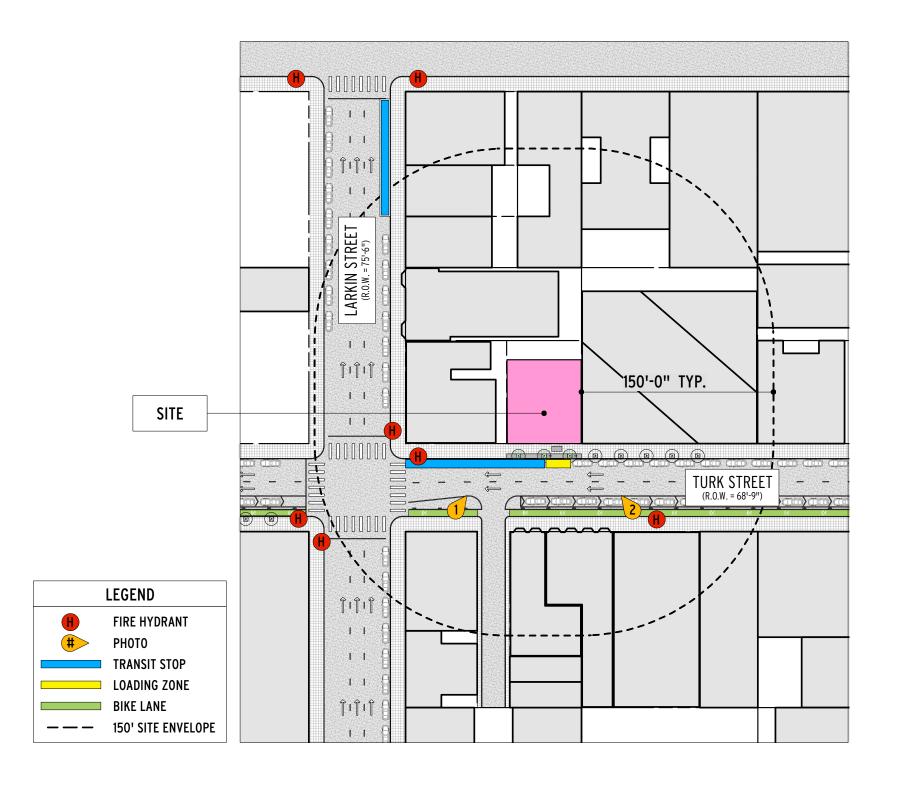
SITE PHOTOS

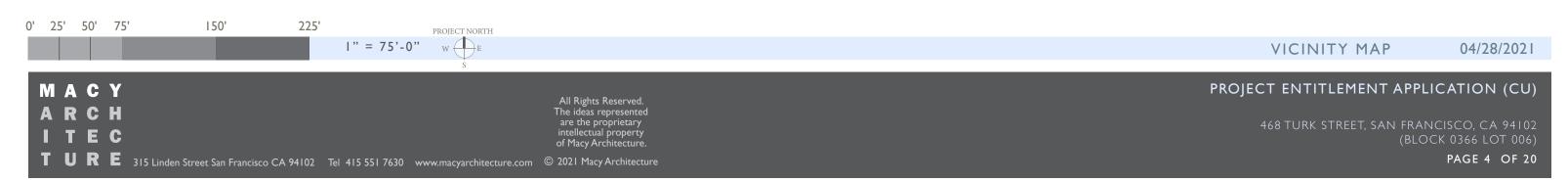
04/28/2021

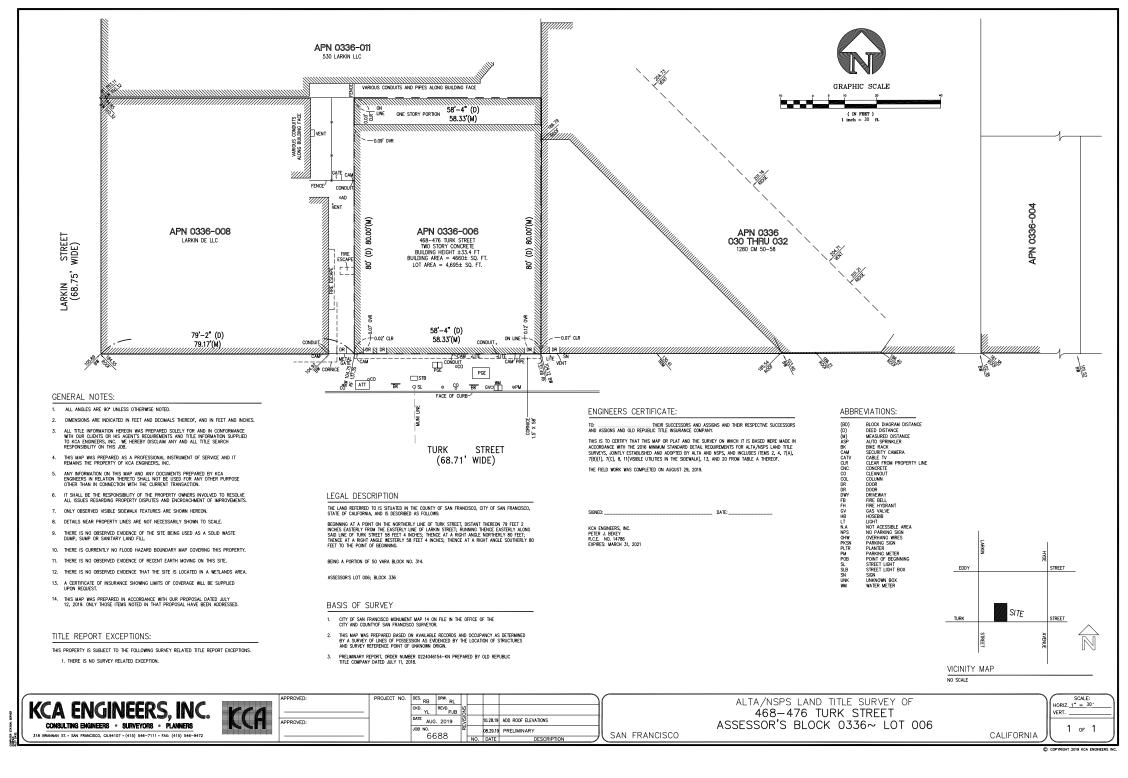
MACY ARCH ITEC

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







30' 60' 90' PROJECT NORTH 1" = 30'-0"

SURVEY

11/13/2020

MACY

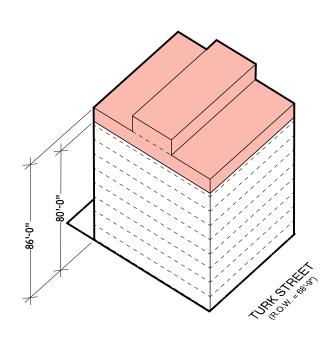
ARCH ITEC

PROPOSED BONUS PROJECT

04/28/2021

MACY ARCH ITEC

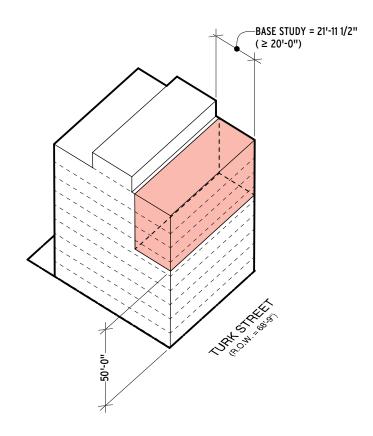
All Rights Reserved. The ideas represented are the proprietary intellectual property of Macy Architecture. PROJECT ENTITLEMENT APPLICATION (CU)



WAIVER (1)

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

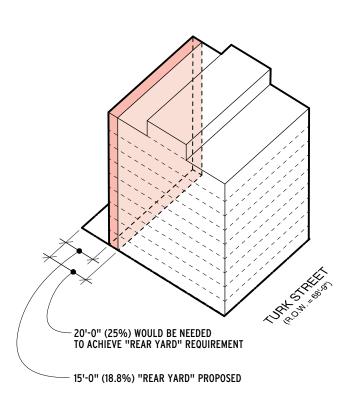
> **BUILDING HEIGHT REQUIREMENT WOULD PHYSICALLY PRECLUDE BONUS UNITS**



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**

DENSITY BONUS WAIVER & CONCESSION DIAGRAMS

04/28/2021

MACY ARCH

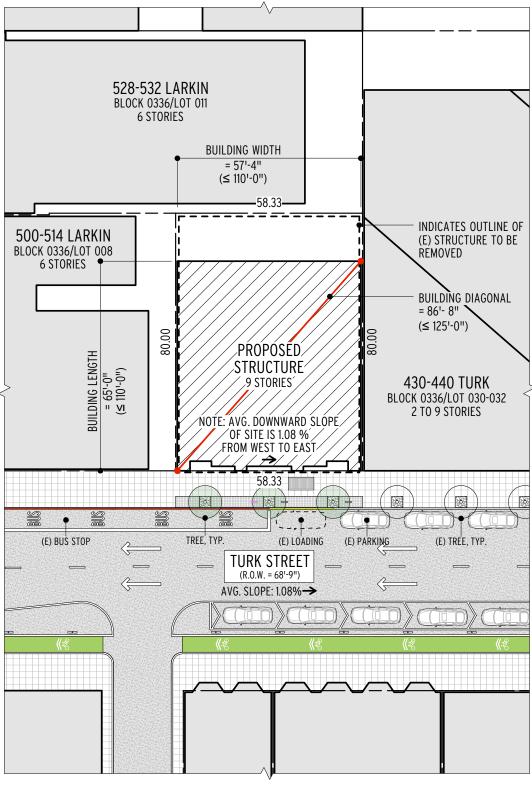
AREA SUMMARY													DESCRIPTION							
LEVEL			В	1	2	3	4	5	6	7	8	9	R	GSF	GSF%	GFA*	A STATE DENSITY BONUS LAW (SDBL) PROJE	ECT CONSISTING OF RENTAL GROUP HOUSING.		
RESIDENTIAL			1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186	60%	22,186				
RESIDENTIAL SHARED LIVING SPACES			303	854	833	73	73	73	73	73	73	73	0	2,501	7%	2,501	PLANNIN	NG DATA		
BICYCLE PARKING			386	0	0	0	0	0	0	0	0	0	0	386	1%	0	ASSESSOR PARCEL: Zoning:	BLOCK 0336 / LOT 006 RC-4		
UTILITY		964	352	47	150	150	150	150	150	150	150	254	2,667	7%	1,449	HEIGHT & BULK DISTRICT:	HIGH DENSITY RESIDENTIAL-COMMERCIAL 80-T			
CIRCULATION			813	1,126	789	866	866	866	866	866	866	866	333	9,123	25%	8,790	LOT AREA:	4,667 +/- SF (0.107 AC) NOTE: SFPUC STORMWATER "SMALL PROJECT"		
TOTAL			3,555	3,651	2,988	3,726	3,726	3,726	3,726	3,726	3,726	3,726	587	36,863	100%	34,926	SPECIAL USE DISTRICT: HISTORIC DISTRICT	NORTH OF MARKET RESIDENTIAL SUBAREA 1 UPTOWN TENDERLOIN HISTORIC DISTRICT		
				* GFA per San Francisco Planning Code Sec. 102													GROSS SQUARE FEET OF CONSTRUCTION: 36,863 SF GROSS FLOOR AREA: 34,926 SF (PER SFPC SEC. 102)			
		Į	JNIT SUM	MARY										GROSS FLOOR AREA. 34,726 SF (PER SFPC SEC. 102)						
LEVEL			В	1	2	3	4	5	6	7	8	9	R	GSF	QTY%	GFA*	"RESIDENTIAL" GROSS FLOOR AREA:	32,335 SF (PER PLANNING DIRECTOR BULLETIN 6, JULY 2019)		
UNIT TYPE	AVG. SF																LIMITC	101 (044 PRDW/40)		
BD	220	QTY SF	5 1,089	6 1,319	6 1,319	12 2,637	0	101 22,186	100%	22,186	UNITS:	101 (944 BDRM/AC) - MAX. TOTAL BEDS = 202								
TOTAL	220	QTY SF	5 1,089	6 1,319	6 1,319	12 2,637	0	101 22,186	100%	22,186										
	* GFA per San Francisco Planning Code Sec. 102													USABLE OPEN SPACE:	2,230 SF PROVIDED - (101) COMMON @ 48/3 SF = 1,616 SF REQ'D					
	OPEN SPACE AREA SUMMARY											BICYCLE PARKING: 54 CLASS I SPACES								
LEVEL			В	1	2	3	4	5	6	7	8	9	R	GSF				(45 REQ'D.) - PLUS (6) CLASS II PROVIDED		
USABLE OPEN SPACE		860	0	0	0	0	0	0	0	0	0	1,370	2,230				(4 REQ'D.)			
																	AUTOMOBILE PARKING:	O SPACES -NONE REQUIRED		
															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		

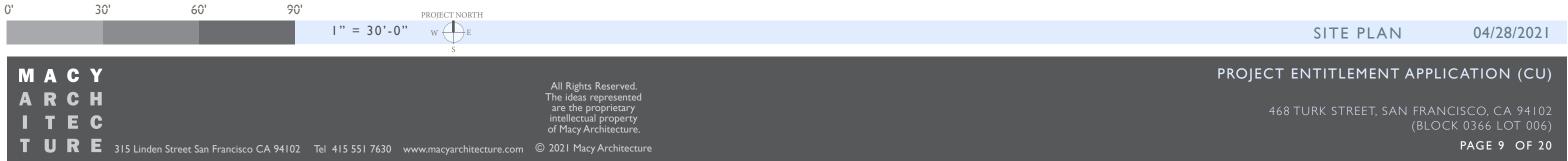
BONUS PROJECT DESCRIPTION & DATA

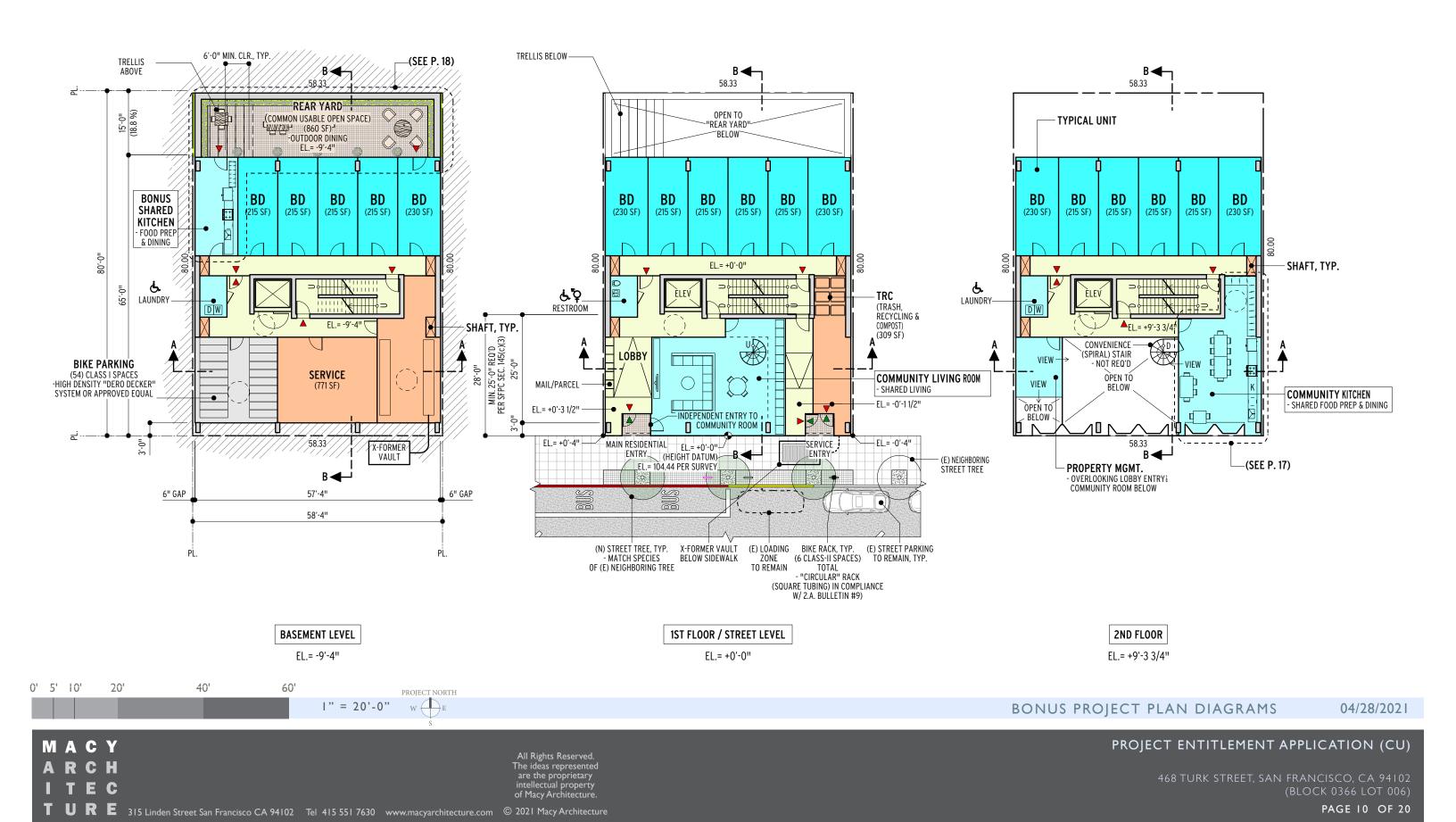
04/28/2021

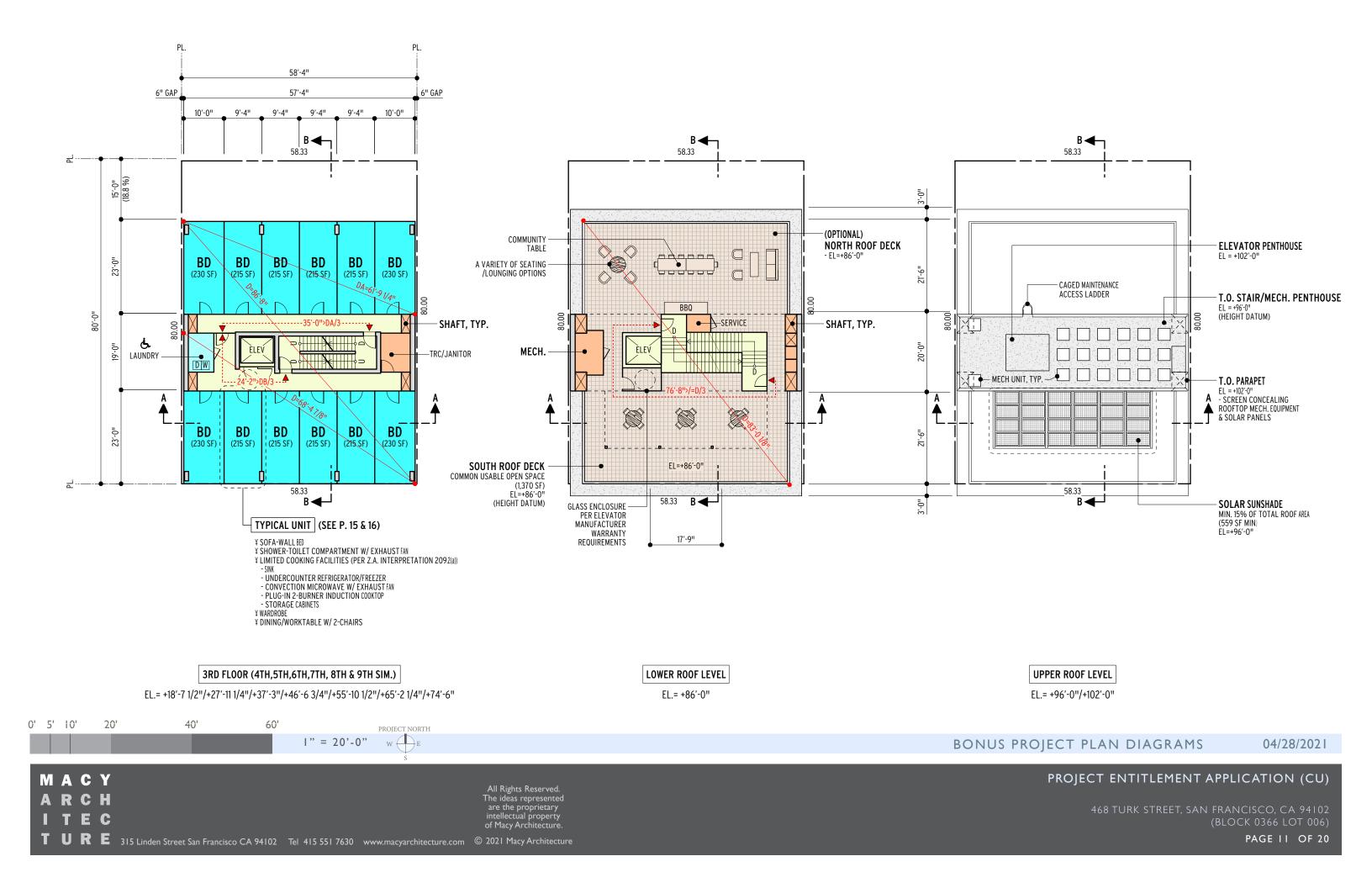
MACY A R C H ITEC T U R E 315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

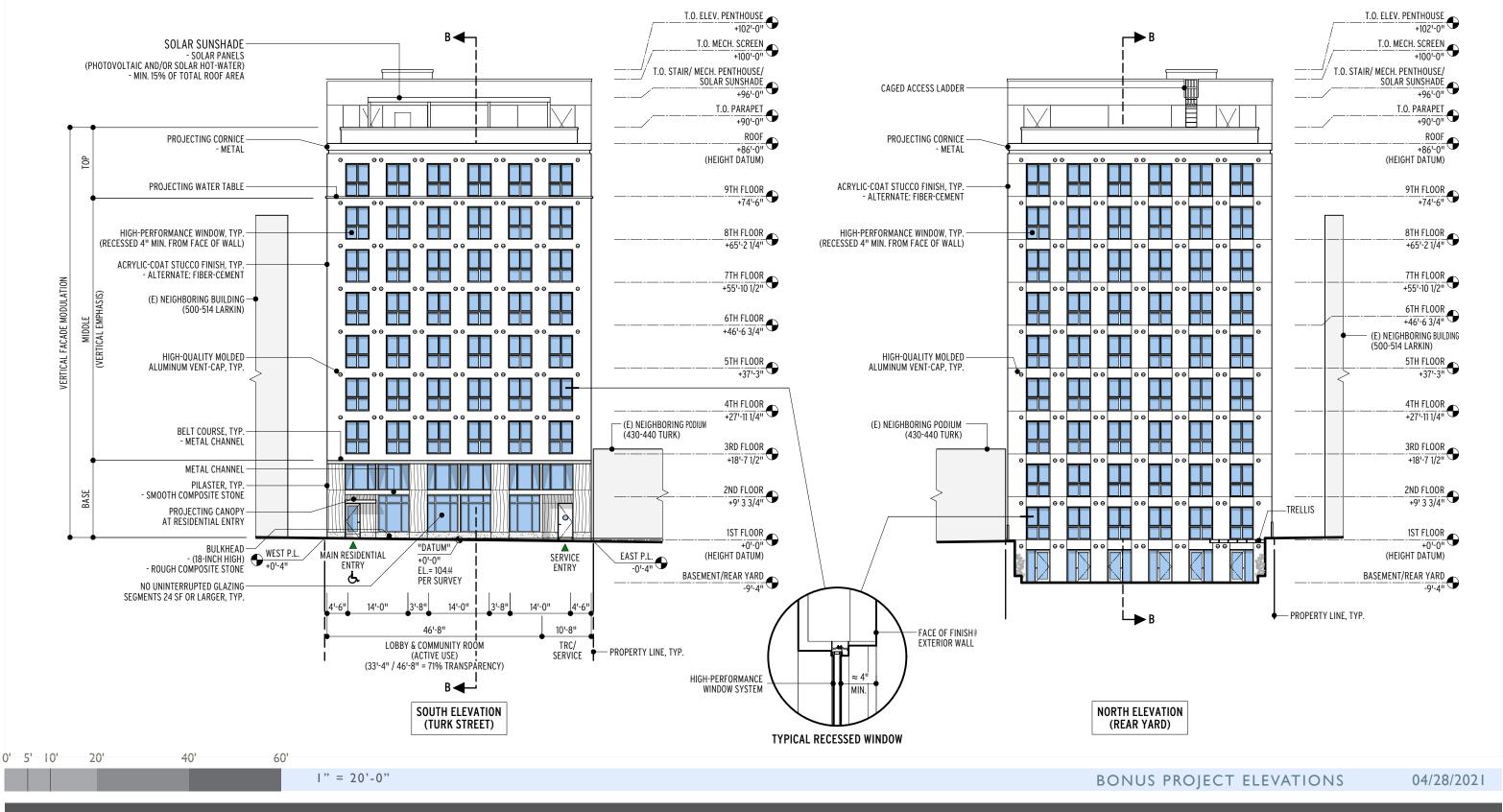
All Rights Reserved. The ideas represented are the proprietary intellectual property of Macy Architecture.







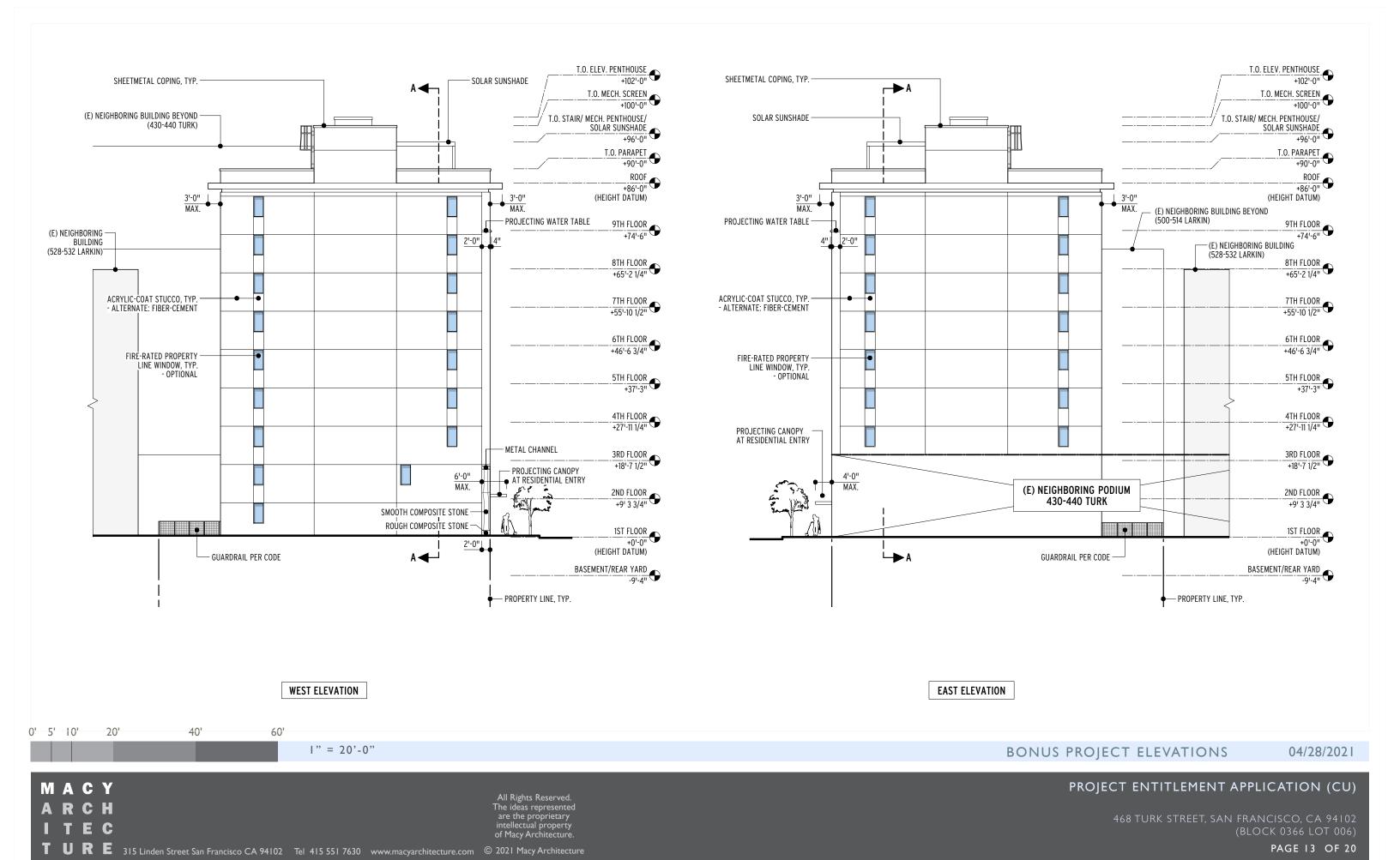


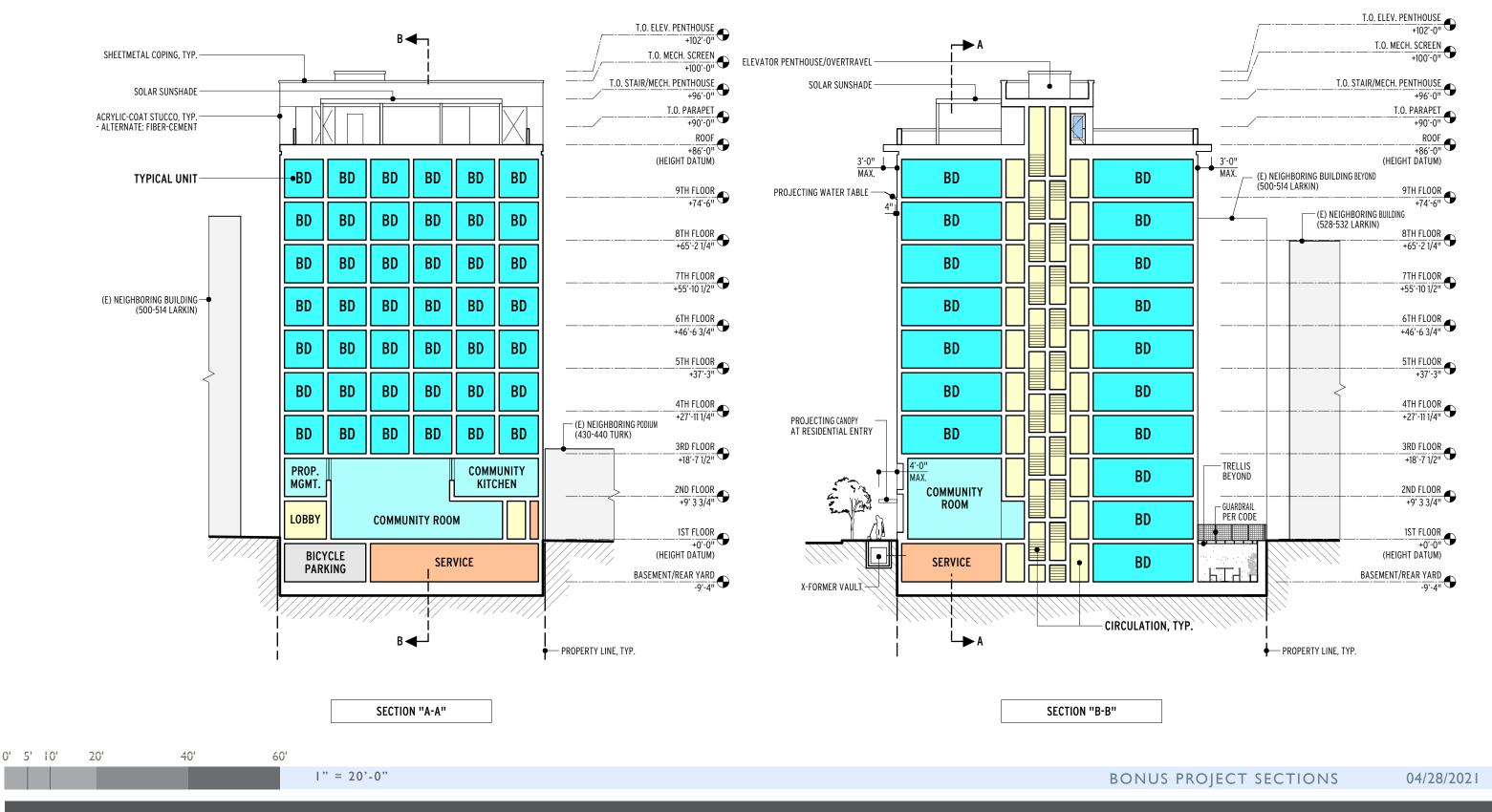


PROJECT ENTITLEMENT APPLICATION (CU)

468 turk street, san francisco, ca 94102 (Block 0366 lot 006)

PAGE 12 OF 20





M A C Y
A R C H
I T E C
T U R E 3

All Rights Reserved. The ideas represented are the proprietary intellectual properties.

All Rights Reserved. The ideas represented are the proprietary intellectual properties.

All Rights Reserved. The ideas represented are the proprietary intellectual properties.

All Rights Reserved. The ideas represented are the proprietary intellectual properties.

PROJECT ENTITLEMENT APPLICATION (CU)

468 turk street, san francisco, ca 94102 (Block 0366 lot 006)

PAGE 14 OF 20





SOFA-WALL-BED - QUEEN SIZED



SHOWER / WATERCLOSET



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



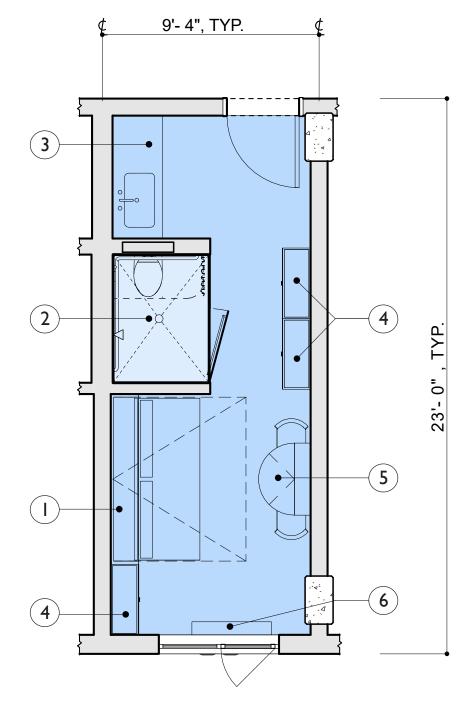
(4) WARDROBE / STORAGE



FLIP-UP TABLE W/ CHAIRS



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

M A C Y ARCH

All Rights Reserved. The ideas represented are the proprietary

PROJECT ENTITLEMENT APPLICATION (CU)



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



WAREDROBE / 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: $= \pm 178$ GSF

"468 TURK STREET" AVERAGE UNIT SIZE: = ±220 GSF

GROUP HOUSING UNIT PRECEDENT

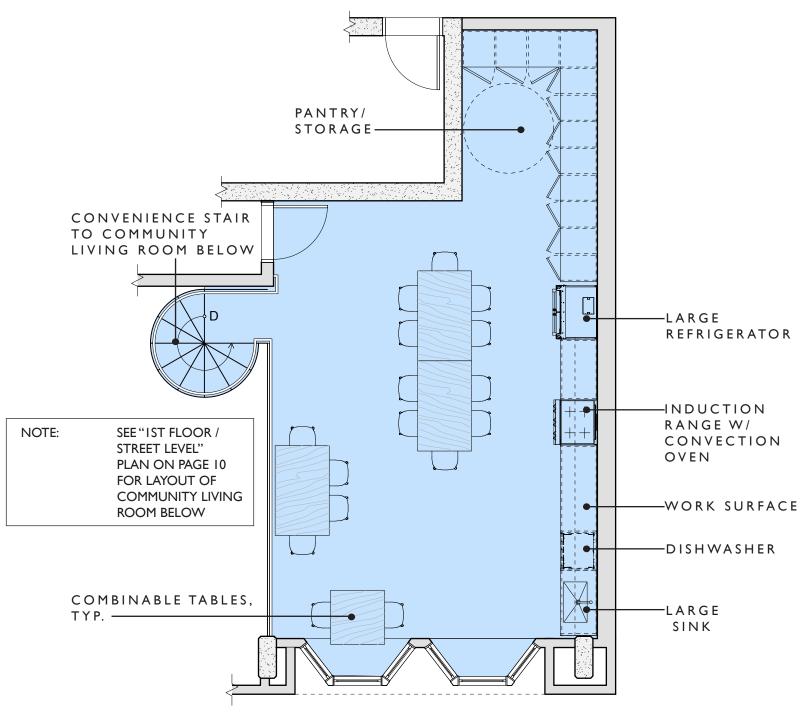
04/28/2021











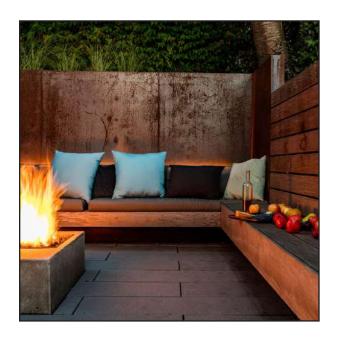
COMMUNITY KITCHEN & DINING AREA
-OVERLOOKING DOUBLE-HEIGHT
COMMUNITY LIVING ROOM

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

COMMUNITY KITCHEN & DINING AREA

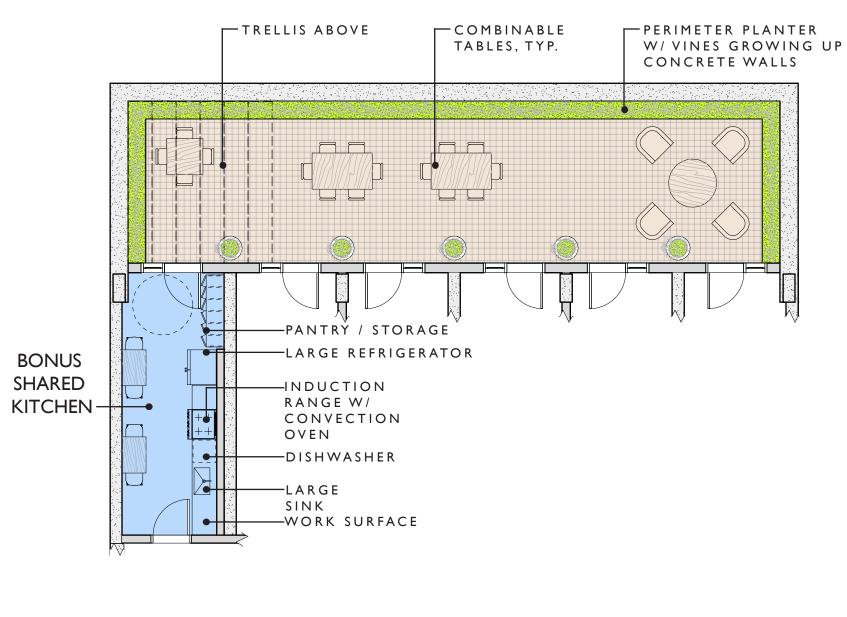
04/28/2021

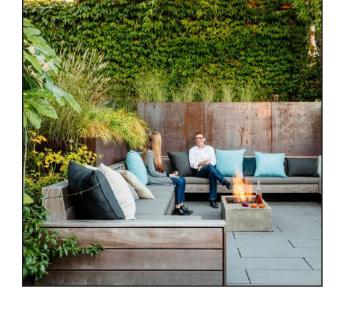
PAGE 17 OF 20











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

BONUS SHARED KITCHEN & OUTDOOR DINING

04/28/2021

MACY ARCH ITEC TURE

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



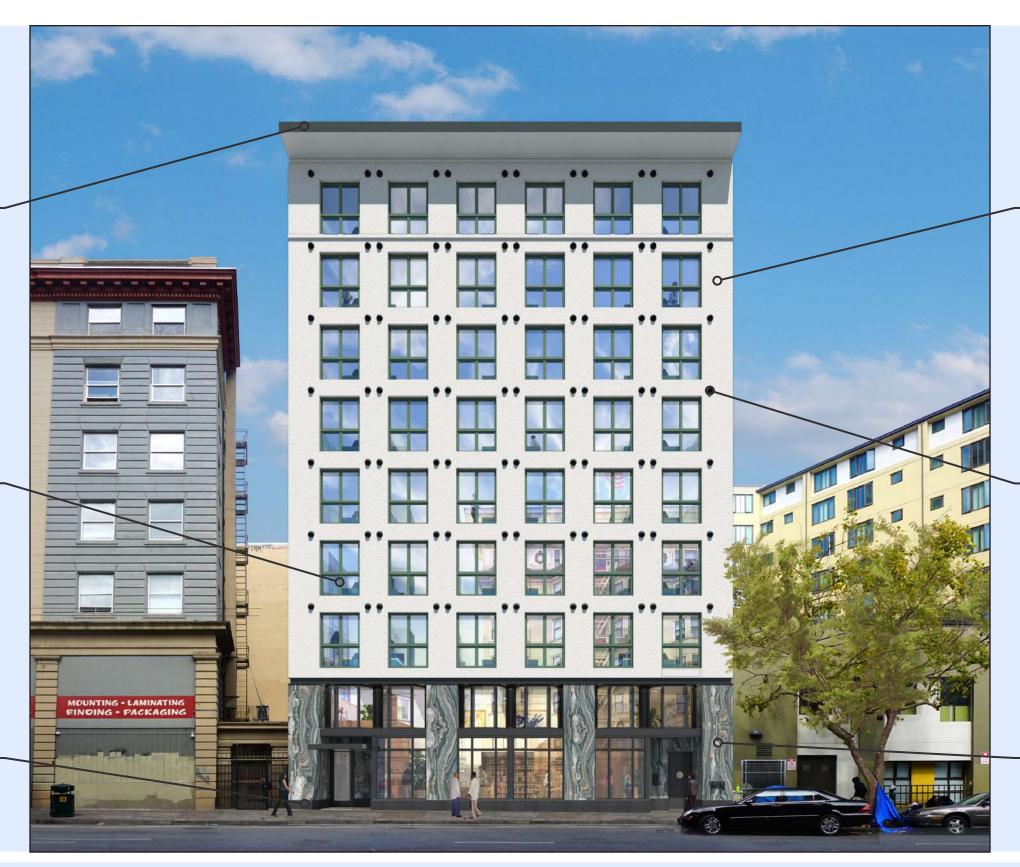
METAL



WINDOW SYSTEM - HIGH PERFORMANCE



ROUGH COMPOSITE STONE



TURK STREET FACADE & MATERIAL PALETTE

04/28/2021

MACY ARCH ITEC

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

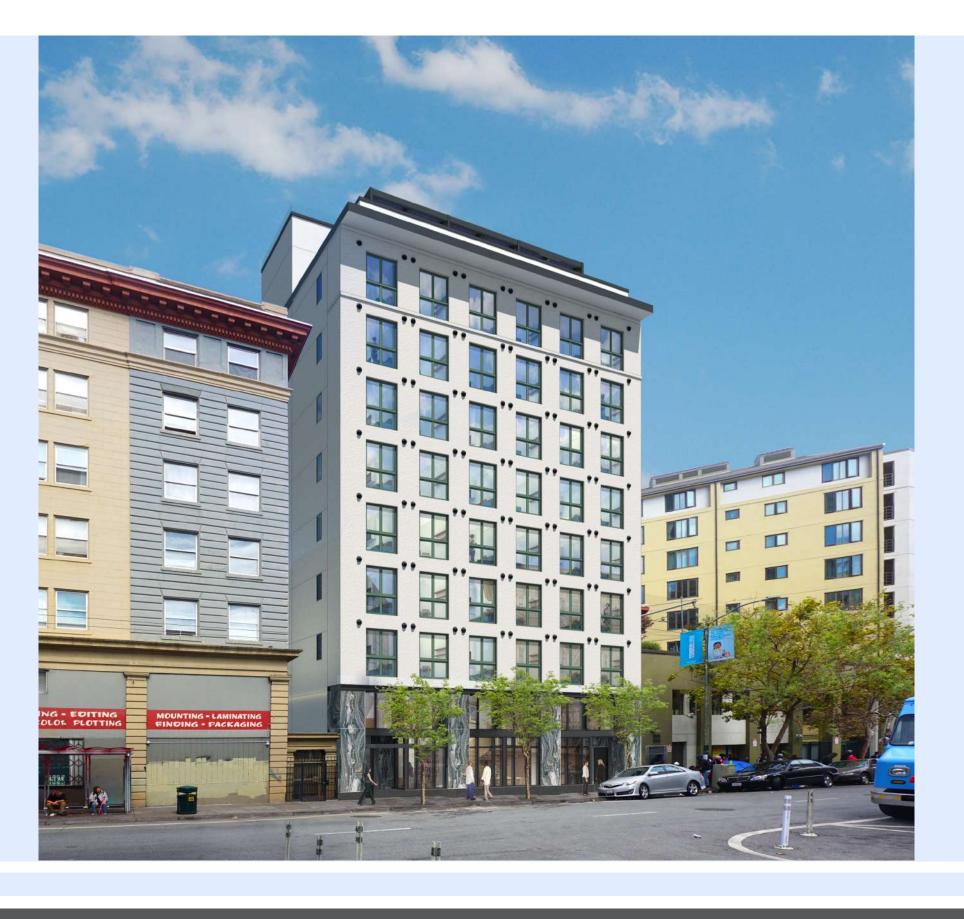
ACRYLIC COAT STUCCO

- INTEGRALLY-COLORED

ALUMINUM VENT CAP

- AIR INTAKE & EXHAUST

FINISH



STREET VIEW

04/28/2021

MACY ARCH ITEC TURE

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 20 OF 20