

San Francisco Planning Department 915 Cayuga Avenue



SAN FRANCISCO
PLANNING DEPARTMENT

Planning Commission

April 11, 2019

915 Cayuga Avenue

- General Project Overview
- Development Agreement
- Family History
- Project Design

General Project Overview



Project Description

- Demolition of existing commercial buildings
- New construction of five-over-two-basement building
- 116 residential units
 - 16 studios, 18 1-bedrooms, 70 2-bedrooms, and 12 3-bedrooms
 - 50% units of the total units are affordable
- 66 residential parking spaces
- 134 Class 1 bicycle parking spaces

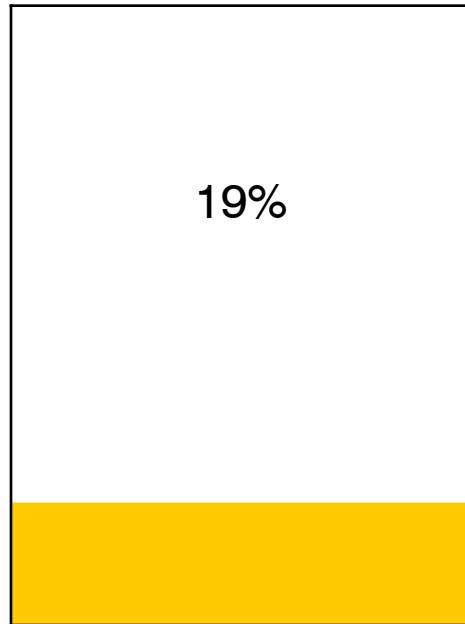


Legislative Amendments

- Rezone entire project site to Excelsior Outer Mission Neighborhood Commercial District
- Establish the Cayuga/Alemany Special Use District
 - Allows greater density and increased height at project site
- Approve a Focused Development Agreement



Affordability



Planning Code

- 19%



Project Approvals

- Rezone entire project site to Excelsior Outer Mission Neighborhood Commercial District
- Establish the Cayuga/Alemany Special Use District
- Approve a Focused Development Agreement
- Conditional Use Authorization for the proposed new construction residential building at the project site



An aerial photograph of the San Francisco skyline, showing a dense collection of skyscrapers and buildings. The Transamerica Pyramid is prominent in the center. The city extends to the waterfront with various structures and a bridge visible in the distance. The sky is filled with scattered clouds.

915 Cayuga Focused Development Agreement



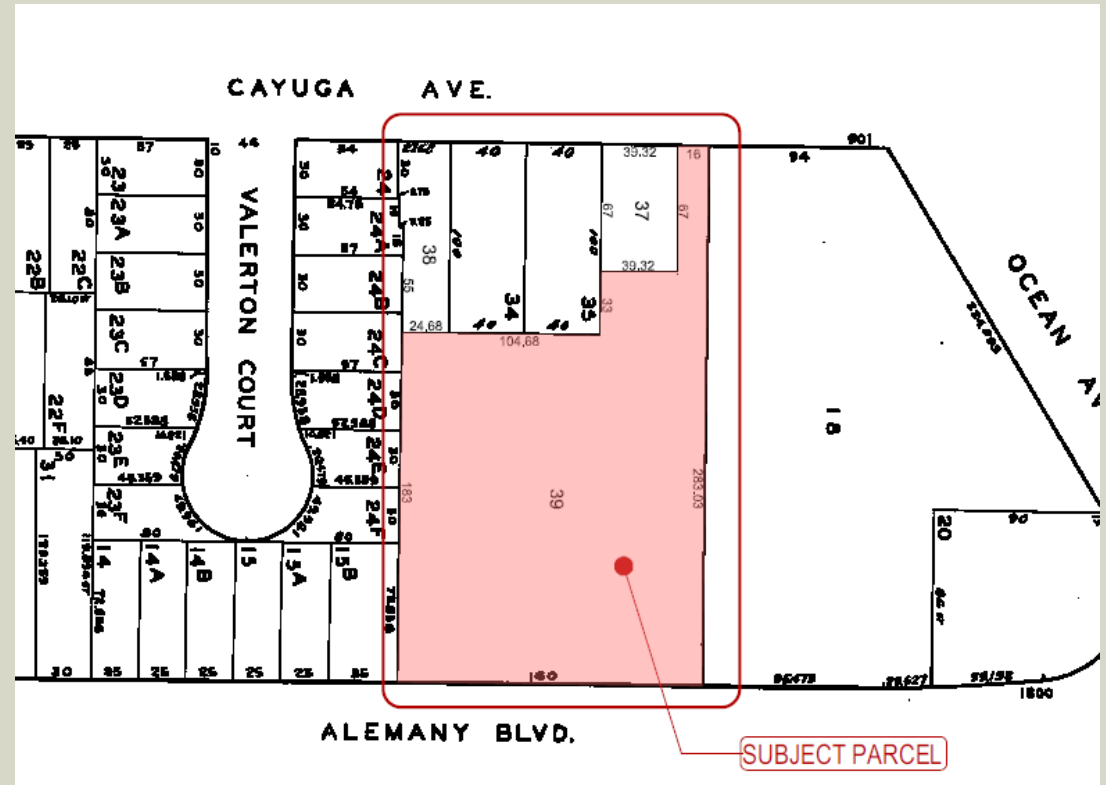
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April 11, 2019
Crezia Tano



FOCUSED DEVELOPMENT AGREEMENT

50% AFFORDABILITY VS. 19%
AFFORDABILITY THROUGH SECTION 415
AND 25% AFFORDABILITY THROUGH
HOME-SF

SINGLE PHASE DEVELOPMENT





DEVELOPMENT AGREEMENT BENEFITS

AFFORDABILITY AND FAMILY HOUSING

- 116 Total Units
- **58 BMR Units (50% Affordability)**
 - 11 Units @ 55% AMI (10%)
 - 12 Units @ 80% AMI (10%)
 - 35 Units @ 100% AMI (30%)
- Bedroom Mix
 - 16 Studio Units (14%)
 - 18 One Bedroom Units (16%)
 - **70 Two Bedroom Units (60%)**
 - **12 Three Bedroom Units (10%)**

70%

STREAMLINED BMR DELIVERY

- Predetermined review and response periods
- Clearly identified roles and responsibilities
- Project Sponsor commitment to increase staffing during lottery and lease up
- 7 month review and approval process



NEIGHBORHOOD CONTEXT

AFFORDABLE HOUSING IN THE EXCELSIOR – OUTER MISSION

- 18,270 housing units within the Excelsior-Outer Mission Area
 - Only 34 of those units are BMR units
 - Only 11 units were built in the last decade
- The 915 Cayuga project will increase the number of BMR units from 34 units to 92 units, nearly tripling the number of BMR units
- Because the units are privately funded, neighborhood preference will be allowed

SMALL BUSINESS RETENTION

- The Invest in Neighborhoods Point Person, in coordination with the project sponsor, has conducted outreach to the commercial tenants to assist in relocation efforts
- Three tenants are being connected to OEWD's non-profit partner, the Excelsior Action Group, to explore commercial opportunities along the Mission Street Commercial Corridor

Family History & Project Design







PROJECT NAME

915 Cayuga Ave.
SAN FRANCISCO, CA



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SHEET TITLE

Vicinity Map

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	SH.R.
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CHECKED	R.K.
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DATE	10/20/2016
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REVISED DATE	04/03/2019
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JOB NO.	16-1723
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SHEET NO.

A-0.4

PROJECT NAME

915 Cayuga Ave.
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Rear Perspective

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JOB NO.	16-1723
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SHEET NO.

A-0.5





PROJECT NAME

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Street View

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REVISED DATE 04/03/2019

JOB NO. 16-1723

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Proposed Site Plan

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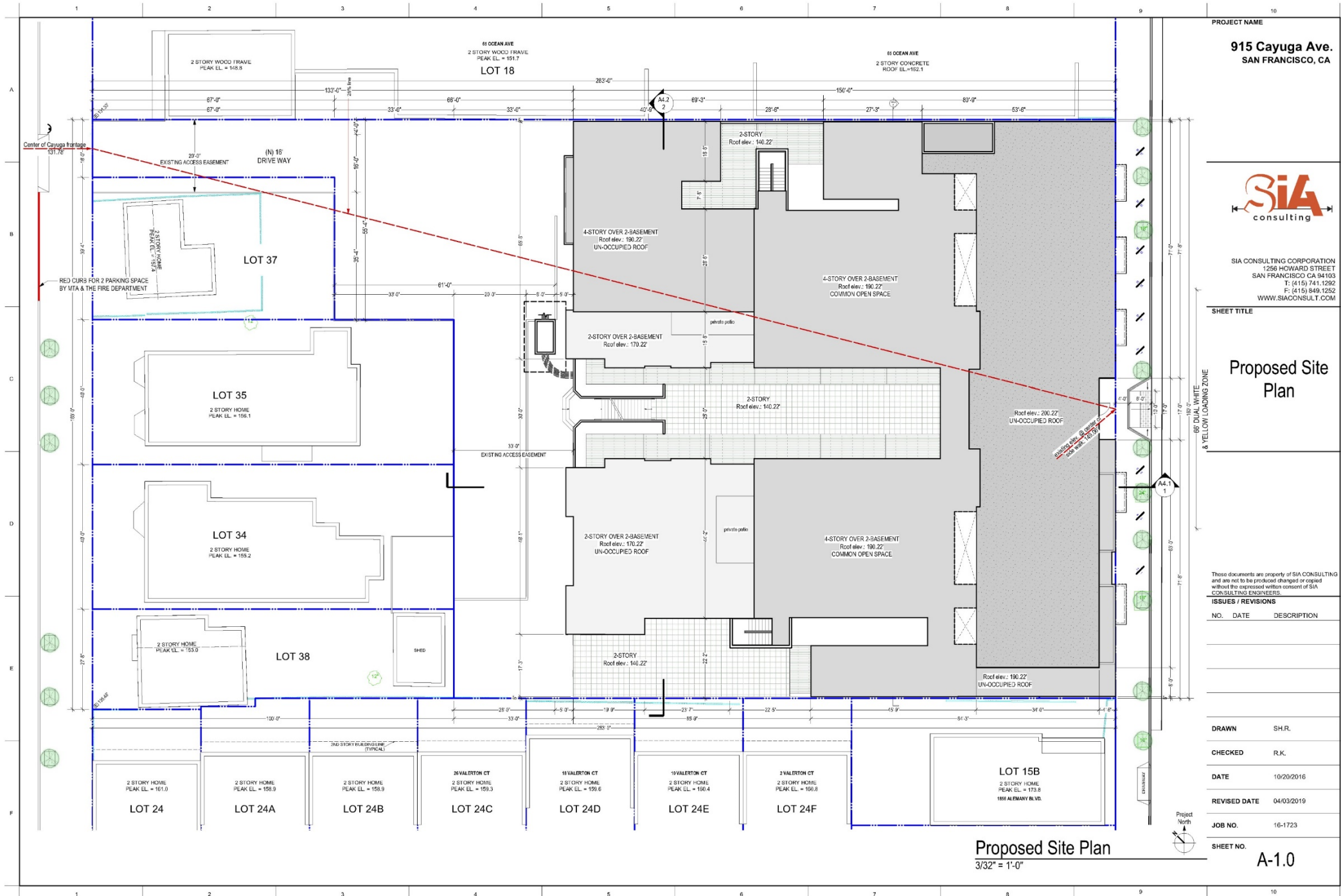
DATE 10/20/2016

REVISED DATE 04/03/2019

JOB NO. 16-1723

SHEET NO.

A-1.0

Proposed Site Plan
3/32" = 1'-0"

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Building Section

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SHEET NO.

A-4.2



2 Building Section
1/8" = 1'-0"

Thank You

BMR Allocation

	55% AMI	80% AMI	100% AMI	Total
Studio	2	1	13	16
1 Bedroom	2	1	14	17
2 Bedroom	6	8	7	21
3 Bedroom	1	2	1	4
Total	11	12	35	58

