

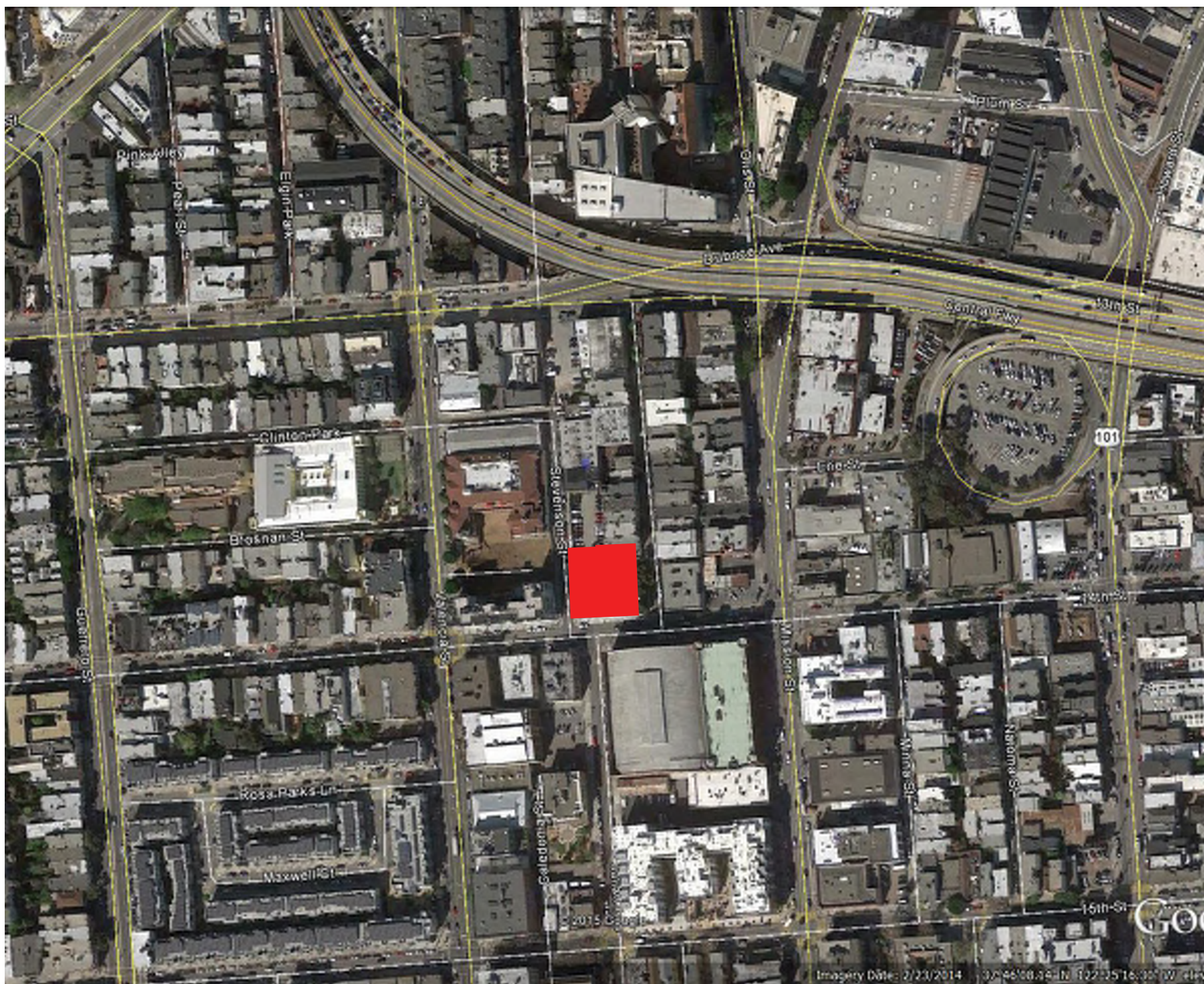
PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED ON THE BLOCK BOUNDED BY 14TH STREET TO THE SOUTH, STEVENSON STREET TO THE WEST, DUBOCE AVENUE TO THE NORTH AND WOODWARD STREET TO THE EAST IN SAN FRANCISCO'S MISSION NEIGHBORHOOD. 344 14TH STREET IS A 15,664 SF LOT THAT OCCUPIES THE ENTIRE 14TH STREET FRONTAGE OF THE SUBJECT BLOCK AND ALSO HAS FRONTAGES ON STEVENSON AND WOODWARD STREETS. THE LOT IS CURRENTLY USED AS A SURFACE PARKING LOT.

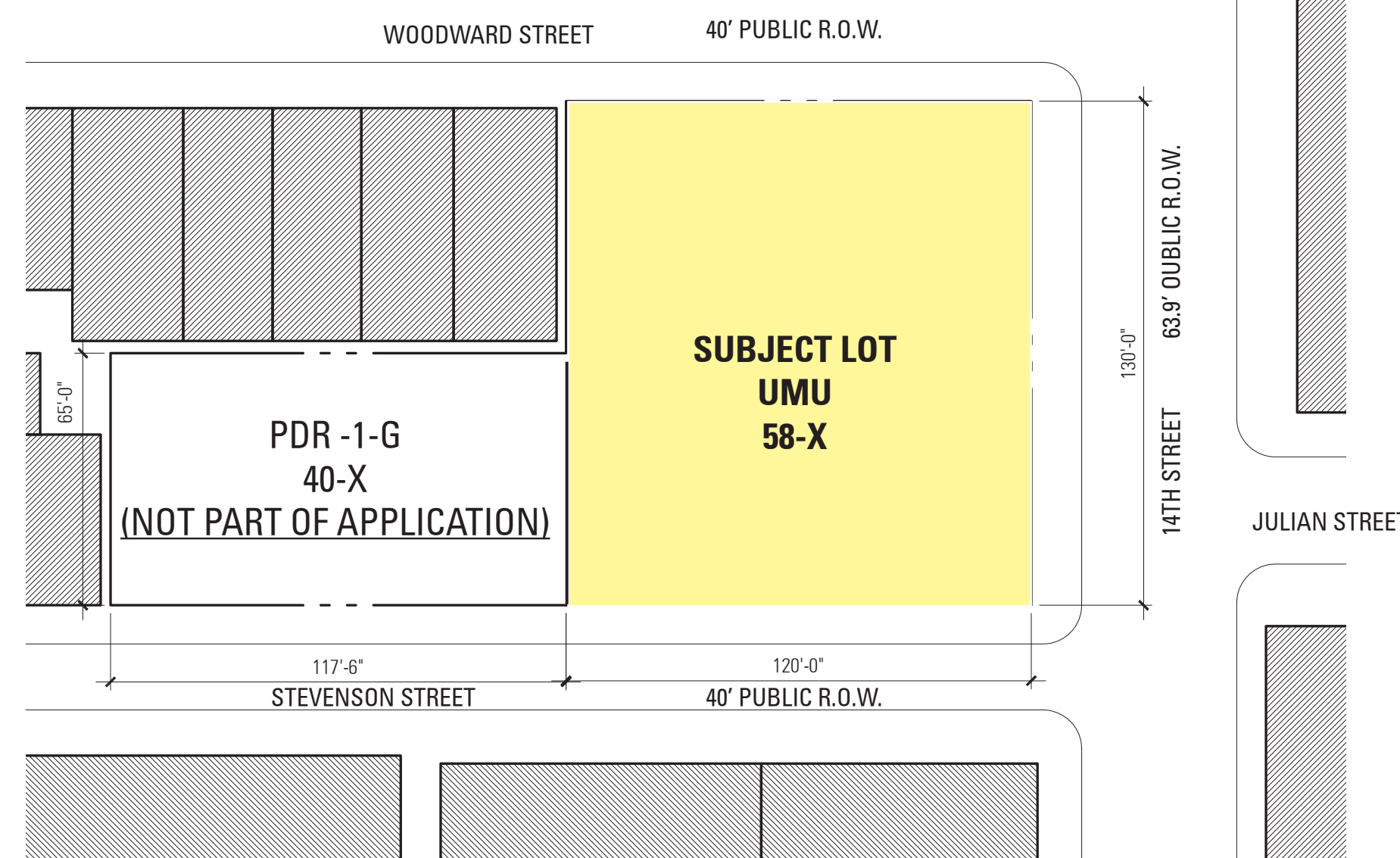
THE PROPOSED PROJECT INCLUDES A 7-STORY, 78-FOOT-TALL, MIXED-USE RESIDENTIAL BUILDING WHICH IS SEEKING A 35% DENSITY BONUS AND THREE WAIVERS PURSUANT TO PLANNING CODE SECTION 206.6. THE BUILDING WOULD INCLUDE 60 RESIDENTIAL UNITS, 5,890 SQUARE-FEET OF GROUND FLOOR RETAIL SPACE, AND 61 BICYCLE PARKING SPACES.

THE PROPOSED PROJECT WOULD REMOVE TWO EXISTING CURBCUTS AND REPLACE WITH CURBSIDE PARKING. CONSTRUCTION IS ESTIMATED TO LAST 16-18 MONTHS.

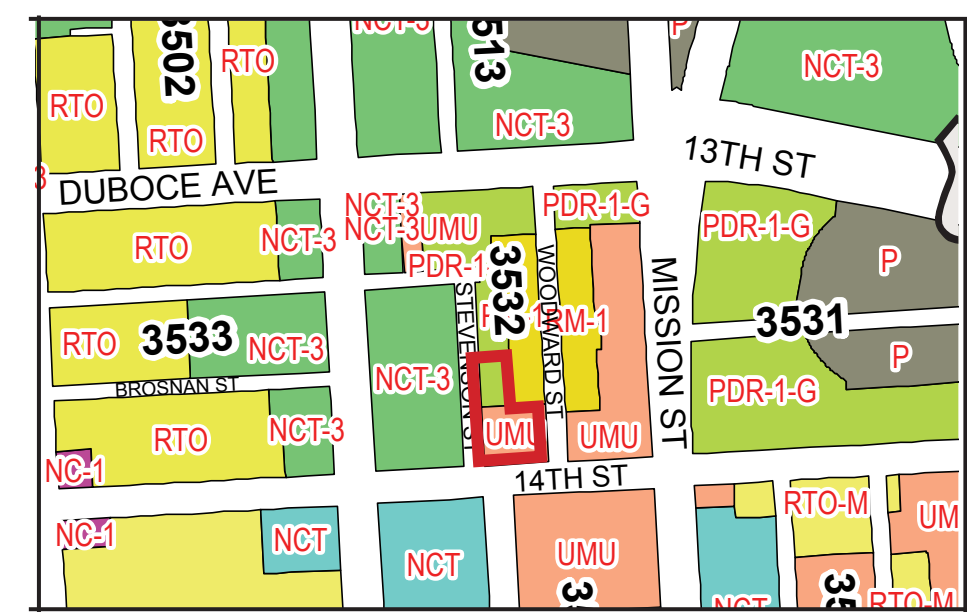
VICINITY MAP



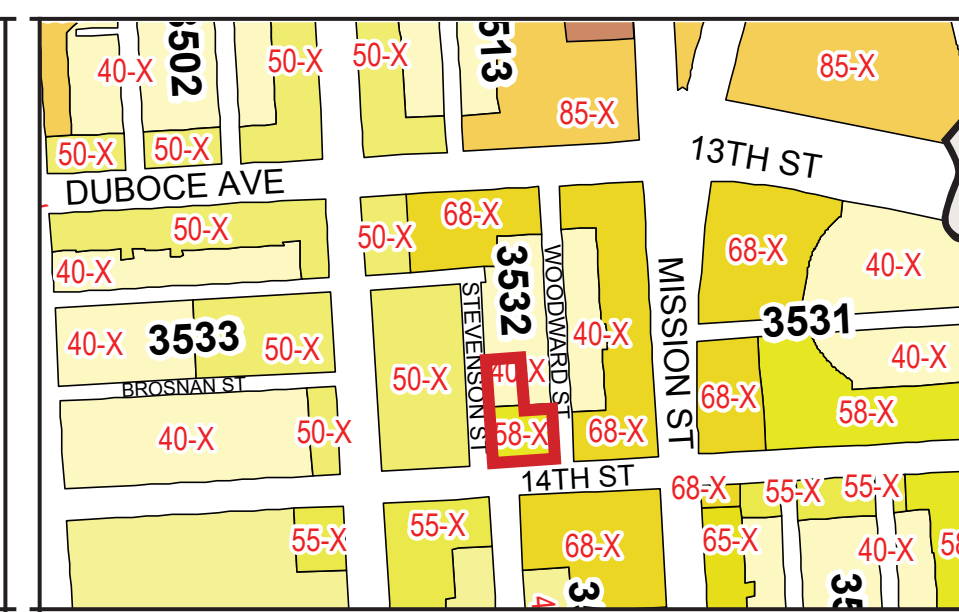
ZONING KEY



ZONING MAP*



HEIGHT/BULK MAP*



MAPS FROM SF-PLANNING.ORG

344 14TH STREET

SAN FRANCISCO, CA

APPLICATION FOR LARGE PROJECT AUTHORIZATION

STATE DENSITY BONUS

PLANNING COMMISSION PACKET -- 05.30.2019

SHEET INDEX

	05/30/2019 (PLN Commission)	05/23/2019 (PLN Commission)	03/27/2019 (PLN Commission)	12/26/2018 (LPA Resub9)	12/03/2018 (LPA Resub8)	10/11/2018 (LPA Resub7)	09/05/2018 (LPA Resub6)	02/23/2018 (LPA Resub5)	10/26/2017 (LPA Resub4)	07/17/2017 (LPA Resub3)	06/27/2017 (LPA Resub2)	02/10/2017 (LPA Resub1)	06/28/2016 (LPA. APP)	07/07/2015 (EE. APP)	SHEET NAME	
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	CS	COVER SHEET
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G0.1	PROJECT VIEW: CORNER OF 14TH & STEVENSON
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G0.2	PROJECT VIEW: STEVENSON ST PDR-1-G & UMU
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G0.3	PROJECT VIEW: WOODWARD
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G1.0	PROJECT DATA + PLANNING CODE OVERVIEW
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G1.1	PLANNING CODE OVERVIEW
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G2.0	DENSITY BONUS WAIVER REQUESTS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G2.1	DENSITY BONUS WAIVER REQUESTS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G3.0	CONTEXT PHOTOS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G3.1	EXISTING STREETSCAPE
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G4.0	AXONOMETRIC VIEWS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	G4.1	AXONOMETRIC VIEWS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R1.0	SITE SURVEY
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A1.0	EXISTING SITE CONTEXT - 150 FOOT RADIUS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A1.1	PROPOSED SITE CONTEXT - 150 FOOT RADIUS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.0	FLOOR PLAN - BASEMENT
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.1	FLOOR PLAN - GROUND LEVEL
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.2	FLOOR PLAN - LEVEL 2
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.3	FLOOR PLAN - LEVEL 3
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.4	FLOOR PLAN - LEVEL 4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.5	FLOOR PLAN - LEVEL 5
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.6	FLOOR PLAN - LEVEL 6
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.7	FLOOR PLAN - LEVEL 7
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A2.8	ROOF PLAN
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A3.1	EXTERIOR ELEVATION - WOODWARD
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A3.2	EXTERIOR ELEVATION - STEVENSON
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A3.3	EXTERIOR ELEVATION - 14TH STREET
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A3.4	LONGITUDINAL SECTION
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A3.5	CROSS SECTIONS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A3.6	CROSS SECTIONS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A4.0	EXAMPLE UNIT PLANS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A4.1	EXAMPLE UNIT PLANS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A5.1	BASE SCHEME PLANS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A5.2	BASE SCHEME TABULATIONS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A5.3	BASE SCHEME ELEVATIONS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A5.4	BASE SCHEME ELEVATIONS
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	L1.1	LANDSCAPE LAYOUT PLAN - LEVEL 1
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	L1.2	LANDSCAPE LAYOUT PLAN - LEVEL 2 & 4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	L1.3	LANDSCAPE LAYOUT PLAN - LEVEL 5 & 6



14TH & STEVENSON | SAN FRANCISCO, CA

PROJECT VIEW: CORNER OF 14TH & STEVENSON



14TH & STEVENSON | SAN FRANCISCO, CA

PROJECT VIEW: STEVENSON STREET PDR-1-G & UMU

BARarchitects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com



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G0.2



14TH & STEVENSON | SAN FRANCISCO, CA

PROJECT VIEW: WOODWARD

AREA SUMMARY

Level	Residential Rentable GSF	Res. Amenity and Lobby	Res. Core SF	Residential Total GSF	SEW/PDR Rentable GSF	SEW/PDR Core SF	SEW Total GSF	PDR Total GSF	Retail GSF	Garage Total GSF	Grand Total GSF
7	5,995	0	1,780	7,775							7,775
6	10,040	0	1,925	11,965							11,965
5	10,040	0	1,925	11,965							11,965
4	11,265	0	1,950	13,215					0		13,215
3	11,265	0	1,950	13,215					0		13,215
2	11,210	0	1,950	13,160					0		13,160
1*	5,005	795	1,645	7,445					5,890		13,335
G	0		0	0					0	0	0
Total	64,820	795	13,125	78,740	0	0	0	0	5,890	0	84,630

* INCLUDES MEZZANINE LEVEL

PARKING TABULATIONS

	Residential	Retail
DU / Area	0.75/DU	1/500
Total Allowable:	60	5,890
Total Provided:	45	12
	0	0
CAR SHARE		
Required	0	0
Provided Car Share	0	0

BIKE PARKING: CLASS 1

	Total Req'd	Total Provided
Units 1-100 @ 1:01	60 units	60 spaces
1 per 12,000 SEW GSF	0	0 spaces
1 for every 7,500 RETAIL SF	5,890	1 space
*Includes a maximum of 33% efficient (21 stalls)		

BIKE PARKING: CLASS 2

	Total Req'd	Total Provided
Units: 1 / 20 units	60 units	3 spaces
1/2,500 SF Retail	5,890	2 spaces
Min 2 Spaces for SEW use		0 spaces

UNIT MIX

Level	JR	1 bd	2bd x1bth	2bd x2bth	Total Count
7	0	0	2	3	5
6	2	1	3	4	10
5	2	1	3	4	10
4	0	5	2	4	11
3	0	5	2	4	11
2	0	5	2	4	11
1	0	0	0	2	2
G					
Total	4	17	14	25	60
%	7%	28%	23%	42%	100.0%

SEE A5.2 FOR BMR CALCULATIONS

LOT A PROPERTY SUMMARY:

ADDRESS:	344 14TH STREET
SUPERVISOR:	HILLARY RONEN
BLOCK/LOT:	3532/013
LOT SIZE:	15,664 SF
ZONING:	UMU
ZONING OVERLAY:	EASTERN NEIGHBORHOODS
HEIGHT/BULK:	58-X

LOT 1 ZONING SUMMARY:

	REQUIRED / PERMITTED	PROVIDED
USES PERMITTED: (TABLE 843)	DWELLING UNITS, OFFICE, RETAIL UP TO 25,000 GSF	60 RESIDENTIAL DWELLING UNITS RETAIL 5,890 S.F. - COMPLIES
DWELLING UNIT DENSITY: (207.5 & 843.24)	NO MIN OR MAX	NO MIN OR MAX
HEIGHT (260):	58-FT MEASURED FROM MID-POINT OF EITHER FRONTAGE, TABLE 260 DOES NOT APPLY 260(b)(1)(B)	78-FT PLUS PERMITTED APPURTENANCES <i>SEEKING WAIVER THROUGH STATE DENSITY BONUS</i>
BULK (270):	NO BULK RESTRICTIONS	--
UNIT MIX (843.25 & 207.6)	40% 2 BDS	65% 2 BEDS - COMPLIES
FRONT YARD (132):	NONE REQUIRED RES. DESIGN GUIDELINES PREFER 5'	ZERO LOT LINE - COMPLIES 8' FRONT SETBACK AT GROUND LEVEL UNITS.
REAR YARD (134):	25% LOT DEPTH	+/- 18.5% LOT AREA <i>SEEKING WAIVER THROUGH STATE DENSITY BONUS</i>
STREET FRONTAGE: (145.1)	1/3 FRONTAGE OR 20-FT FOR PARKING ENTRANCES MAX. 17-FT FLOOR TO FLOOR MIN.	NO PARKING - COMPLIES 17-FT FLOOR TO FLOOR - COMPLIES
OPEN SPACE (135):	80 SF/UNIT	3,210 SF COMPLIANT COMMON OPEN SPACE + PRIVATE
UNIT EXPOSURE (140):	D.U. TO FACE A COMPLIANT OPEN AREA	ALL D.U. FACE PUBLIC RIGHT OF WAY OVER 25' IN WIDTH OR AN OUTER COURT GREATER THAN 25'
PARKING (150): OFF-STREET LOADING (152): CAR SHARE (166): BIKE PARKING (155):	P 0.75 / 1 D.U. MAX NONE FOR 0-100,000 SF 0 SPACES REQ'D CLASS ONE: 1:1 UP TO 100 UNITS CLASS ONE CLASS TWO: 1/20 UNITS 1/2,500 SF RETAIL	0 SPACES - COMPLIES ONE ON-CURB WHITE ZONE - COMPLIES 0 SPACES - COMPLIES 1:1; OR 60 SPACES - COMPLIES 4 STALLS - COMPLIES 2 STALLS - COMPLIES

DENSITY BONUS WAIVER REQUEST 1: OPEN SPACE - SECTION (135)

REQUIRED:

60 unit total
 08 units meet/exceed 80 SF of Private Open Space
 52 units require Common Use Open Space

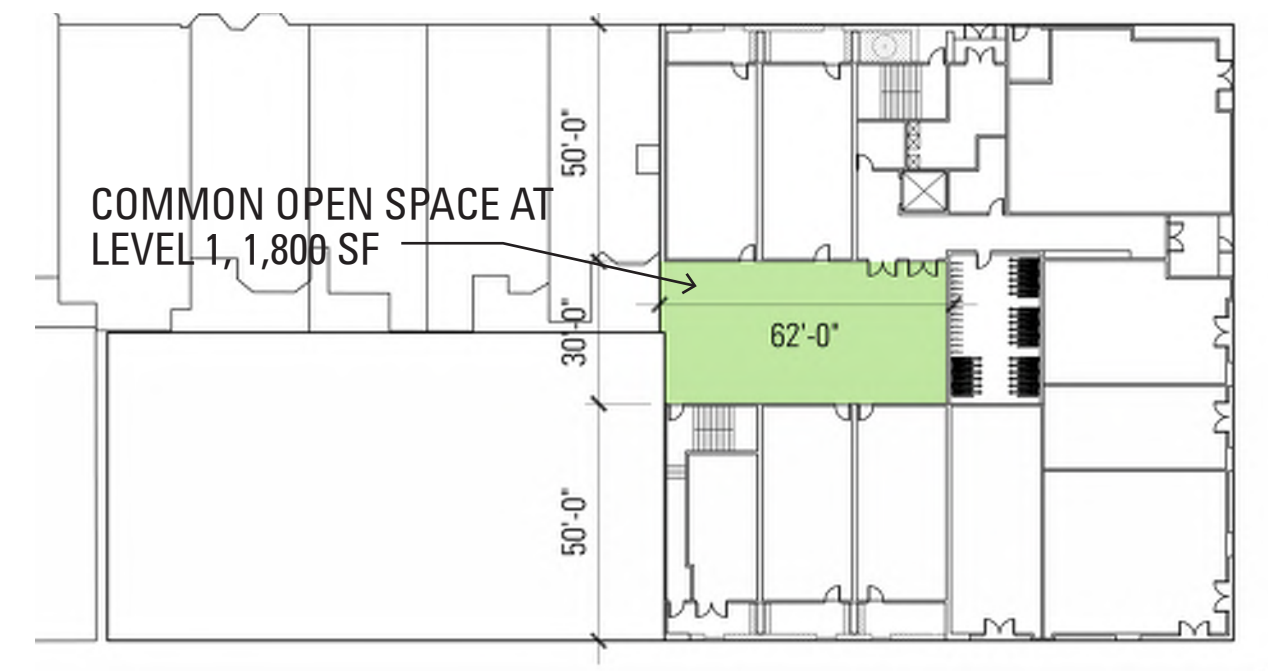
80 SF/d.u. required
 x52 D.U.
 4,160 SF Common Open Space Required

PROVIDED COMMON OPEN SPACE:

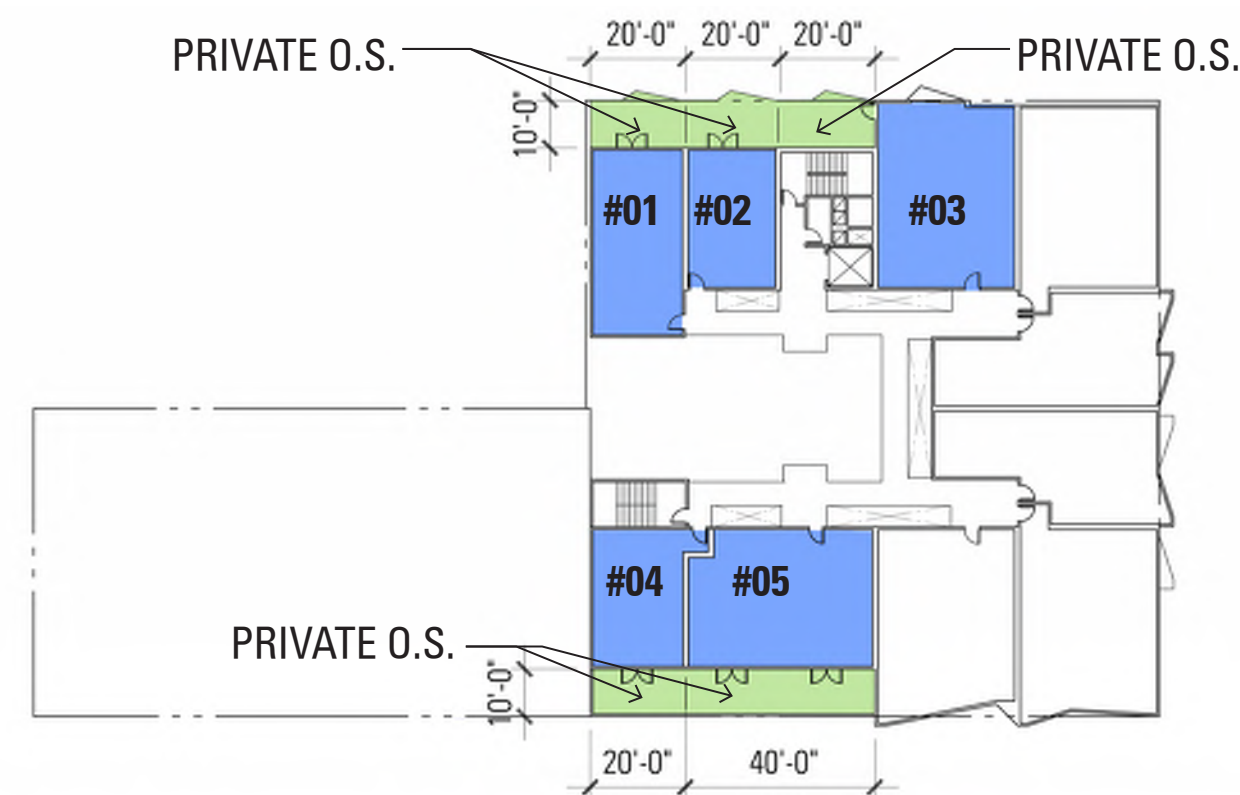
3,210 SF Open Space Meeting SEC. 135 criteria
 1,800 SF Open Space requiring a waiver to the inner court dimensional requirements (SEC 135(g)(2))
 5,010 SF Open Space provided, exceeding requirement

Justification:

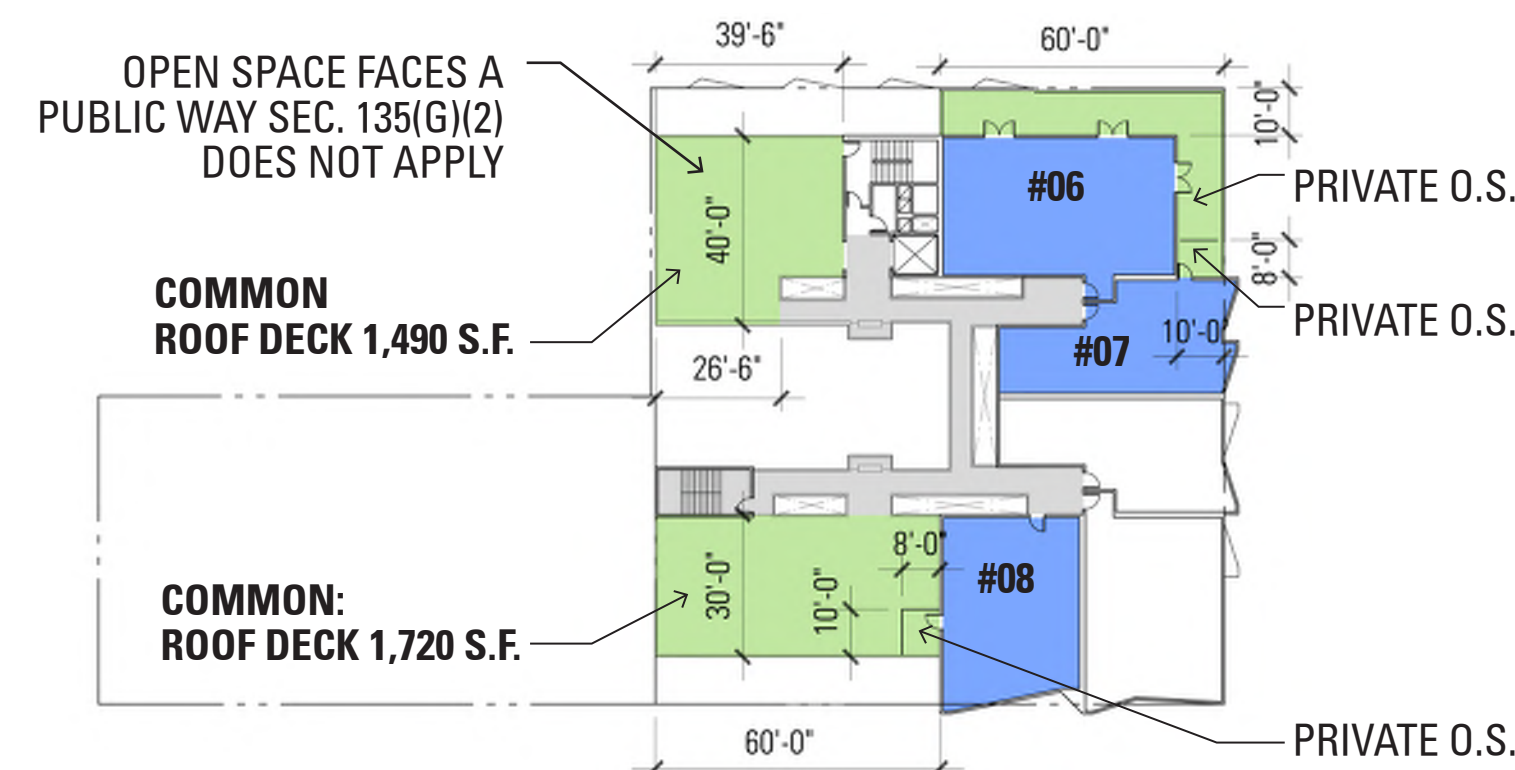
The project provides a mix of private and common open space in excess of the amount required by code. However, some of the common open space required does not meet the dimensional requirements of Section 135 (g)(2), which requires Common Open Space within Inner Courts to be as wide as they are tall (a 45-deg angle). The Common Open Space located at Level 1 provides the 45-deg angle in only one of two direction. Thus, the project seeks a waiver, permitted under the State Density Bonus provisions.



PODIUM LEVEL



LEVEL 5

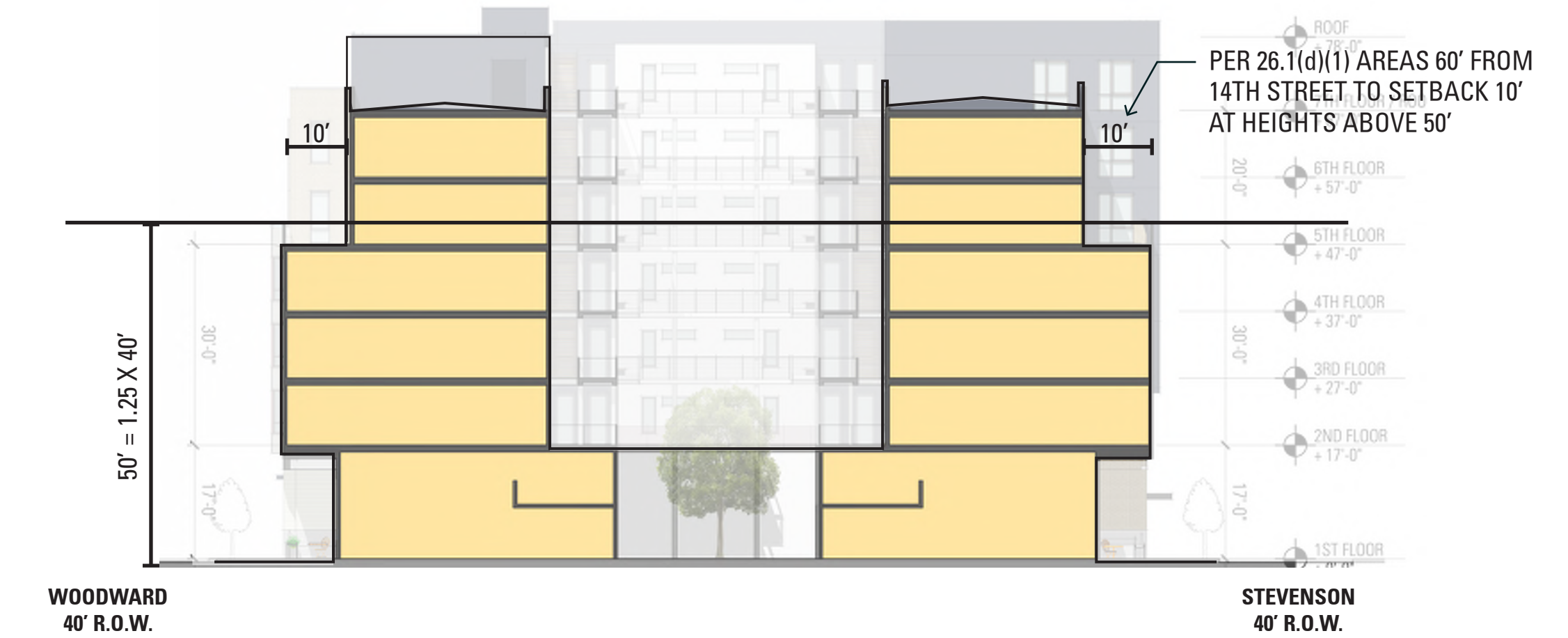


LEVEL 7

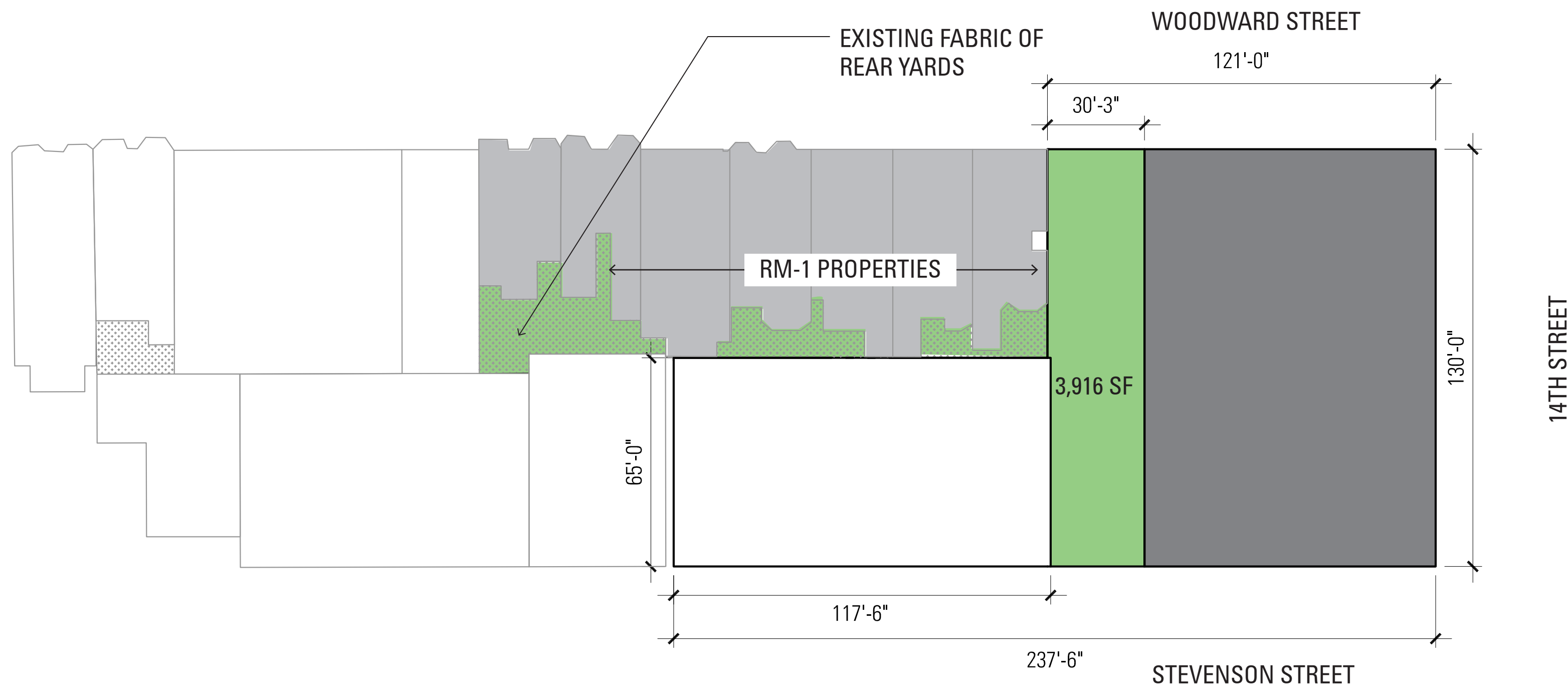
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NARROW STREETS SETBACK COMPLIANCE - SECTION (261)

Woodward Street and Stevenson are 40' R.O.W. and are therefore considered "narrow streets". These streets run north/south, so section 261.1(d)(2) does not apply.



PLANNING CODE REVIEW + DENSITY BONUS WAIVER



REAR YARD PER CODE SECTION 134 ^

DENSITY BONUS WAIVER REQUEST 2: REAR YARD (Section 134)

Required:

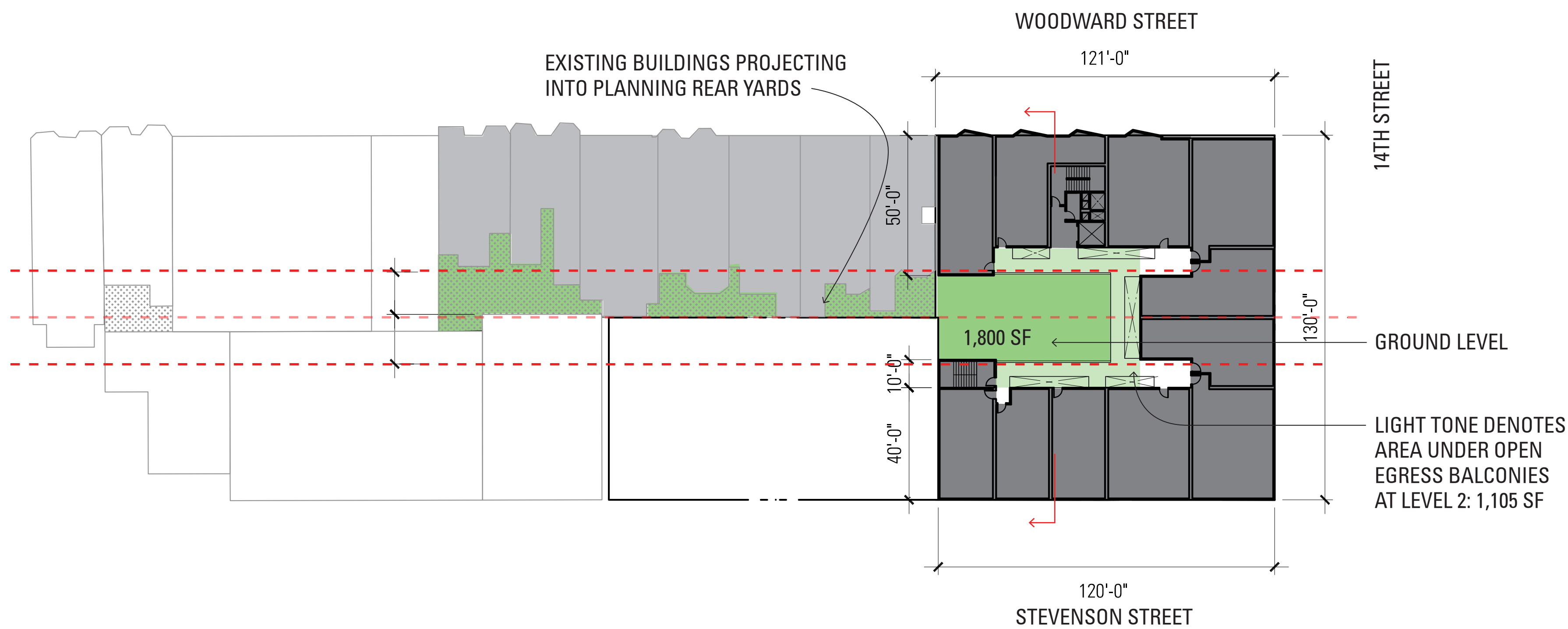
Per Section 134(a)(1) a minimum of 25% of the total lot depth at the UMU site is required. The required UMU rear yard occurs at grade and at each succeeding story (Section 134(a)(1)(E)).
 UMU: 25% Lot depth = 3,916 sf.

Provided:

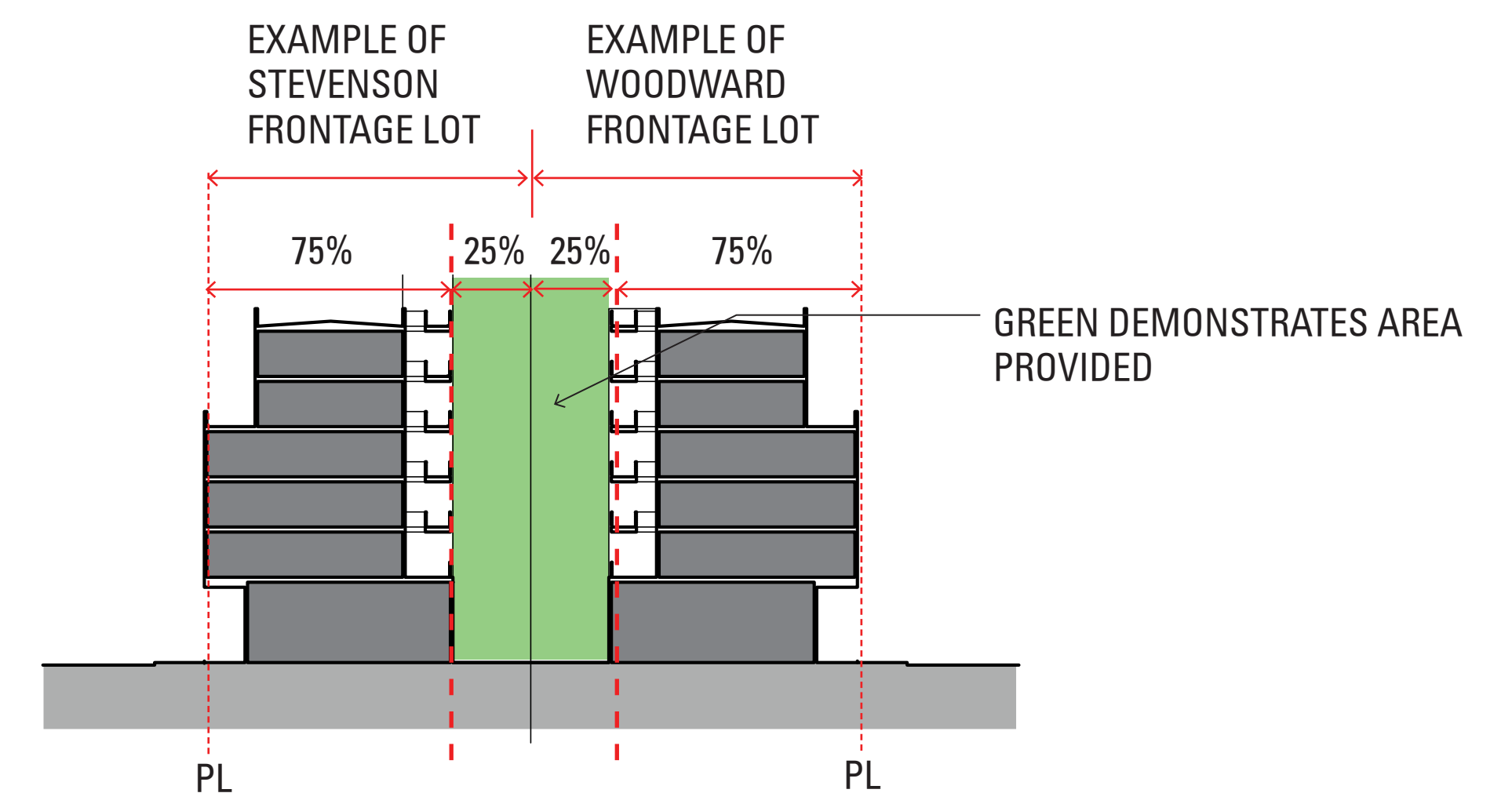
- Aprox. 25% lot depth measured from Woodward and from Stevenson split between level 1 and 2
- Base rear yard area = 1,800 sf
- Area under open egress balconies = 1,105 sf
- Total provided: 2,905 sf ~ 18.5%

Justification:

The intent of the rear yard requirement is fulfilled by providing rear yard spaces on 2 levels which conform with the existing mid-block pattern. The building mass is designed to provide streetwall on all three frontages, while providing the 25% rear yard requirement as measured from Stevenson Street and Woodward Street. Due to the narrow block size (130 - ft), and as permitted under by the Density Bonus Waiver, the project seeks to include the area under egress balconies to the rear yard calculations.



REAR YARD PROVIDED



REAR YARD PROVIDED - SECTION



AERIAL DIAGRAM FROM WOODWARD AND 14TH



AERIAL DIAGRAM FROM STEVENSON AND 14TH

DENSITY BONUS WAIVER REQUEST 3: BUILDING HEIGHT (Section 260)

Required:

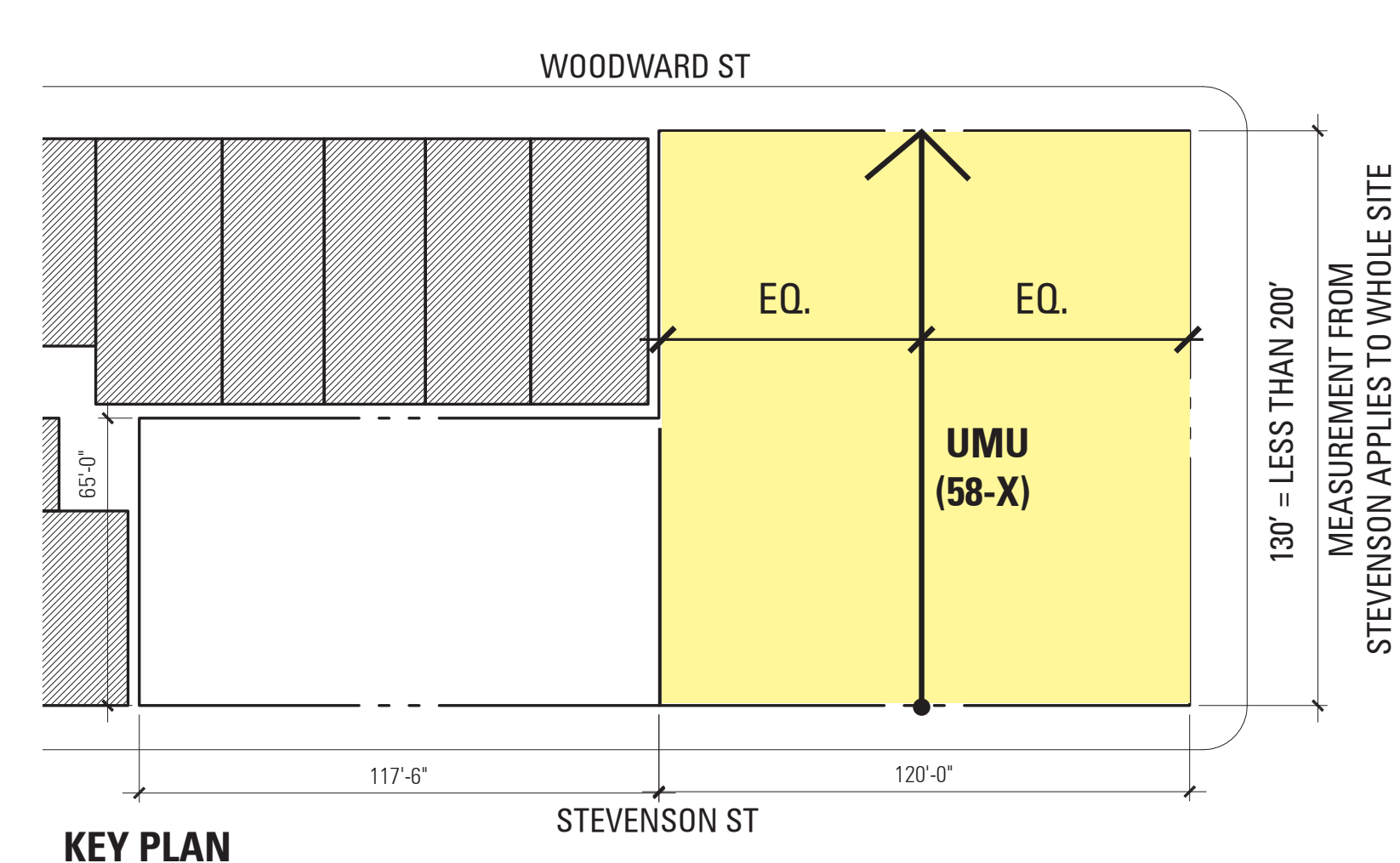
LOT 1 - UMU: 58-ft measured from mid-point of either frontage. Table 260 does not apply 260(b)(1)(B). Additional height permitted for elevator and stair penthouses, skylights and dormer windows. Additional height permitted for architectural elements compliant with 263.21

Provided:

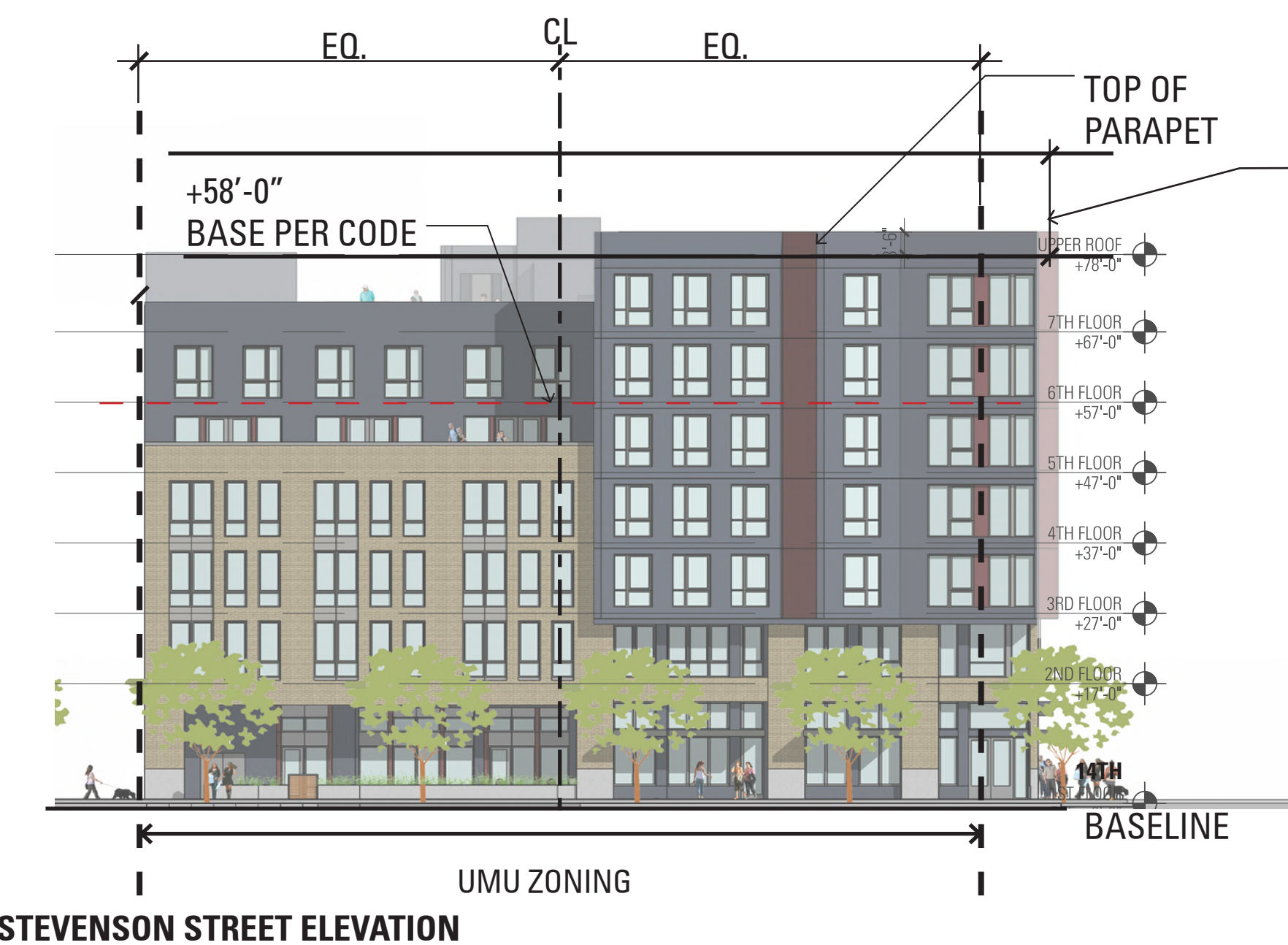
LOT 1 - UMU: +47-ft, +68-ft and +78-ft plus parapets and architectural elements

Justification:

Height has been added under State Density bonus to provide for the additional 35% allowable area. This height has been concentrated towards the busier and denser streets - 14th and Stevenson Streets. This allows a reduction in height along Woodward Street with a massing which responds to the street context.



KEY PLAN



STEVENSON STREET ELEVATION



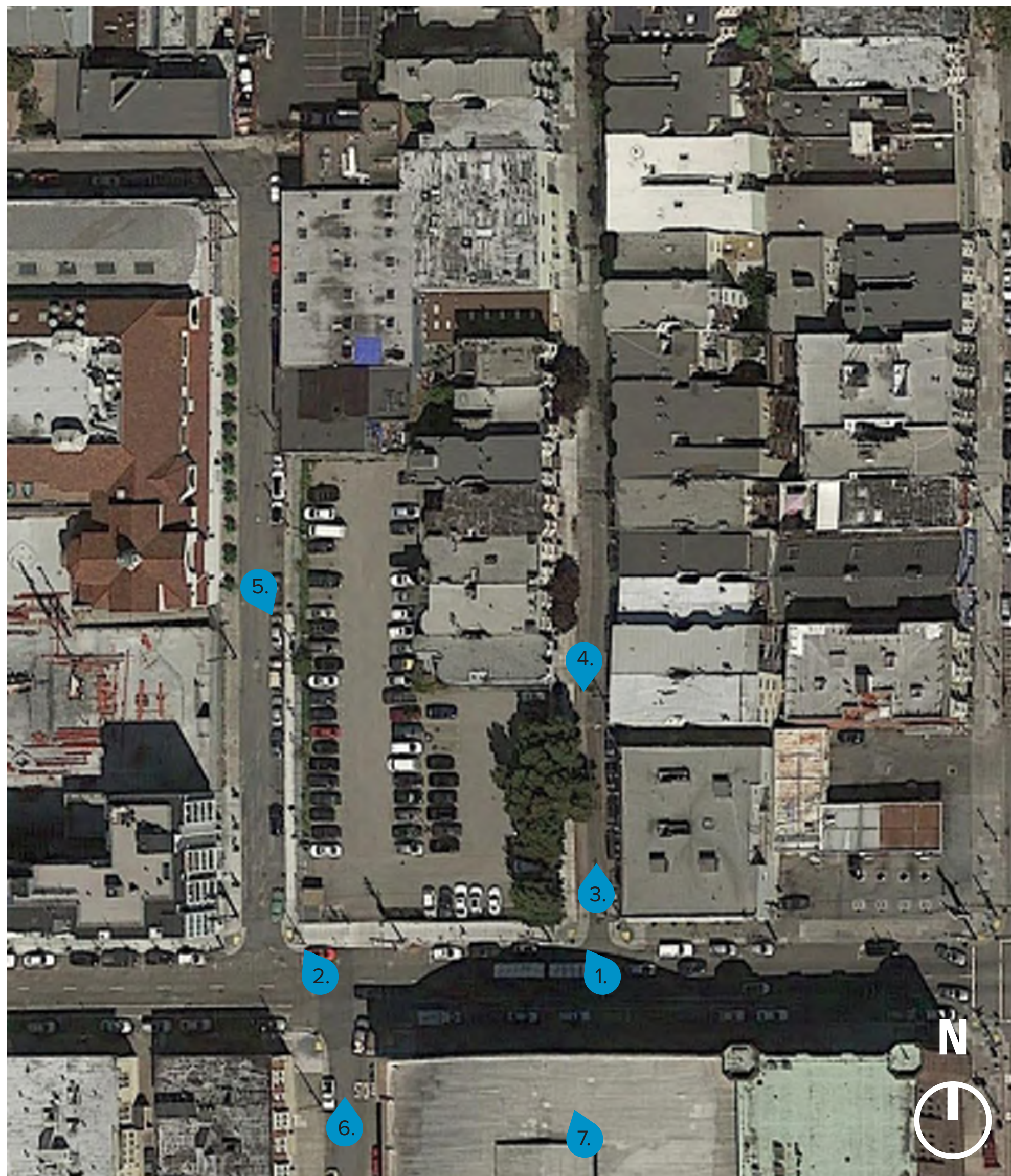
1 LOOKING NORTHWEST FROM 14TH STREET



2 LOOKING NORTHWEST FROM 14TH STREET



3 LOOKING NORTH ALONG WOODWARD STREET



CONTEXT & KEY PLAN



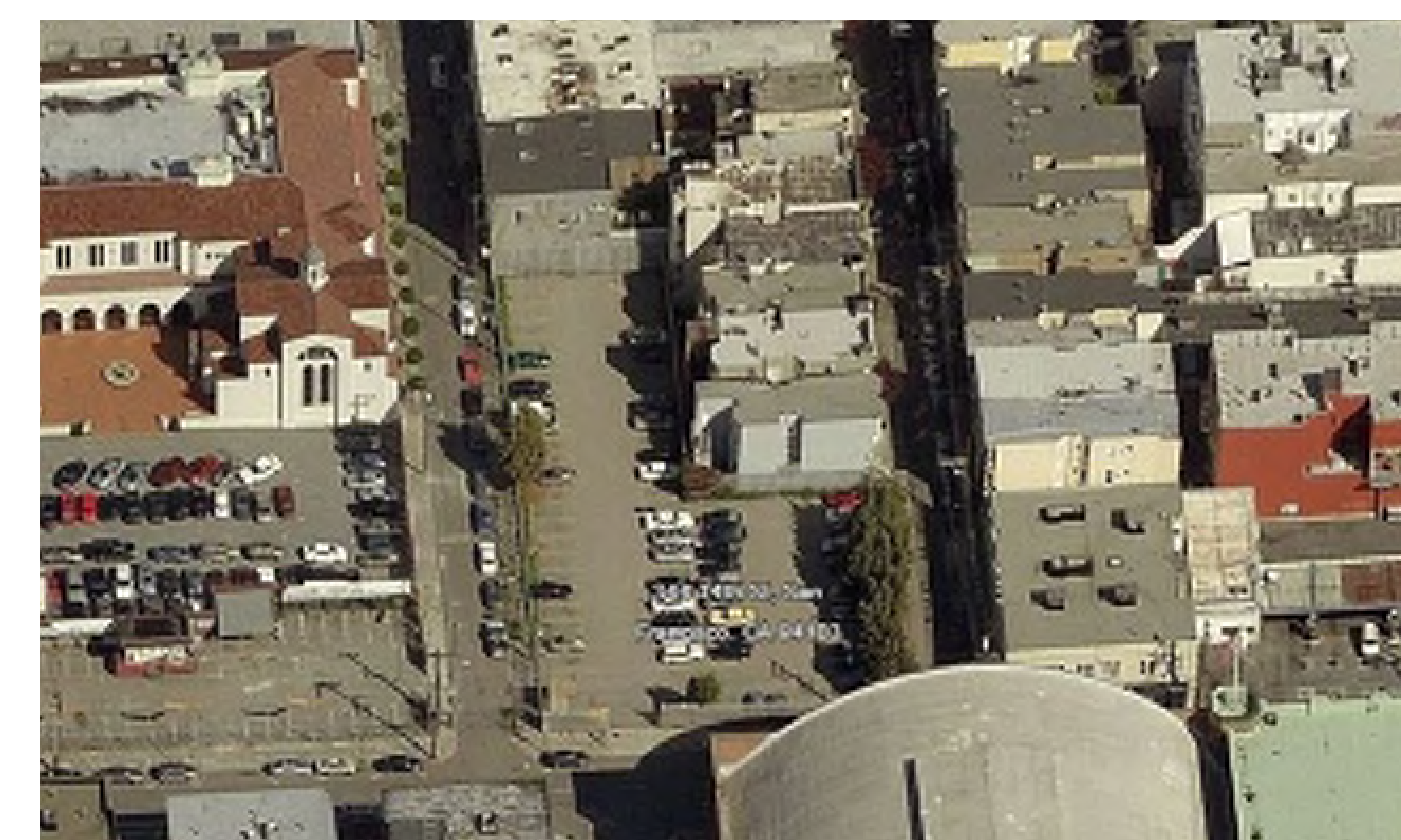
4 LOOKING SOUTH ALONG WOODWARD STREET



5 LOOKING SOUTHEAST FROM STEVENSON STREET



6 LOOKING NORTH FROM JULIAN AVENUE



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CONTEXT PHOTOS



14TH STREET STREETScape

STEVENSON ST.

SITE

WOODWARD ST.



STEVENSON STREET STREETScape

ADJACENT PROPERTY

SITE

14TH ST.

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EXISTING STREETScape



AERIAL VIEW TOWARDS THE CORNER OF 14TH ST AND WOODWARD ST



AERIAL VIEW TOWARDS THE CORNER OF 14TH ST AND STEVENSON ST



CORNER OF 14TH ST AND STEVENSON ST



VIEW TOWARDS 14TH ST FROM JULIAN AVE



CORNER OF 14TH ST AND WOODWARD ST

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PERSPECTIVE VIEWS



AERIAL VIEW OF STEVENSON ST



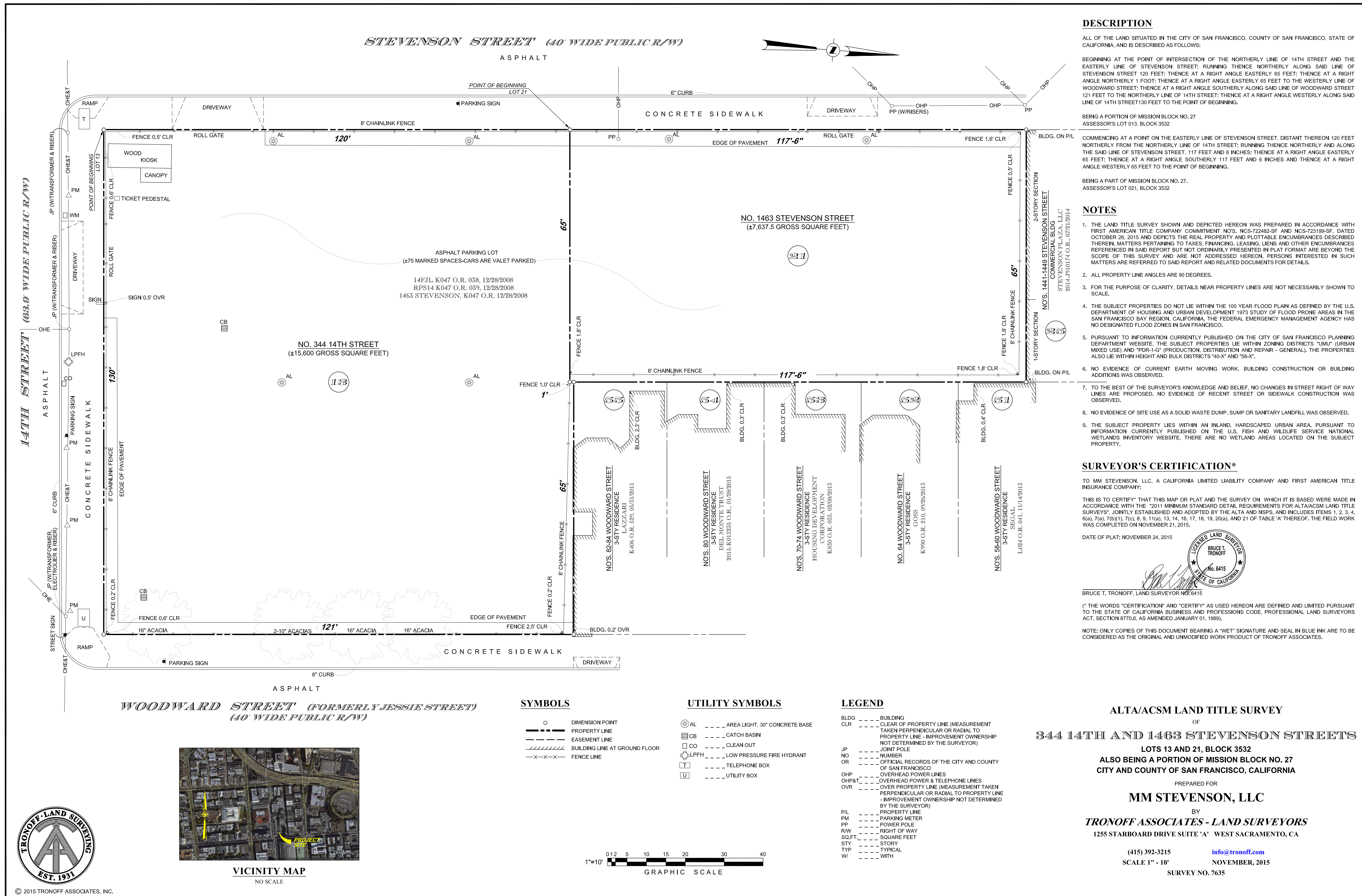
AERIAL VIEW OF WOODWARD

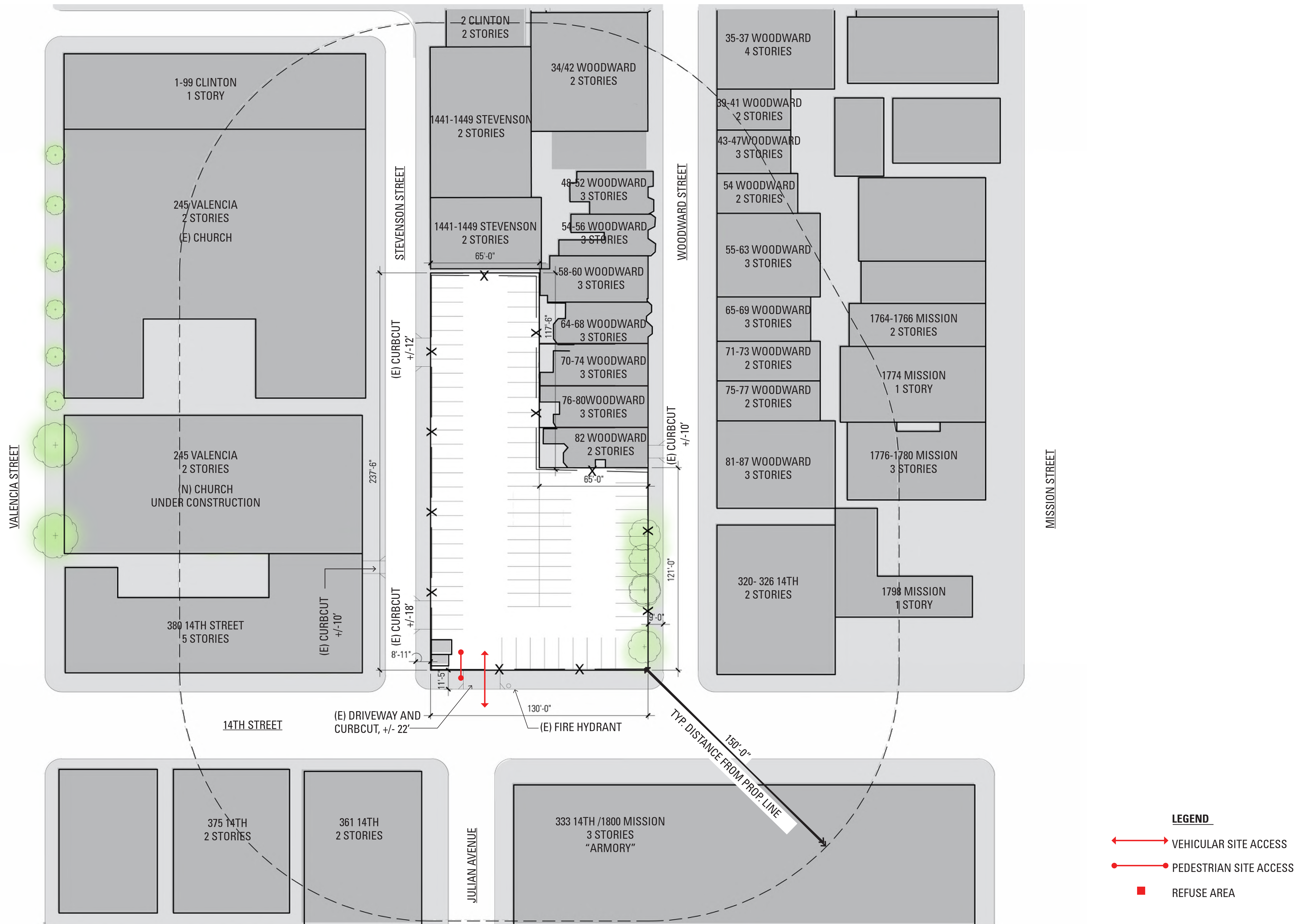


VIEW TOWARDS 14TH ST FROM WOODWARD

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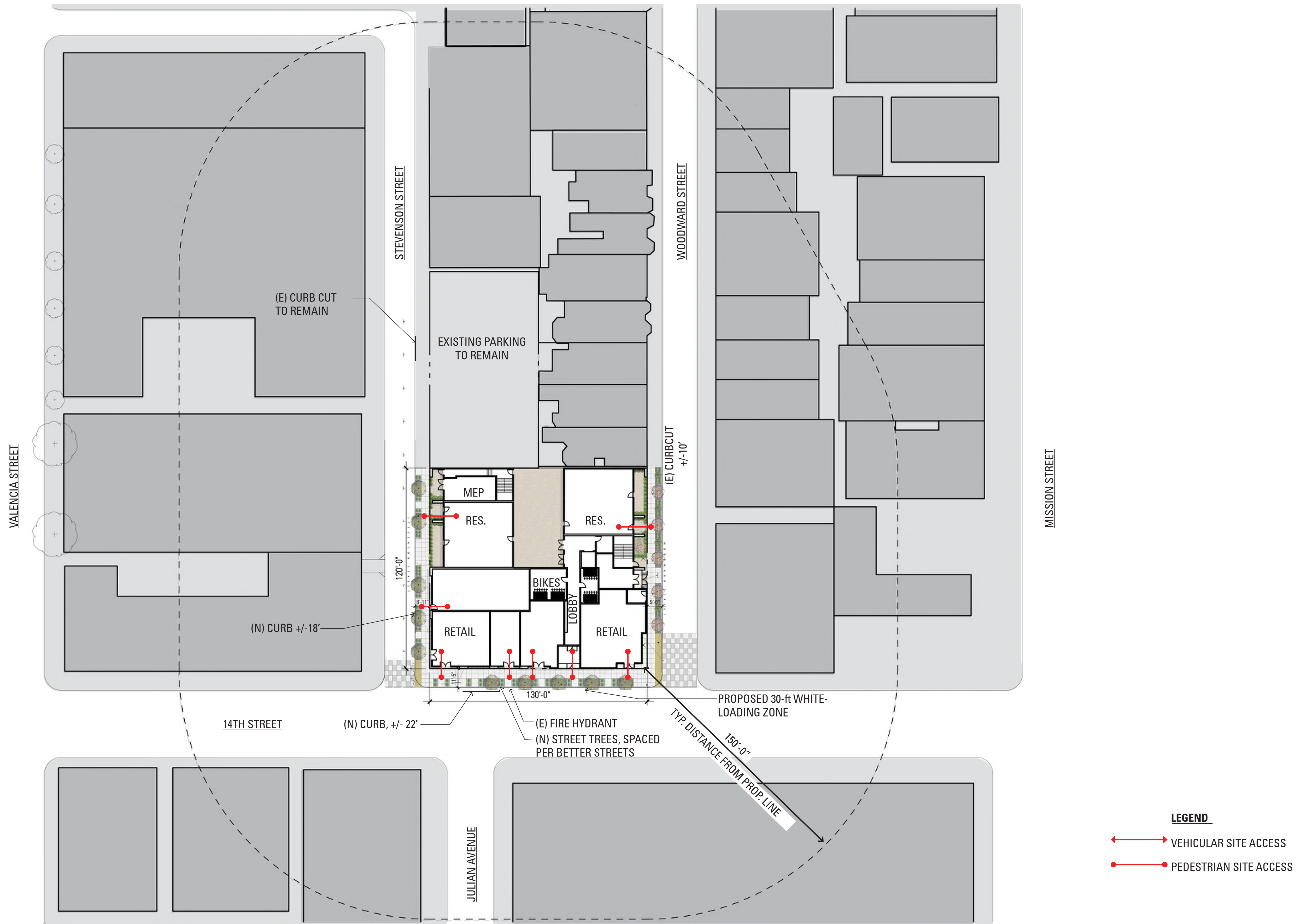
PERSPECTIVE VIEWS





14TH & STEVENSON | SAN FRANCISCO, CA

EXISTING SITE CONTEXT - 150 FOOT RADIUS



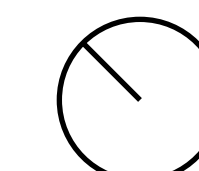
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PROPOSED SITE CONTEXT - 150 FOOT RADIUS



14TH & STEVENSON | SAN FRANCISCO, CA

FLOOR PLAN - GROUND LEVEL





ALL SEW SPACES TO BE LESS THAN 1,500 SF

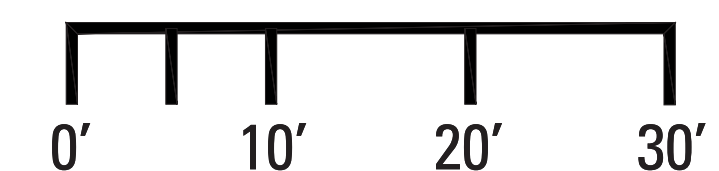
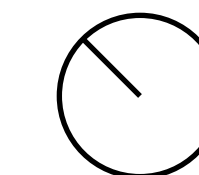
ALL UNITS FACE PUBLIC R.O.W. GREATER THAN 20' IN WIDTH; PROJECT COMPLIES WITH SECTION 140

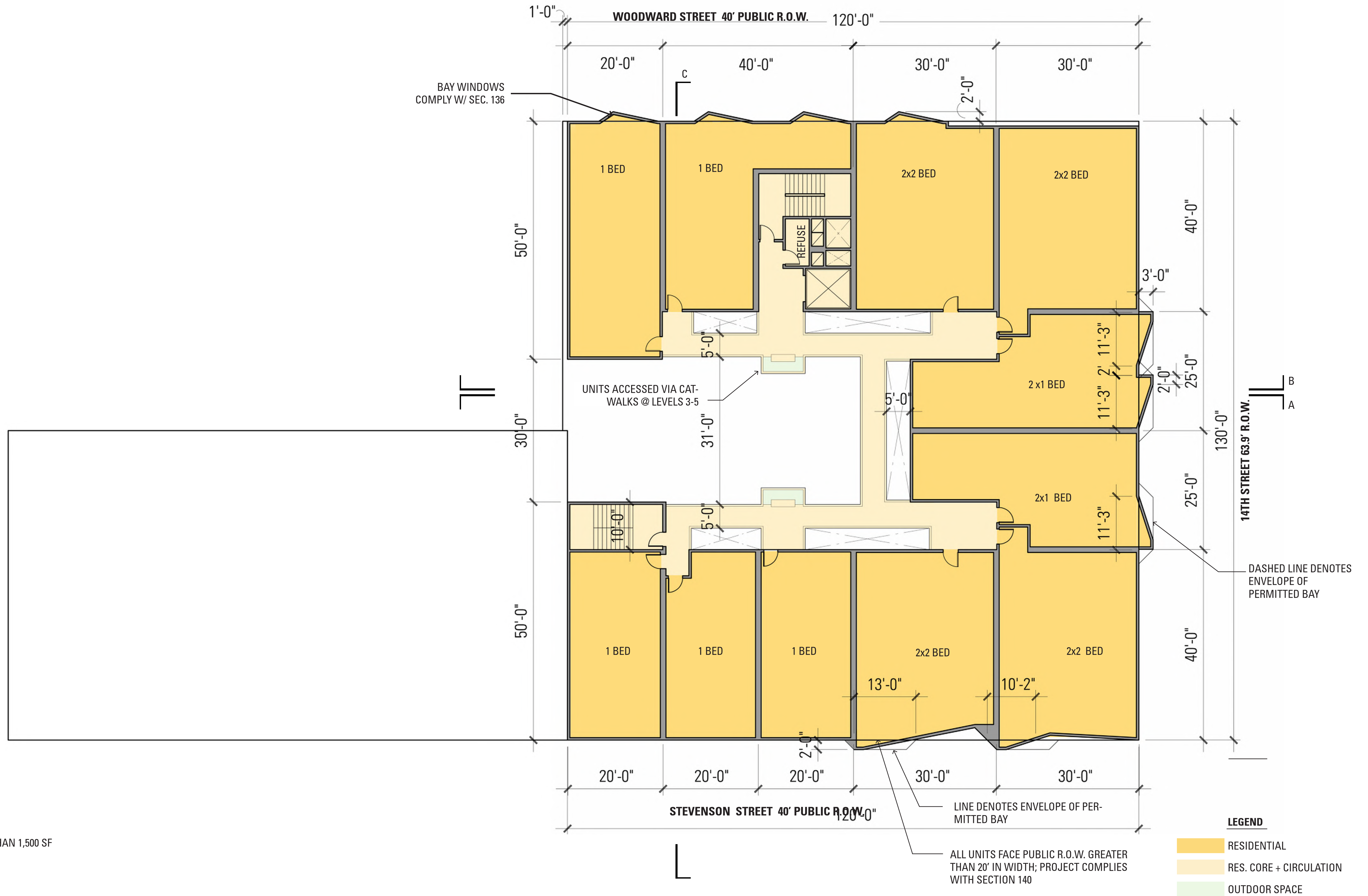
LEGEND

- RESIDENTIAL
- RES. CORE + CIRCULATION
- OUTDOOR SPACE

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FLOOR PLAN - LEVEL 2

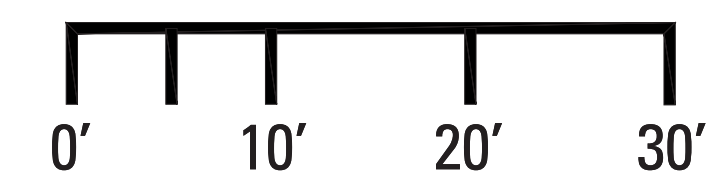
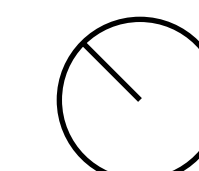




ALL SEW SPACES TO BE LESS THAN 1,500 SF

14TH & STEVENSON | SAN FRANCISCO, CA

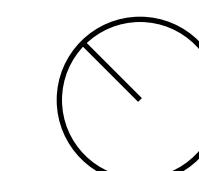
FLOOR PLAN - LEVEL 3





14TH & STEVENSON | SAN FRANCISCO, CA

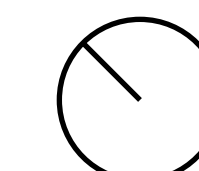
FLOOR PLAN - LEVEL 4

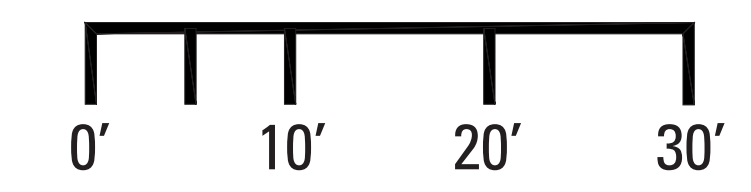
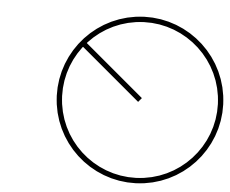


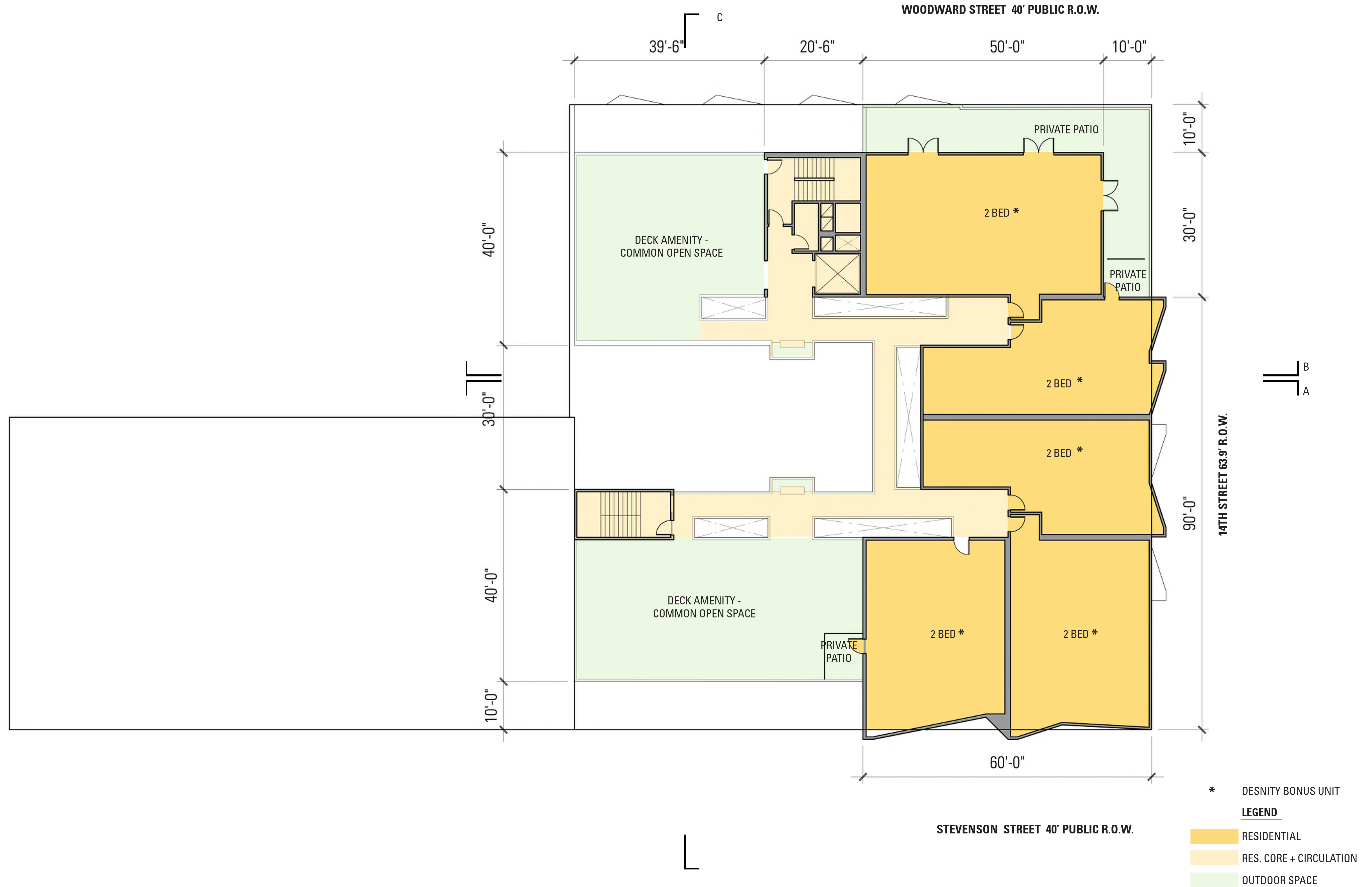


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FLOOR PLAN - LEVEL 5

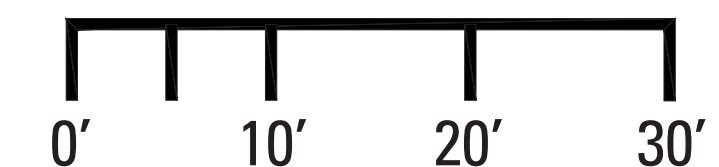
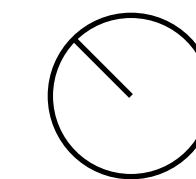


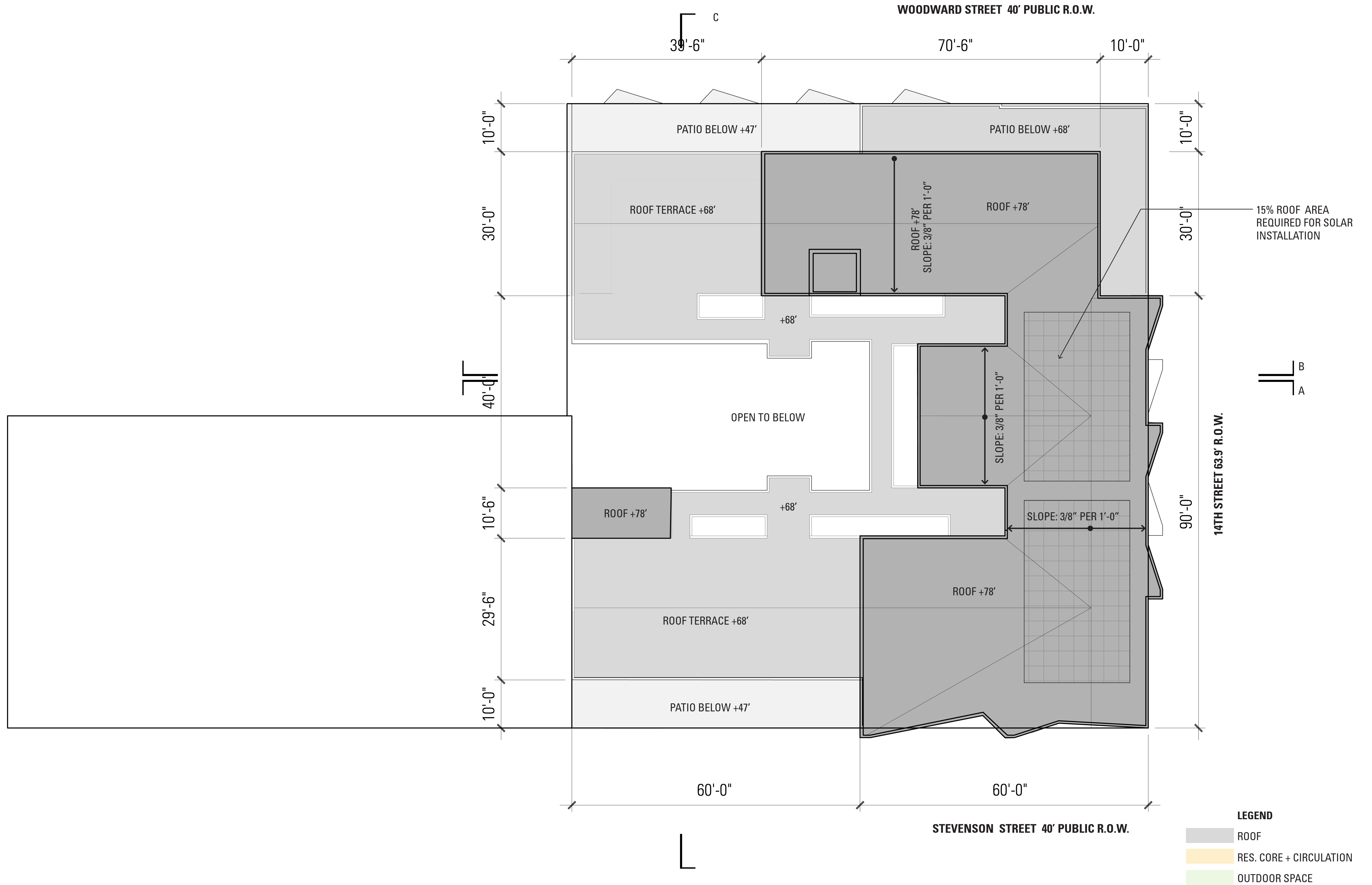




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FLOOR PLAN - LEVEL 7





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ROOF PLAN



- MATERIAL CALLOUT**
- ① CEMENT PLASTER
 - ② BRICK VENEER
 - ③ METAL PANEL
 - ④ ALUMINUM EXTRUSION
 - ⑤ TILE
 - ⑥ ALUMINUM WINDOW
 - ⑦ STOREFRONT WINDOW SYSTEM
 - ⑧ GLASS GUARDRAIL
 - ⑨ SIDING

WOODWARD ELEVATION

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EXTERIOR ELEVATION - WOODWARD STREET

MATERIAL CALLOUT

- ① CEMENT PLASTER
- ② BRICK VENEER
- ③ METAL PANEL
- ④ ALUMINUM EXTRUSION
- ⑤ TILE
- ⑥ ALUMINUM WINDOW
- ⑦ STOREFRONT WINDOW SYSTEM
- ⑧ GLASS GUARDRAIL
- ⑨ SIDING



NORTH ELEVATION



STEVENSON ELEVATION

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EXTERIOR ELEVATION - NORTH + STEVENSON STREET

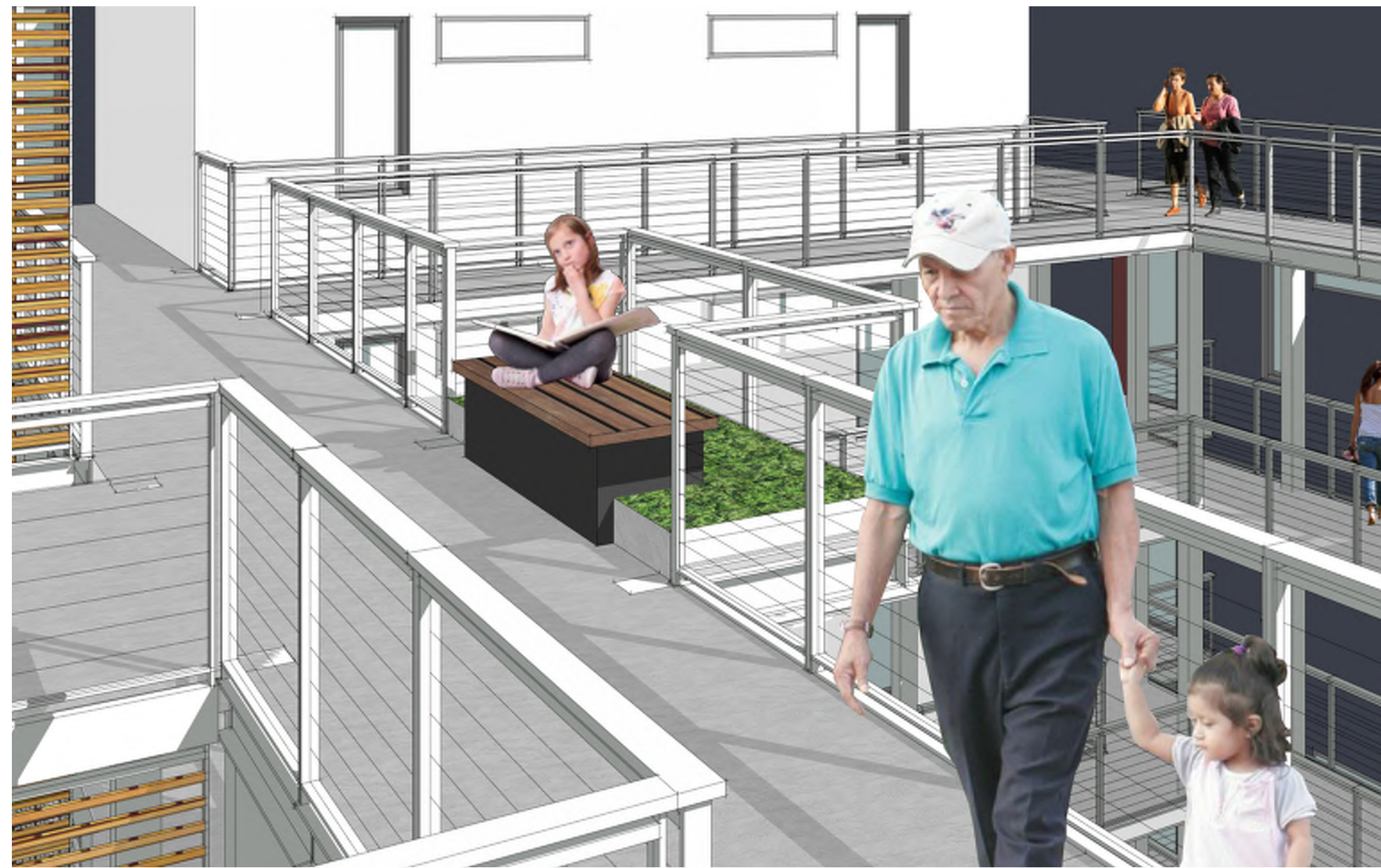
MATERIAL CALLOUT

- ① CEMENT PLASTER
- ② BRICK VENEER
- ③ METAL PANEL
- ④ ALUMINUM EXTRUSION
- ⑤ TILE
- ⑥ ALUMINUM WINDOW
- ⑦ STOREFRONT WINDOW SYSTEM
- ⑧ GLASS GUARDRAIL
- ⑨ SIDING



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EXTERIOR ELEVATION - 14TH STREET



3D VIEW OF CATWALK



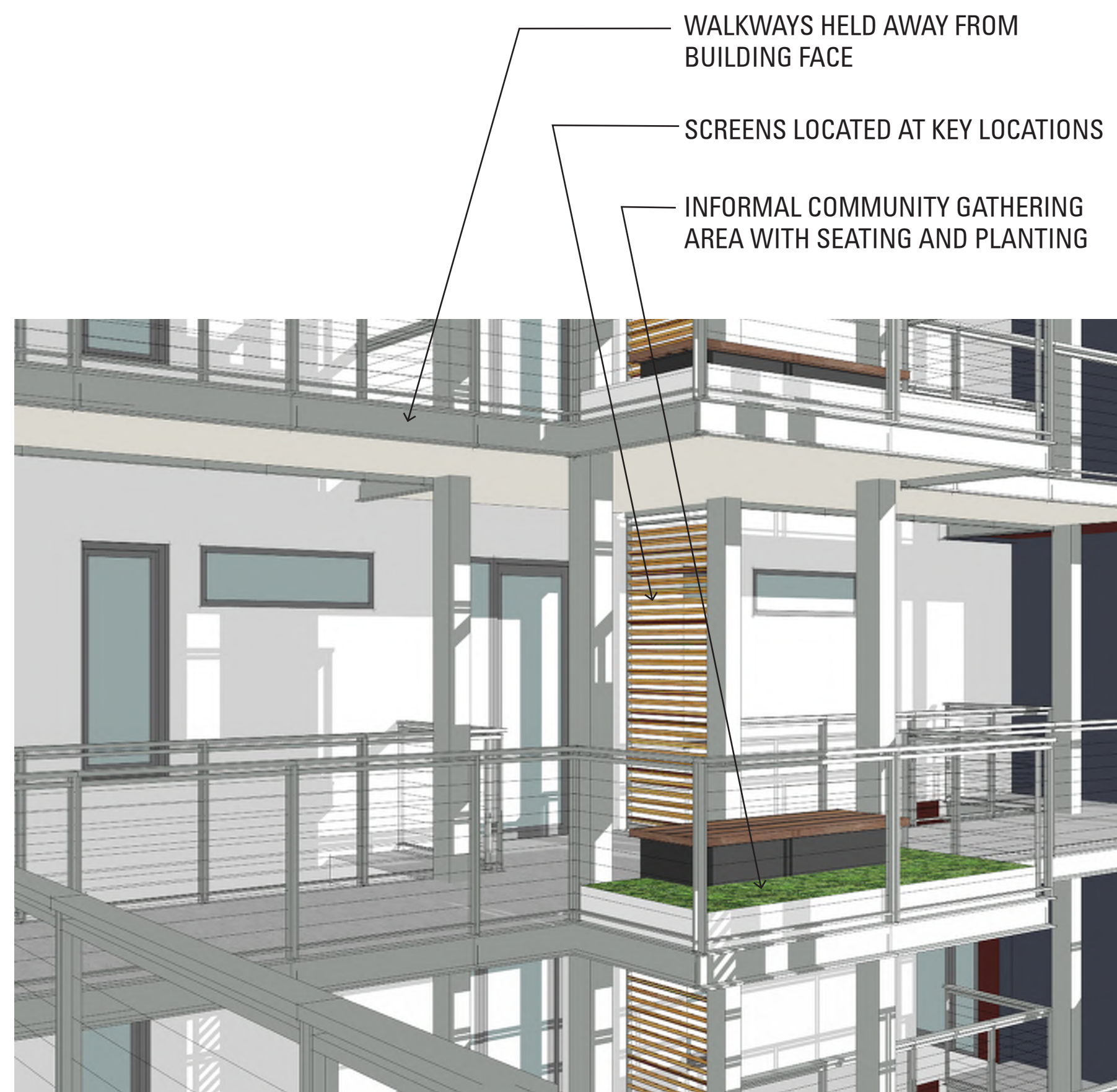
LONGITUDINAL SECTION - A

LEGEND

- RESIDENTIAL
- RES. CORE + CIRCULATION
- RETAIL
- OUTDOOR SPACE

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LONGITUDINAL SECTION



3D VIEWS OF CATWALK



LONGITUDINAL SECTION - B

LEGEND

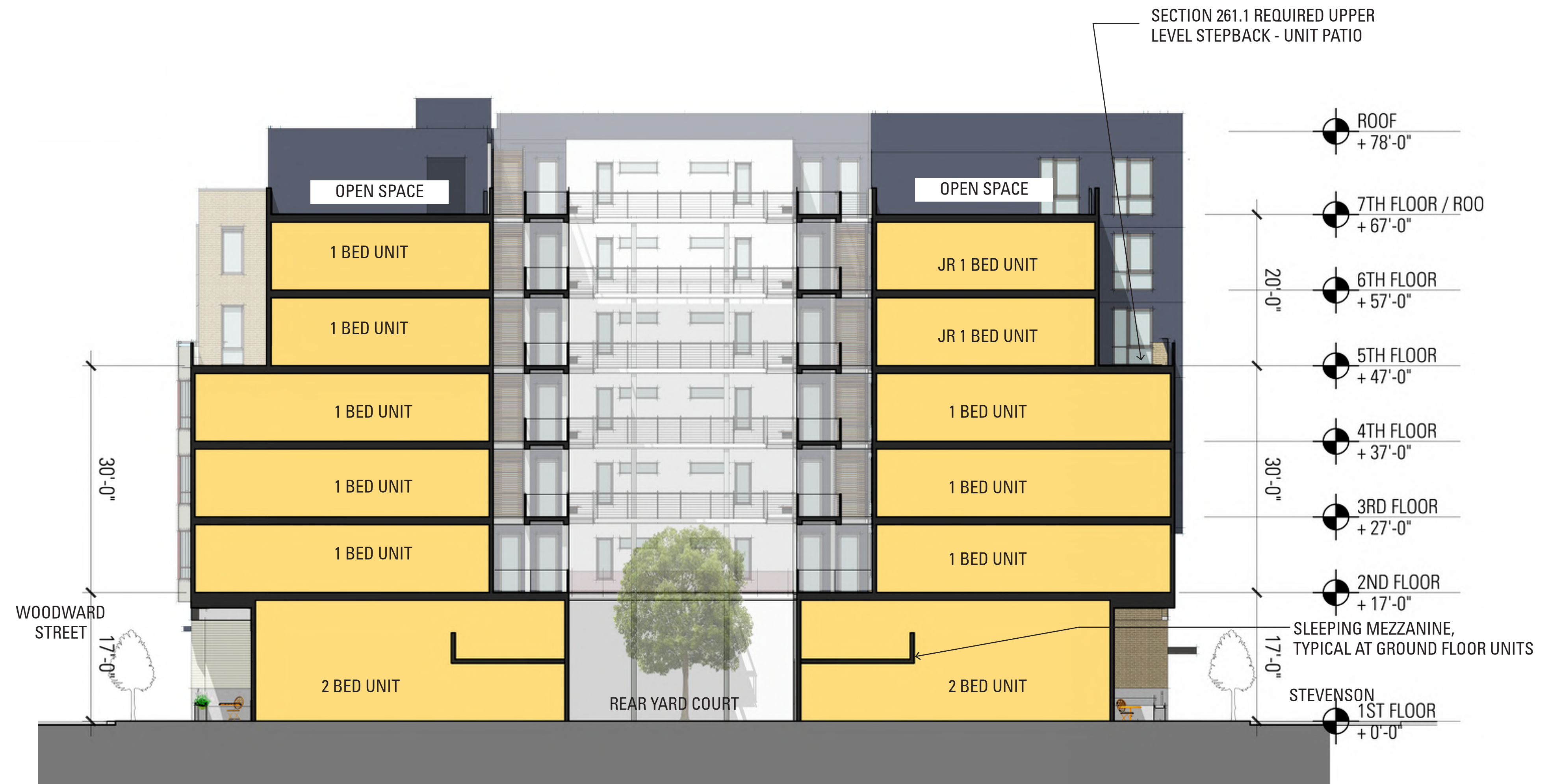
- RESIDENTIAL
- RES. CORE + CIRCULATION
- RETAIL
- OUTDOOR SPACE

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LONGITUDINAL SECTION



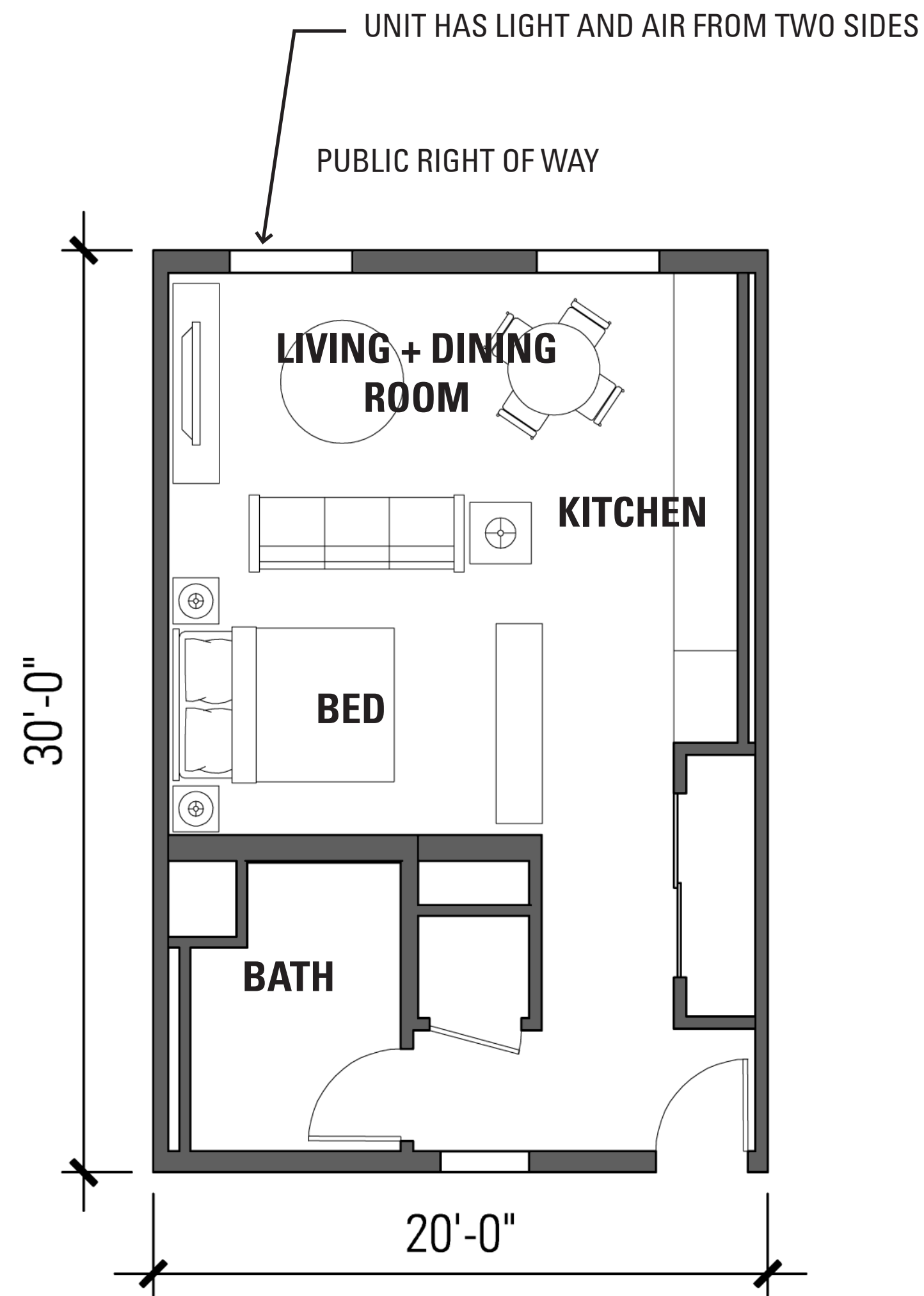
3D VIEW OF CATWALK



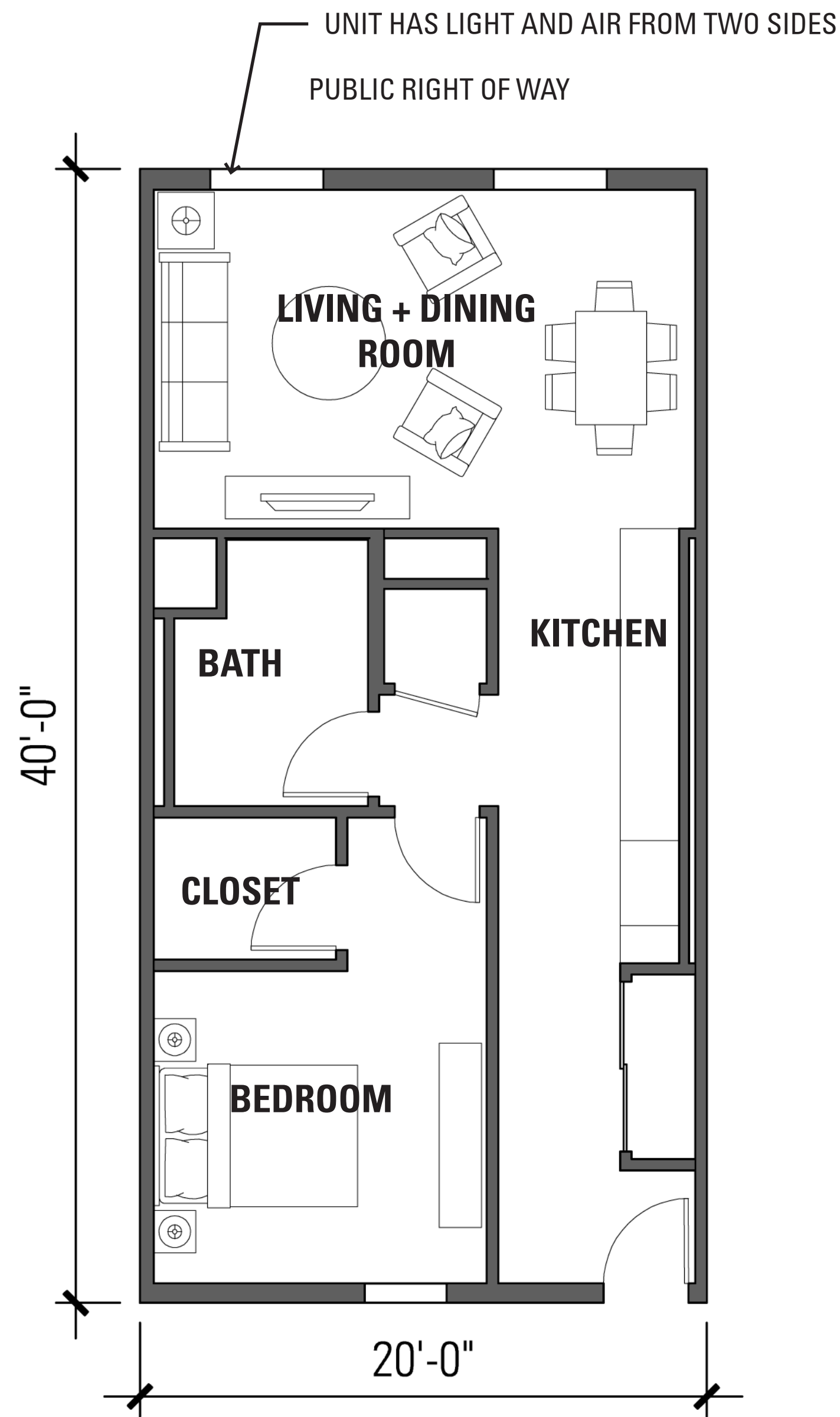
CROSS SECTION - B

LEGEND

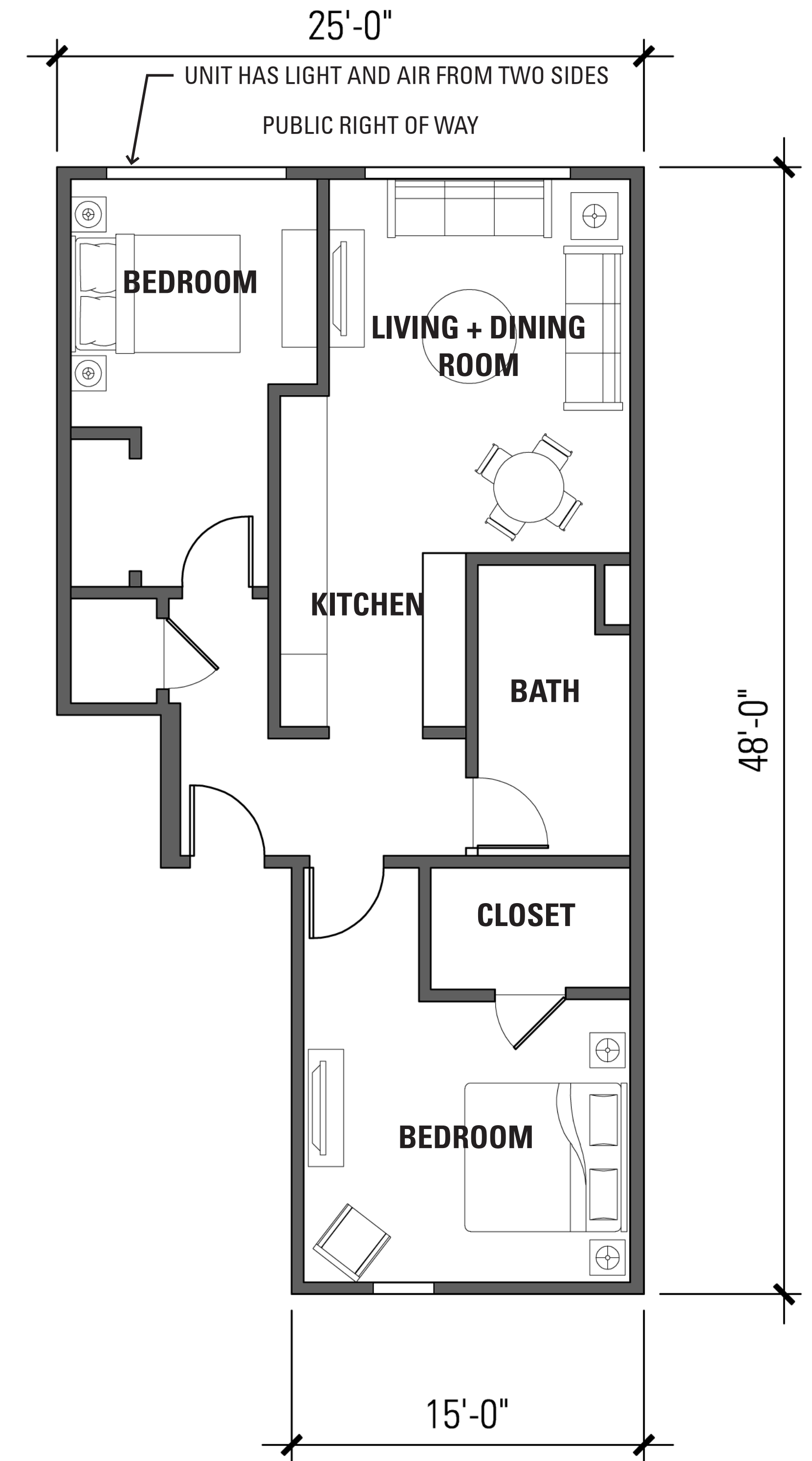
	RESIDENTIAL
	RES. CORE + CIRCULATION
	RETAIL
	OUTDOOR SPACE



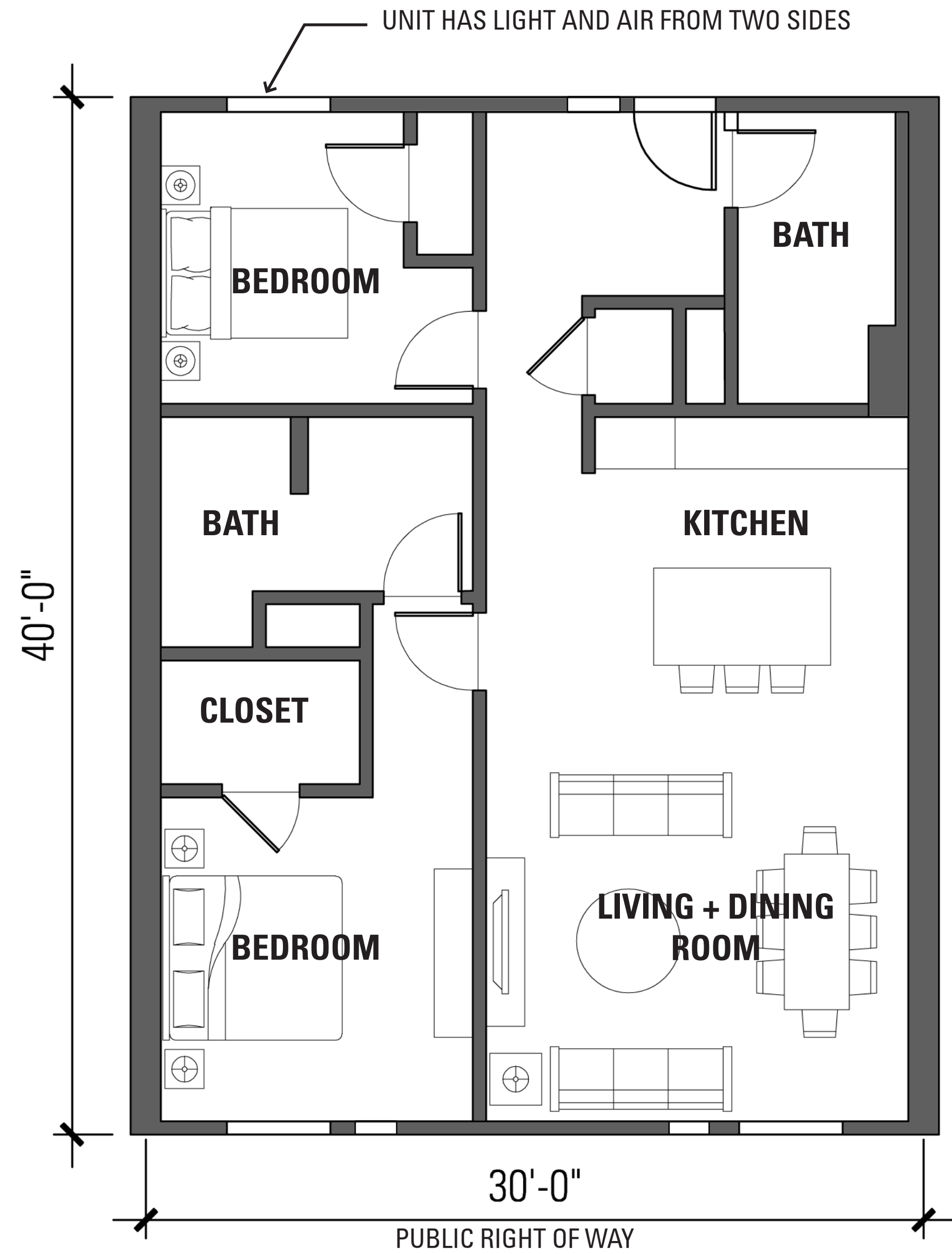
EXAMPLE THRU JR 1 BEDROOM
 600 sf rentable
 SCALE : 1/4" = 1'



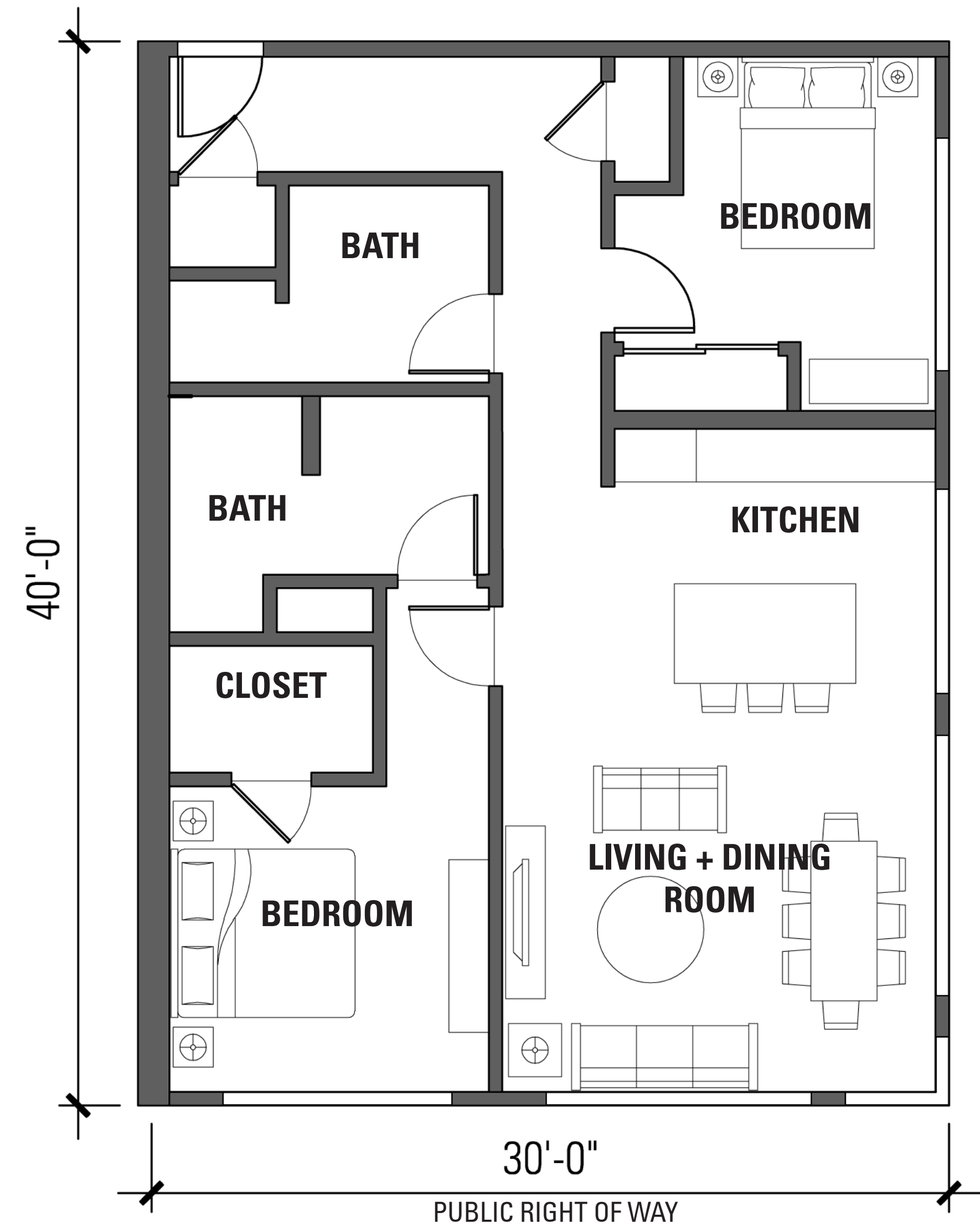
EXAMPLE THRU 1 BEDROOM
 800 sf rentable
 SCALE : 1/4" = 1'



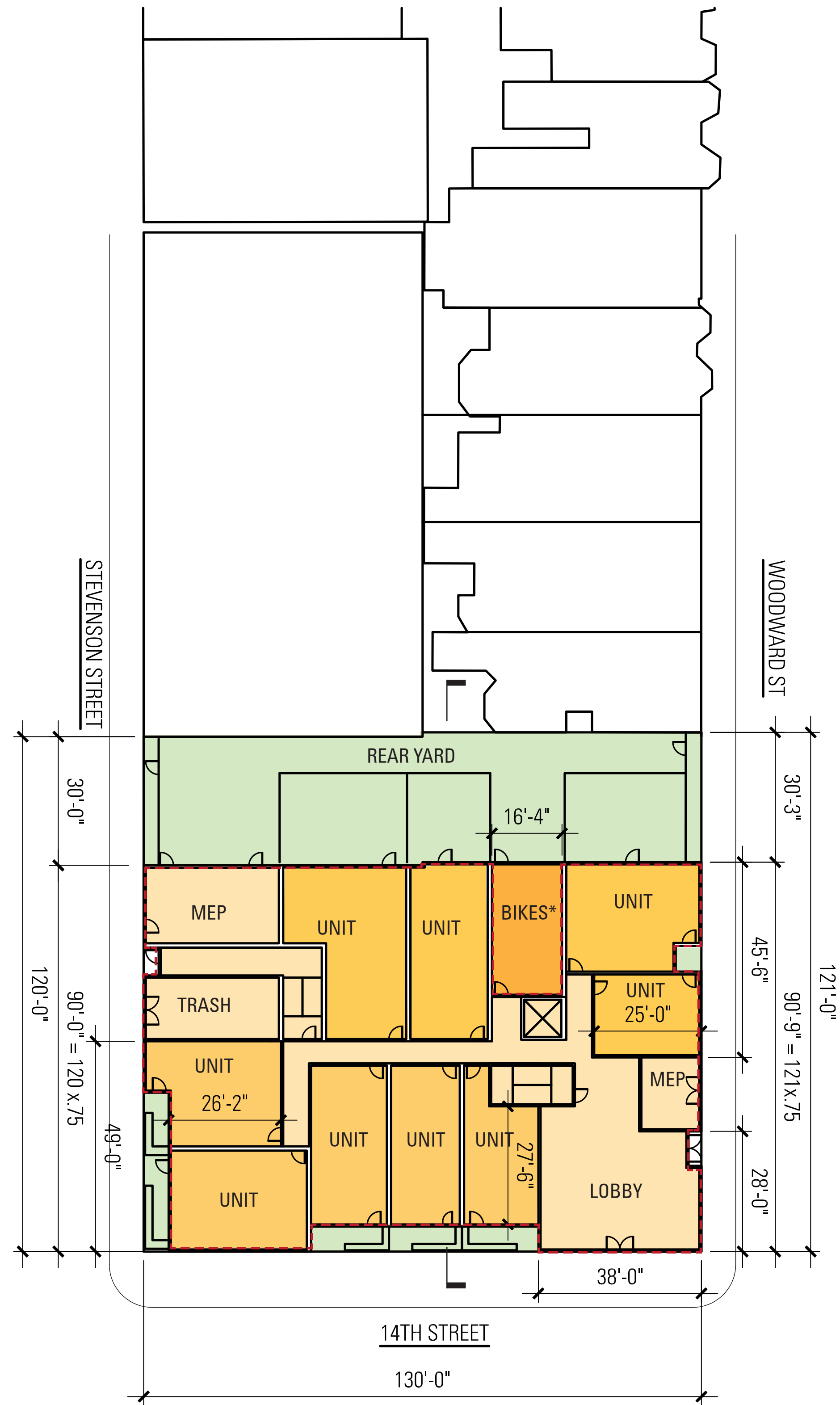
EXAMPLE THRU 2 BED x 1 BATH
 985 sf rentable
 SCALE : 1/4" = 1'



EXAMPLE THRU 2 BEDROOM
 1,200 sf rentable
 SCALE : 1/4" = 1'

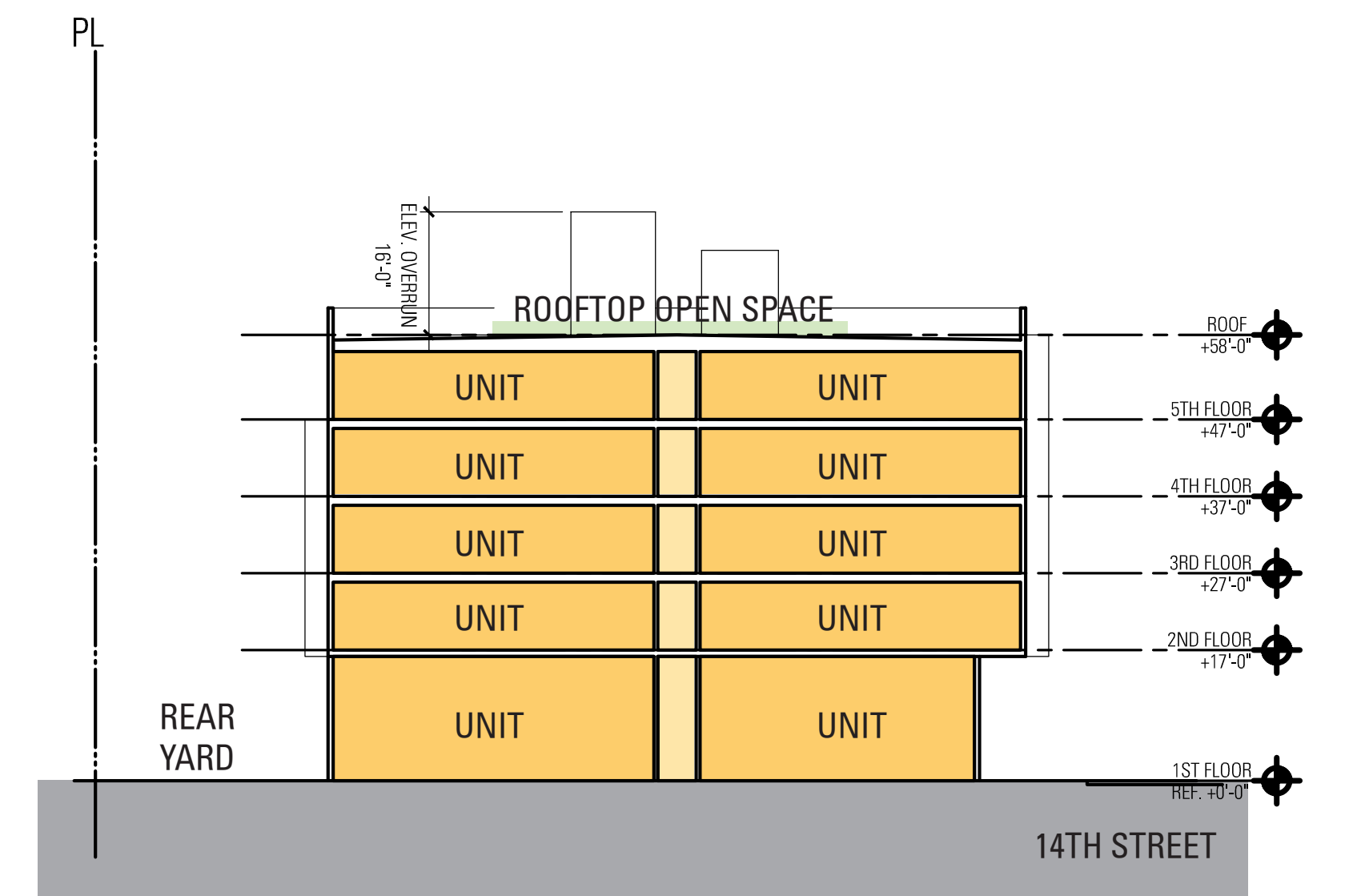


EXAMPLE CORNER 2 BEDROOM
 1,200 sf rentable
 SCALE : 1/4" = 1'



* PER SECTION 102 BIKE STORAGE EXCLUDED FROM GROSS FLOOR AREA. GFA INDICATED BY DASHED RED LINE

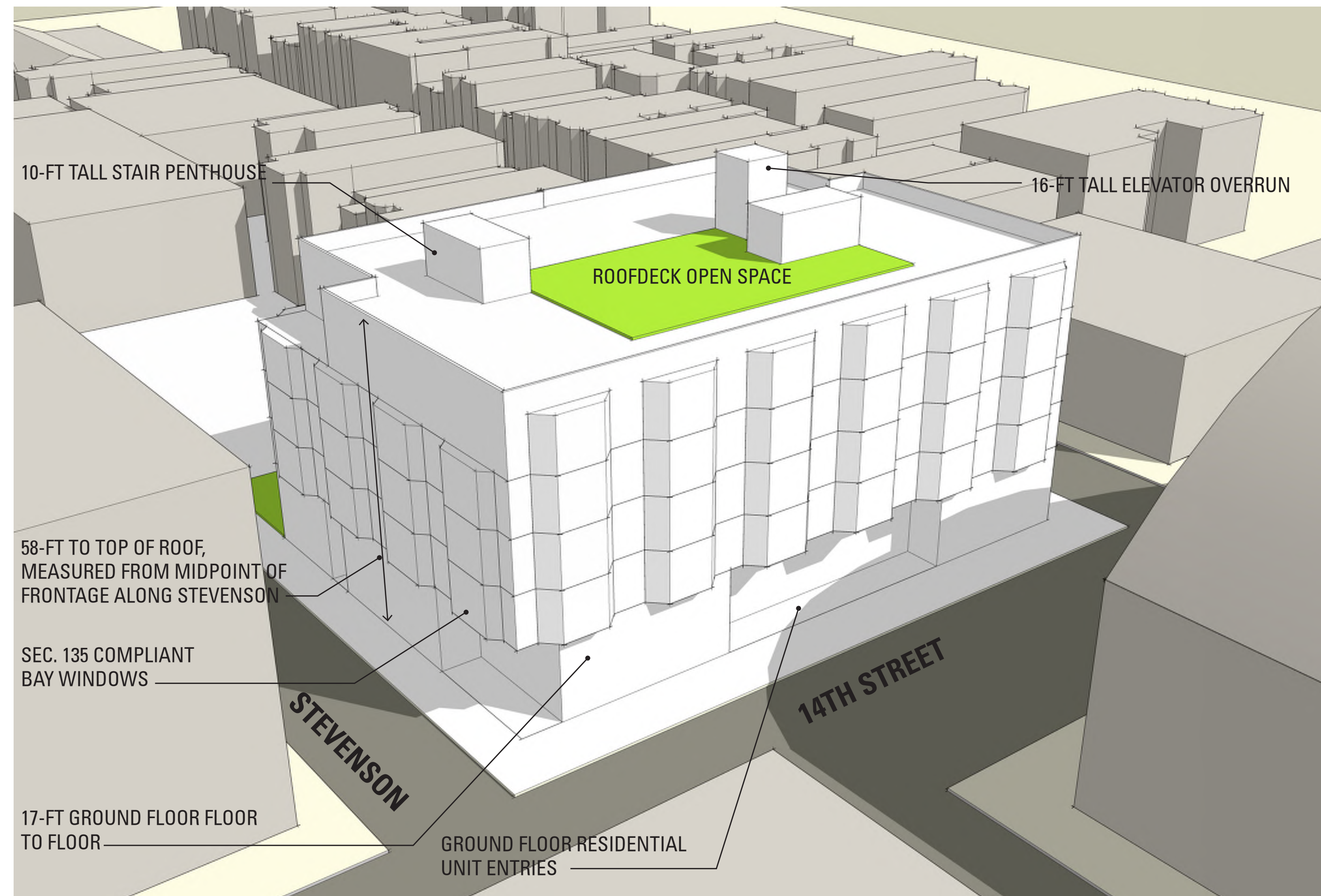
BASE SCHEME - GROUND FLOOR PLAN



BASE SCHEME - TYPICAL CROSS SECTION

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BASE SCHEME PLANS



BASE SCHEME - AXONOMETRIC

RESIDENTIAL AREAS

BASE SCHEME AREAS

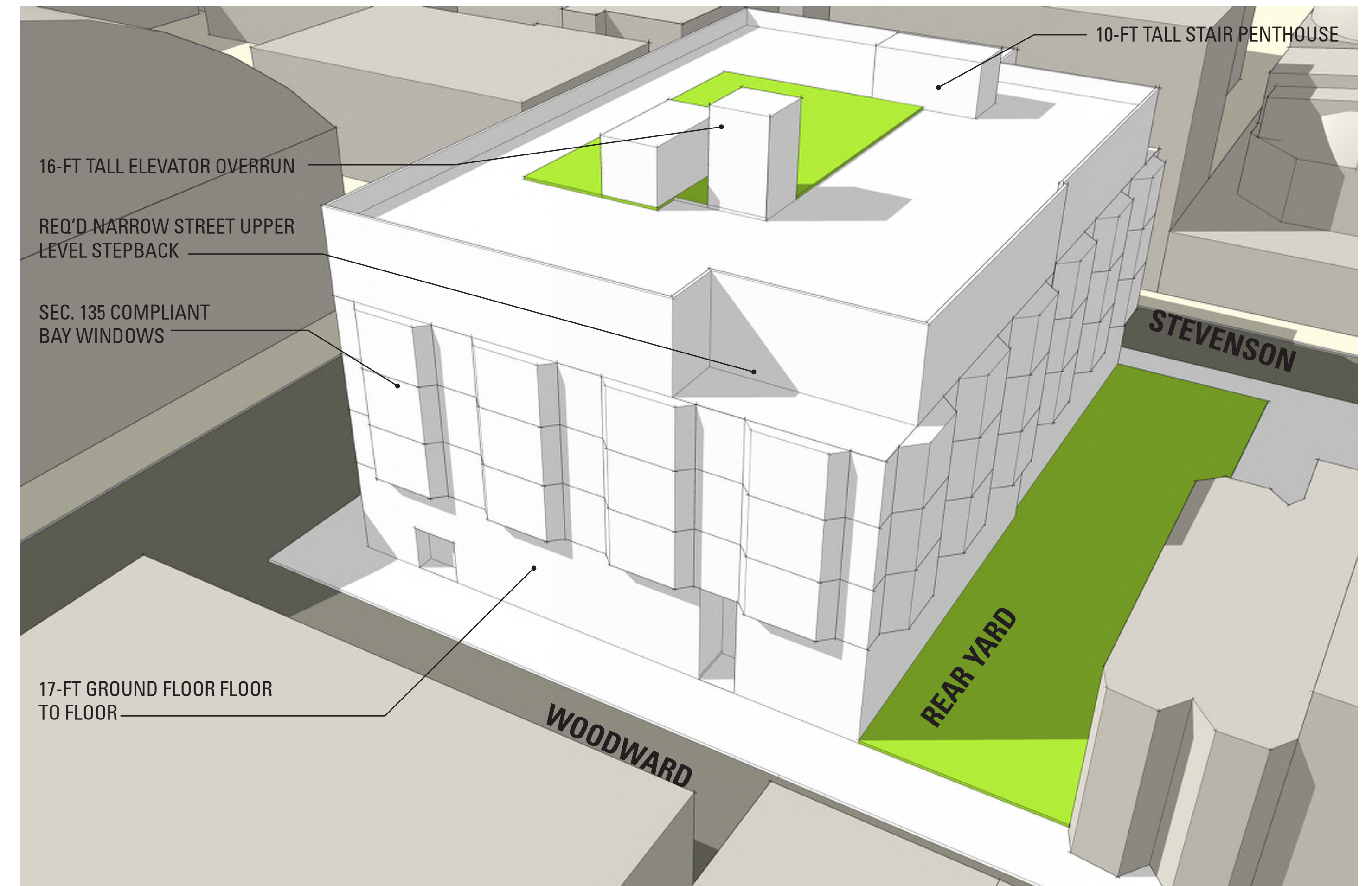
LEVEL 5	11,284 SF
LEVEL 4	12,174 SF
LEVEL 3	12,174 SF
LEVEL 2	12,174 SF
LEVEL 1	10,635 SF
TOTAL	58,441 SF

ALLOWABLE DENSITY BONUS AREA

58,441 x 1.35 = **78,895 SF** PERMITTED IN DENSITY BONUS SCHEME

58,441 / 78,895 = 74%. BASE UNIT COUNT FOR BMR PURPOSES IS CALCULATED AT 74% OF BONUS COUNT
60 UNITS IN BONUS SCHEME x 74% = 44 DWELLING UNITS IN BASE SCHEME

44 x 19% = 8 BMR RATE UNITS REQ'D.



BASE SCHEME - AXONOMETRIC



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LANDSCAPE LAYOUT PLAN



LAP SIDING

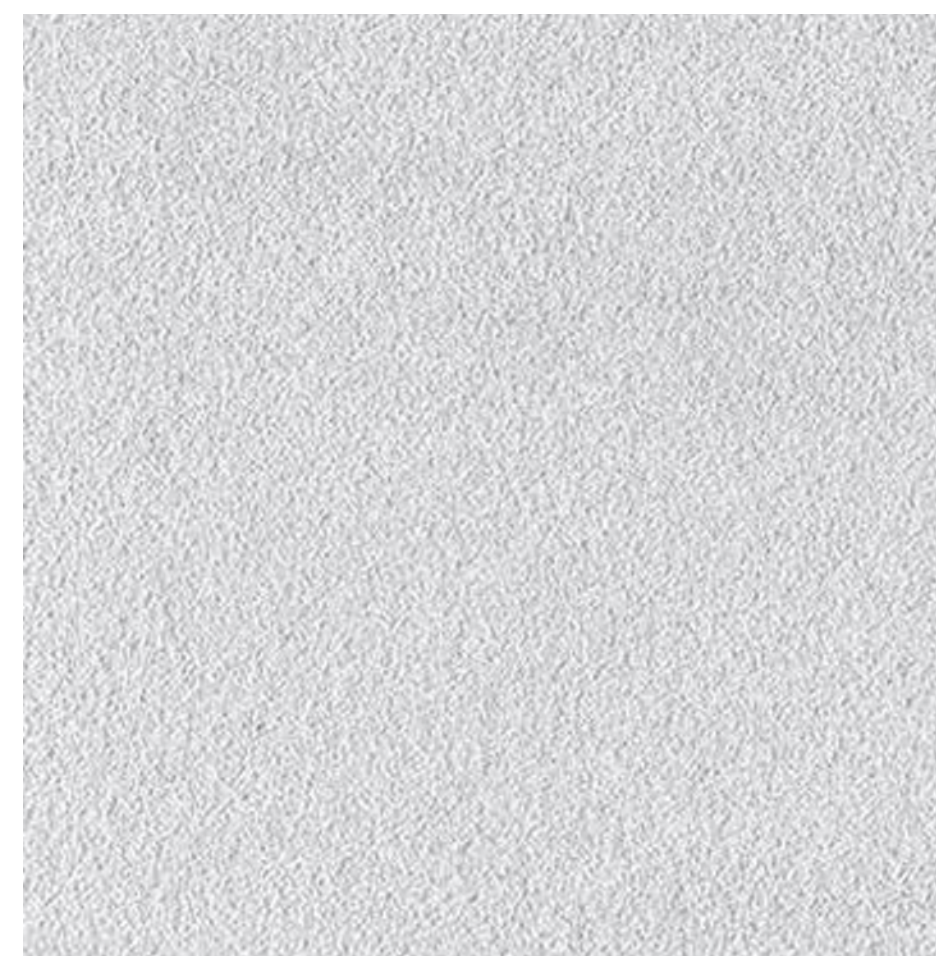
CEMENT PLASTER

BRICK VENEER

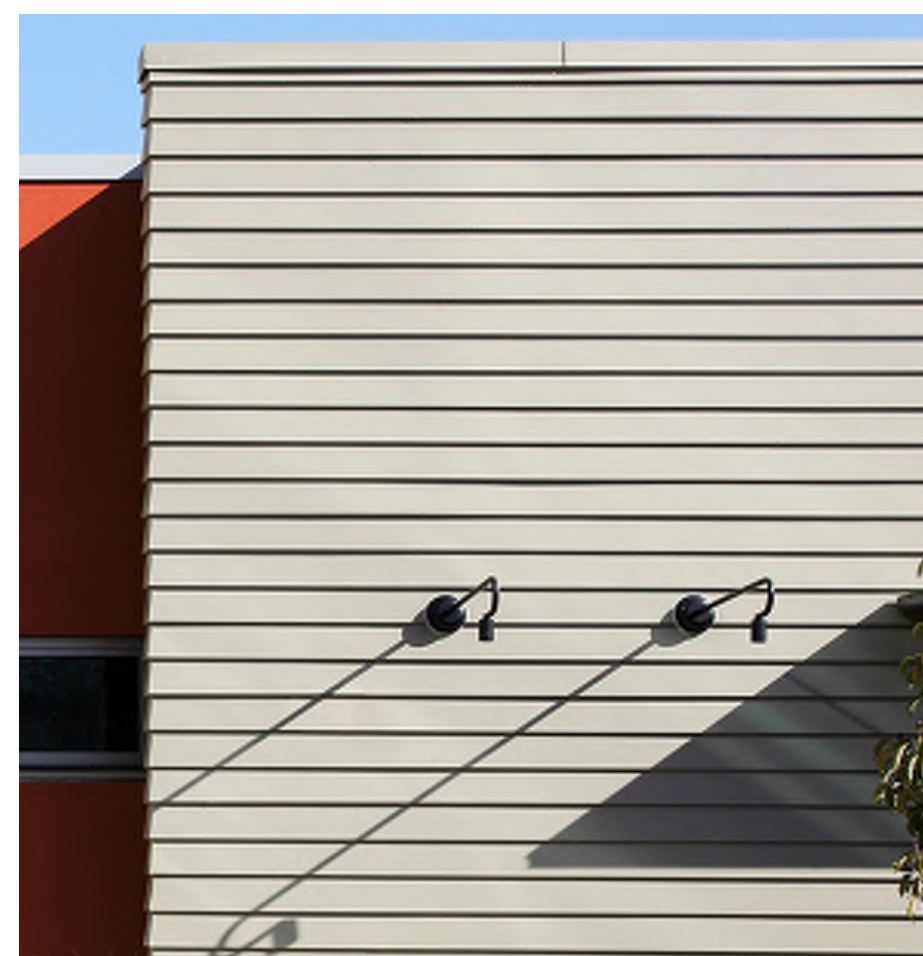
CERAMIC TILE



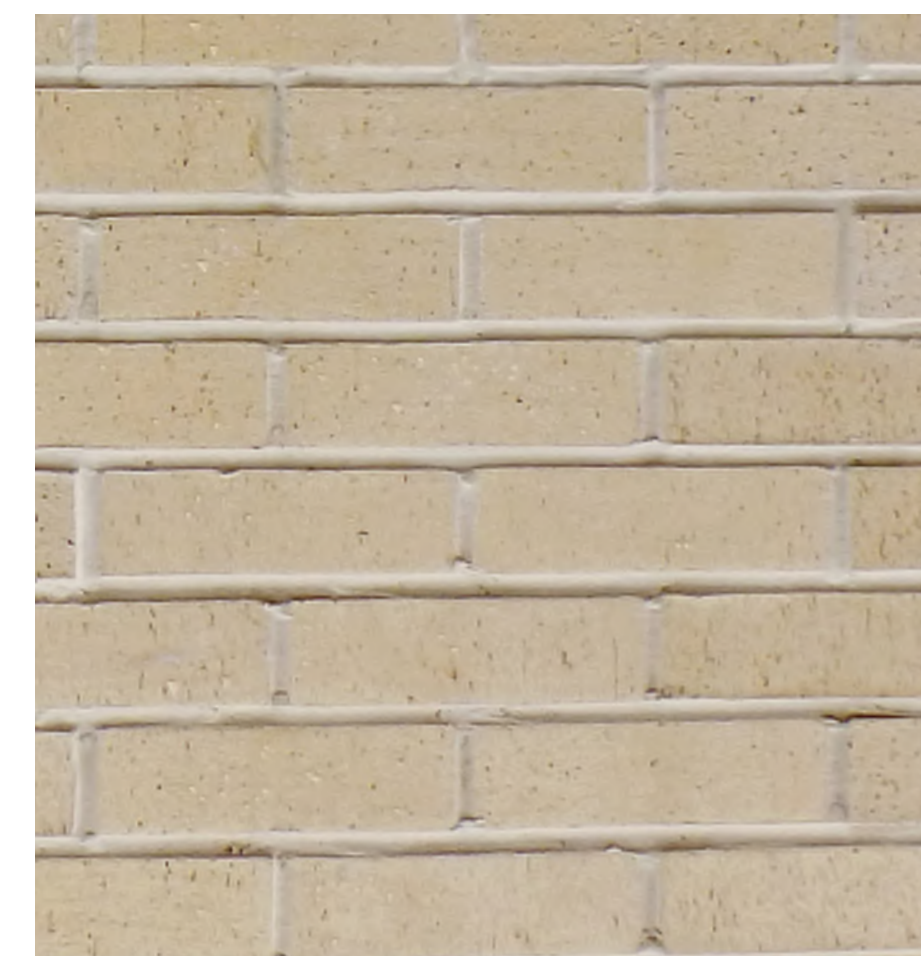
ALUMINUM WINDOW (COLOR TBD)



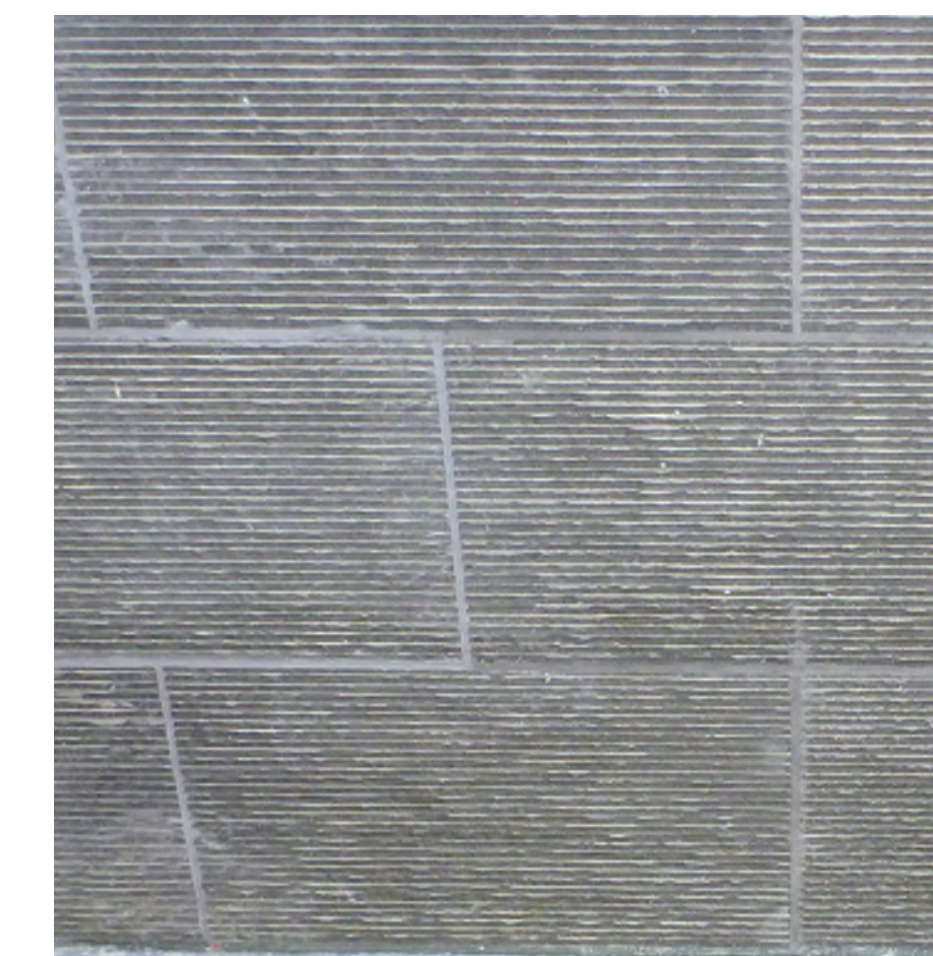
CEMENT PLASTER (SEE COLOR CHIP)



LAP SIDING (SEE COLOR CHIP)



BRICK VENEER



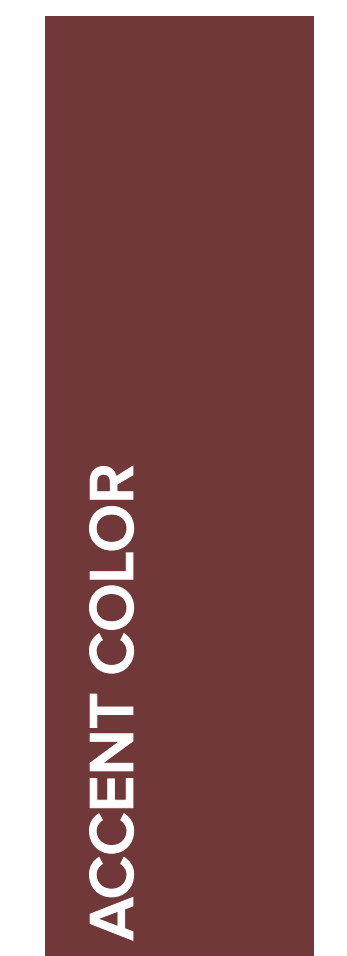
CERAMIC TILE



CEMENT PLASTER BASE



LAP SIDING BASE



ACCENT COLOR

COLOR SWATCHES

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