



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

INFORMATIONAL HEARING DATE: DECEMBER 13, 2012

Date: December 6, 2012
Case No.: TBD
Project Address: **1601 Larkin Street**
Zoning: RM-3 (Residential, Mixed, Medium Density) District
65-A Height and Bulk District
Block/Lot: 0620/006
Project Sponsor: Pacific Polk Properties, LLC
- c/o David Silverman
Reuben & Junius
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org
Recommendation: **None – Informational Item**

1650 Mission St.
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BACKGROUND

On June 24, 2010, the Planning Commission disapproved Case No. 2004.0557C (Motion No. 18121) for a project to demolish an existing vacant church and surface parking lot, and construct a new six-story over basement building containing 27 dwelling units and 29 off-street parking spaces. The Commission cited several specific reasons for its disapproval, including that:

- The project would result in an abrupt change in scale compared with existing buildings in the vicinity.
- The massing of the project was not sculpted to appropriately transition to adjacent lower building or to reflect the underlying topography.
- The design did not sufficiently break the apparent scale of the building into discrete elements to a degree that justified the requested bulk exceptions.
- The project proposed a palette of finish materials that includes glass, concrete, and bays wrapped in metal screens that contrasted with the typical finishes found on other buildings in the area, which area generally characterized by warm materials such as wood, brick, or stucco.
- The project would result in the demolition of an historic resource (the existing church).

On June 28, 2012, the Commission considered a request for a revised project design at the site, with the same program as the previous project, but with revised massing, architectural language, and finish materials (Case No. 2012.0611CV). At that hearing, the Commission passed a resolution of intent to disapprove the Project, reiterating many of the previous concerns with the mass and scale of the Project. On August 16, 2012, the Commission formally adopted Motion No. 18691, disapproving the Project.

CURRENT PROPOSAL

The Project Sponsor has been working in collaboration with members of the public and Planning Department staff to revise the Project. The current design proposes a similar program as the previous iterations of the Project, involving the demolition of the existing church and the construction of a building containing 27 dwelling units. However, several key aspects of the Project have been revised in response to the concerns of the Commission and members of the public:

- The height has been reduced by one story, to a maximum roof height of 55 feet at its highest point.
- All parking has been consolidated into a single garage accessed via Clay Street.
- The massing and articulation has been changed, with modified setbacks, including 3- and 4-story elements along the streetscape.
- The rear yard is now situated at-grade.
- A ground-floor community room has been added.
- Three community parking spaces, and two carshare parking spaces have been added.
- New colors and materials have been added to portions of the building.

The attached plans include a full description of the scope of the changes and illustrations which compare the current design to the previous iteration of the building. No formal action by the Commission is required as part of the informational hearing, however, the Commission may wish to provide input regarding the current version of the Project. It is anticipated that the Conditional Use authorization would be scheduled for consideration by the Commission at a hearing in early 2013.

RECOMMENDATION: None – Informational Item
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Attachments:

- 1) Project Sponsor Graphics Package, dated December 5, 2012



1601 LARKIN

SAN FRANCISCO PLANNING COMMISSION: INFORMATIONAL HEARING - DECEMBER 13TH, 2012

Prepared: December 5, 2012

Project Sponsor:

Pacific Polk Properties and the
California Nevada Annual Conference of the United Methodist Church
c/o John McInerney

1600 Webster Street
San Francisco, CA 94115



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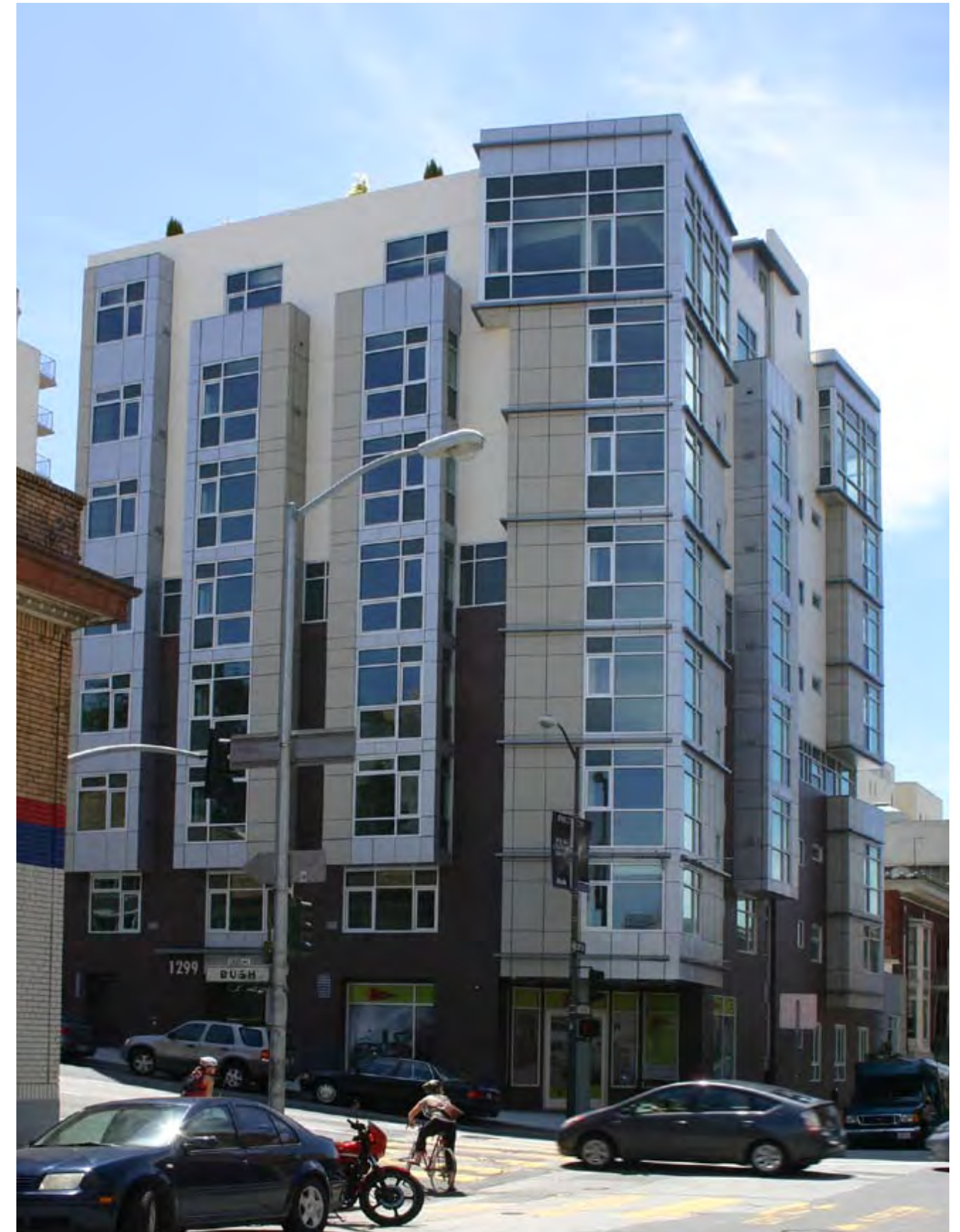
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AERIAL SITE MAP

1601 LARKIN STREET



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SURROUNDING NEIGHBORHOOD ARCHITECTURE

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1. The community has not been included enough in the process.

Between 9/1/12 and 11/28/12 we have had the following meetings:

- 3 meetings in IBA offices with MPNA and 1630 owners
- 1 additional meeting in IBA offices with 1630 owners
- 1 additional meeting in IBA offices with MPNA
- 3 meetings in Judge Beeler’s courtroom with MPN and 1630 and Linda Chapman group
- Several one-on-one meetings between individuals from both sides

2. The church is not secure and is constantly being invaded and vandalized

Since August 2012, the following measures have been taken:

- Direct communication between the community and the property manager has been established
- A stronger, steel mesh fence has been installed
- Lighting has been added to the nooks and alcoves of the property
- Sit-lie obstacles have been installed on the steps and walls

3. The proposed building is too big and the massing does not respect the low-rise context enough.

- We have gone through several iterations gradually reducing massing and compromising
- The building has been lowered one floor and is now a 5-story building, 53’ tall
- The building now steps back from 1630 Clay Street at the upper floors
- Massing has been further sculpted to have 3 and 4-story components of the building meet the adjacent buildings on Clay and Larkin
- One mechanical penthouse has been removed from the roof
- Street facades have been set-back at different levels

4. There are no considerations to the community in return for the Commission granting the Conditional Use

- The requested community room has been included
- We propose a parklet or other landscape improvements to streetscape as may be suggested and preferred by the community
- 3 off-street parking spaces are included for use by the community
- 2 car-share spaces included and as requested by the community
- The project sponsor has offered to make a contribution to off-set legal costs from his lawyers’ subpoena procedures.
- A church memorial and memorabilia will be included in the building

5. Consideration of the impact of the building on the residents in 1630 Clay

- The building and courtyard have been re-planned to provide significantly more open space and light adjacent to 1630 for the full height of 1630
- The lowering of the courtyard mitigates the impact of the garage wall to the 1630 rear yard.

6. The parking should be placed in one garage

- All off-street parking is now contained in one garage entered from Clay Street

7. There should be no variance required for the residential units being below the level of the rear yard

- The rear yard has been lowered to the level of Larkin street in accordance with Planning Code.

8. A part of the rear yard, when it is at grade off Larkin, should be made open to the public.

- A rear yard is required by Planning Code to be a minimum of 25% of the lot area. The yard is designed to meet the Planning Code’s requirements for Common Usable Open Space for the residents of the building. The new design direction has also been reconfigured to give some space and light to 1630 Clay neighbors and to allow for the building to provide a continuous street frontage on Larkin.
- It is more usual to provide “POPO” (Privately operated, publicly open) spaces in commercial buildings where FAR incentives exist to encourage them.
- Given the narrowness of the yard, and the need for an exit stair from the garage, any public area that is a part of the courtyard area, and accessed from the Larkin sidewalk would be extremely close to the ground floor residential units, and with obvious security issues, making them much less desirable to the market.

9. We want the number of units to be fewer than 27 so that the massing can be reduced. Why cannot there be 7 or 8 very large units? This would also mitigate traffic and parking concerns.

- The City will not permit the site to be underdeveloped to the degree you suggest. The City needs housing and it also needs funds for affordable housing. The more units we place on the site the more funds the City can claim.

10. BMR units on-site or off-site?

- The community has been ambivalent with respect to their position on the BMR units and in-lieu fees. The project sponsor is willing to do at least 2 units on site but if the community prefers that the in-lieu fee be paid (which is more helpful to the city’s affordable housing programs) he will comply with their wishes.

DESIGN REVISIONS - SUMMARY

- All parking goes into 1.5 basements accessed off Clay
- The rear yard is now at grade (Larkin)
- The height has been reduced by 1-story to a 5-story building and less than 55’ tall
- Massing along Clay now steps down to give a 4-story section of the building adjacent to 1630 Clay
- The building now continues the Larkin streetscape with a 4-story element abutting the neighboring building on Clay
- This design is a significantly different building from the one last shown to Commission
- Community room included with direct access off Larkin

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Community Issues and Responses by Project Sponsor
(based on MPNA 1630 Clay owners and Planning Commission concerns expressed at, and since, the Commission hearing of 6-28-12)

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AREAS

Floor	Gross Building Area (SF)	Net Residential Area (SF)
Basement Level 2	5,165	0
Basement Level 1	10,999	0
First Floor	7,920	5,648
Second Floor	8,405	6,557
Third Floor	8,381	6,557
Fourth Floor	8,255	6,473
Fifth Floor	6,201	4,915
Building Totals (SF)	55,326	30,150

UNIT MIX & COUNT

Type	Count
Studio	1
One Bedroom	4
Two Bedroom	21
Three Bedroom	1
Total	27

Total Unit Count	0
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OPEN SPACE

Units with Private Usable Open Space*		PUOS*
103	176	60
105	153	60
106	106	60
406	95	60
501	1665	60
502	260	60
Total PUOS*	2455	360

* PUOS conforming to minimum requirement of Section 135 and contributing to Open Space provision calculation

Required PUOS [27 * 60]	1,620
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Remainder of Open Space required	1,676
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* Remainder multiplied by 1.33

Common Usable Open Space Provided**	1,986
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**Courtyard area meeting minimum requirements of Section 135

Total Open Space Provided (Contributing and Non-Contributing)	4,441
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Parking

Spaces Required	27
Spaces Provided	32

includes 2 car share and 3 community parking spaces

Bicycle Parking

Bicycle Parking Required	14
Bicycle Parking Provided	18

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PROJECT DATA

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MASSING FROM 9-18-12



MASSING FROM 10-4-12



MASSING FROM 10-11-12



MASSING FROM 10-22-12

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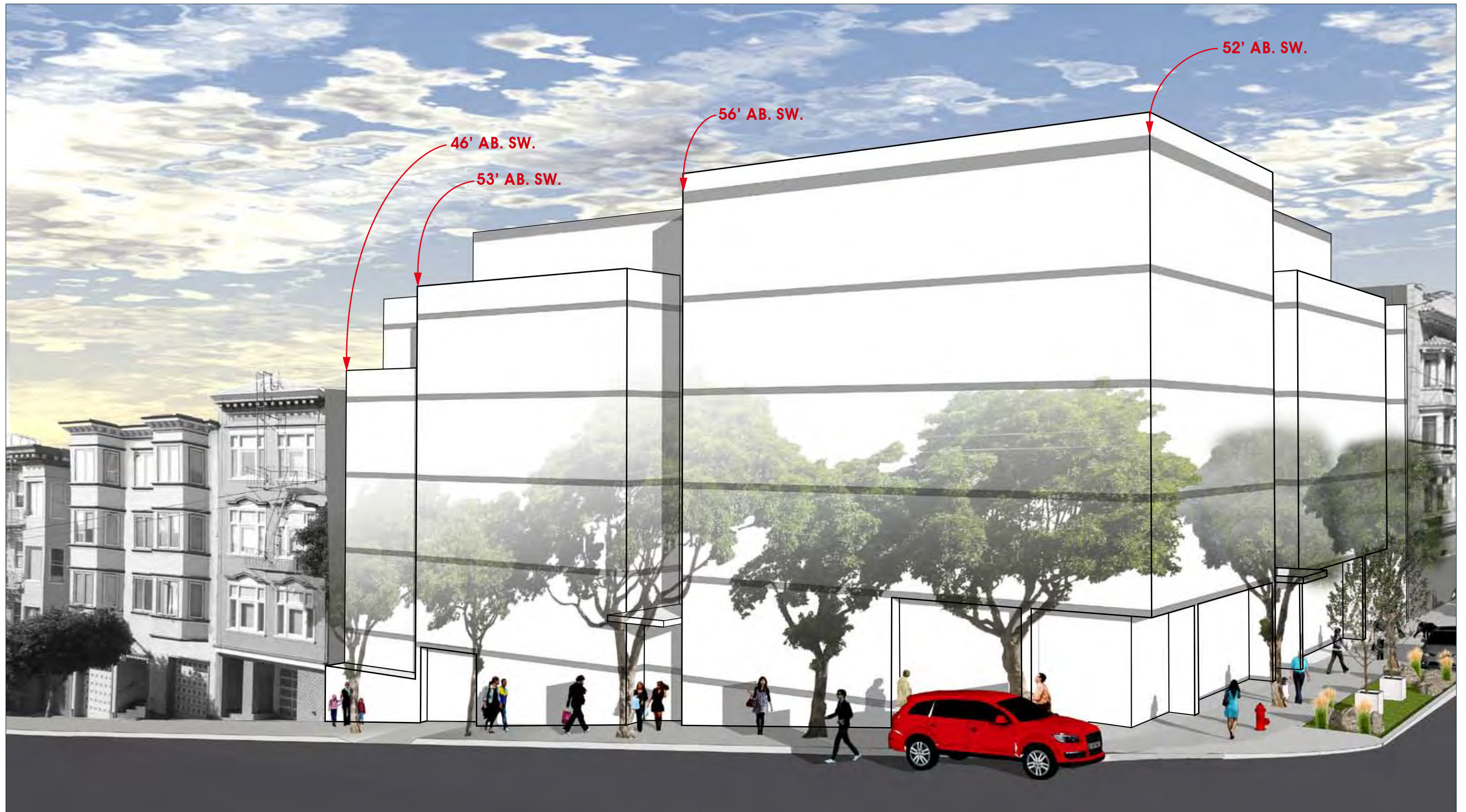
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**CLAY AND LARKIN CORNER VIEW
 MASSING REDESIGN PROCESS**

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MASSING FROM 11-7-12

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**CLAY AND LARKIN CORNER VIEW
 LAST MASSING REVIEWED BY MPNA**

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 architecture

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VIEW OF CORNER
DESIGN FROM 6-28-12 - 6 STORIES

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**VIEW OF CORNER
CURRENT DESIGN - 5 STORIES**

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**VIEW UP LARKIN
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VIEW UP LARKIN
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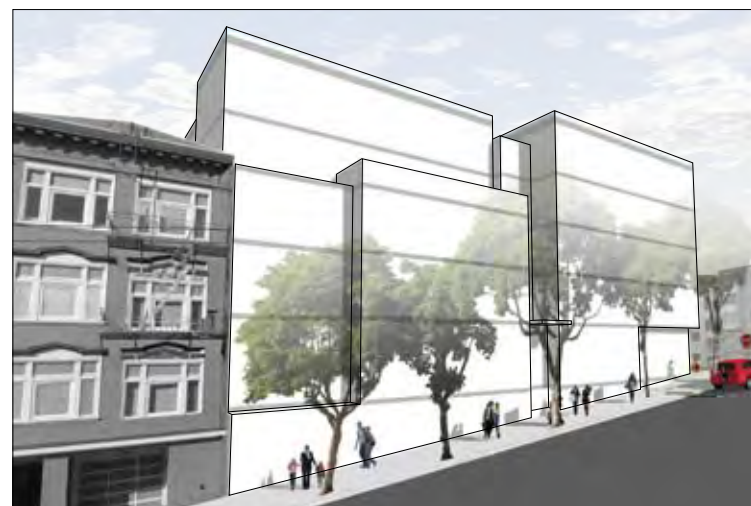
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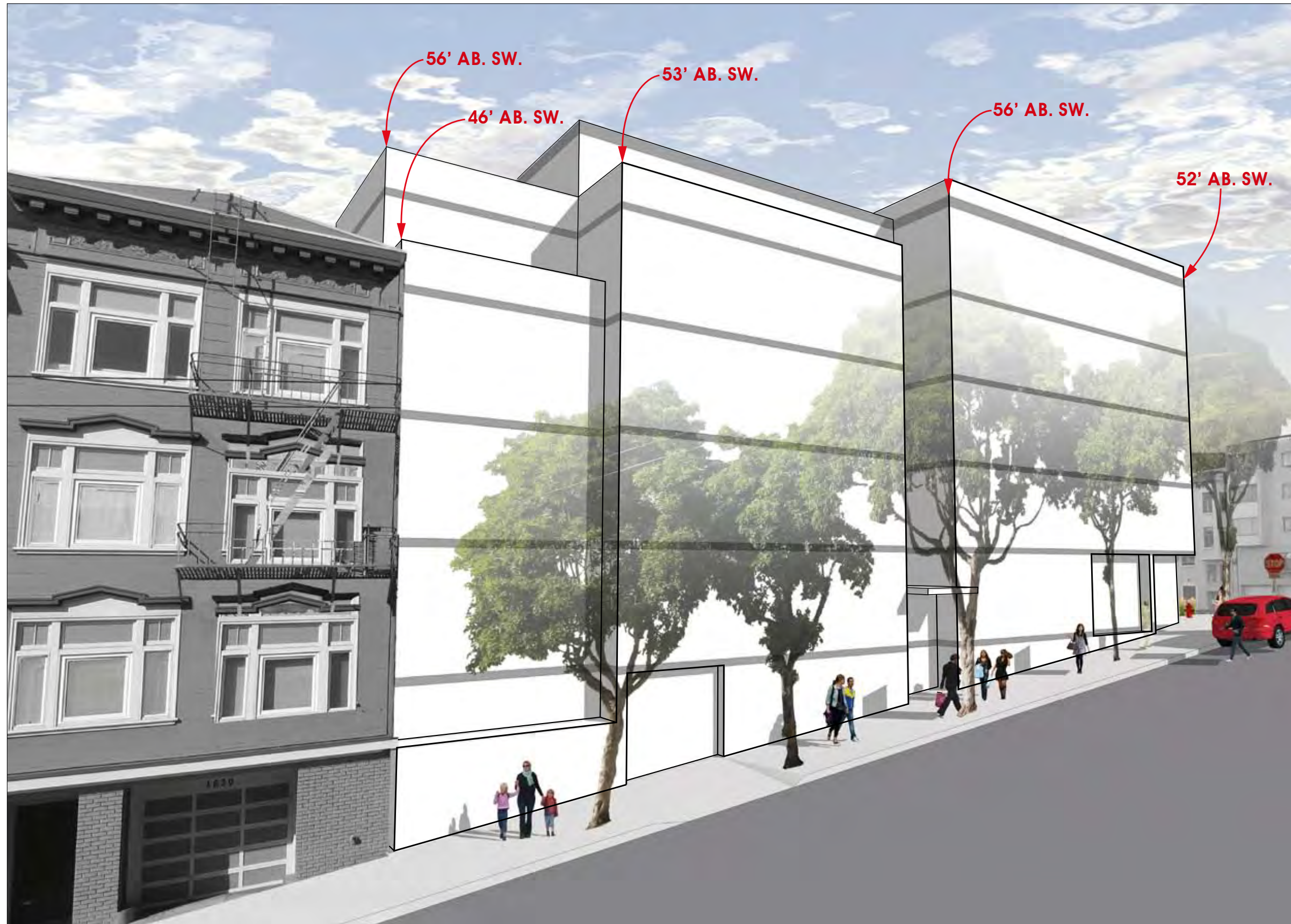
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**VIEW UP CLAY
 MASSING REDESIGN PROCESS**

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LAST MASSING REVIEWED BY MPNA

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**BIRD'S EYE VIEW - CLAY STREET
 MASSING REDESIGN PROCESS**

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**BIRD'S EYE VIEW - CORNER OF CLAY AND LARKIN
MASSING REDESIGN PROCESS**

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9' SETBACK

3' SETBACK OF 5TH FLOOR

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PENTHOUSE REMOVED

**4 STORY ELEMENT ADJACENT
TO 4 STORY BUILDING**



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CURRENT DESIGN - 5 STORIES**

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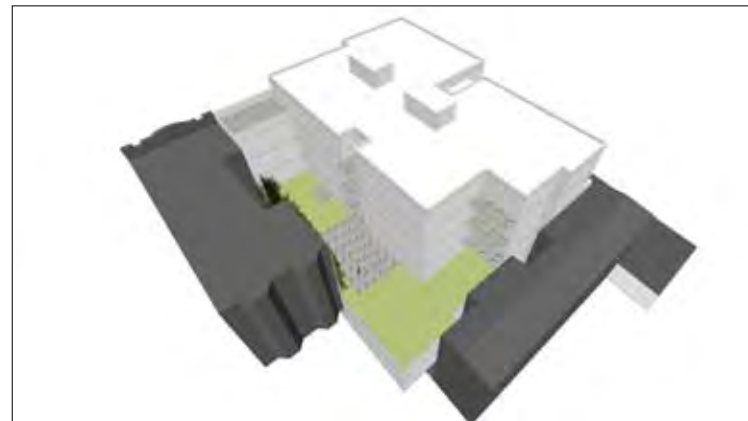
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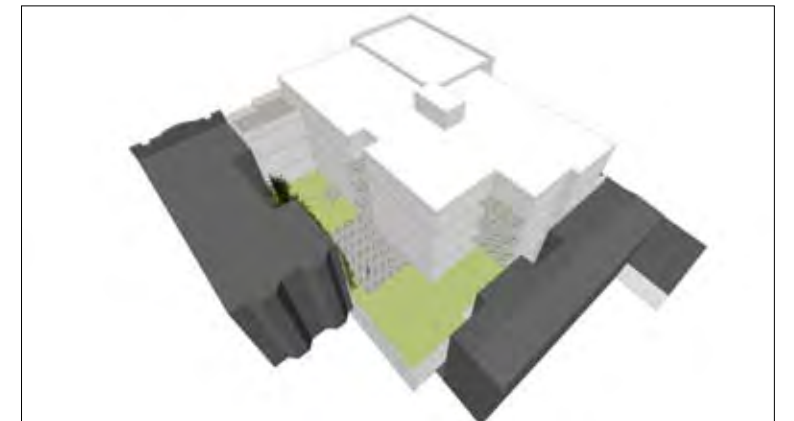
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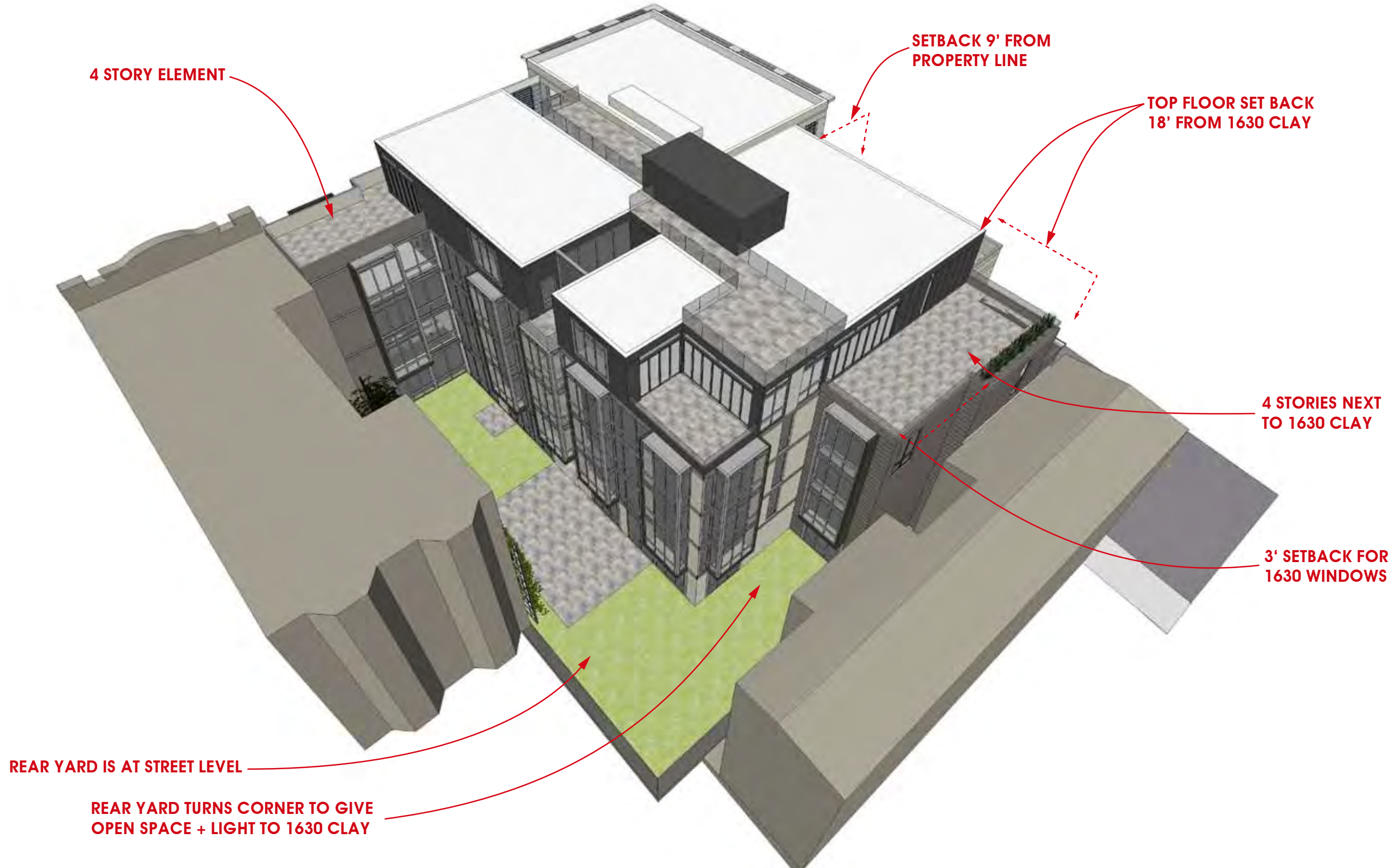
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**BIRD'S EYE VIEW - COURTYARD
MASSING REDESIGN PROCESS**

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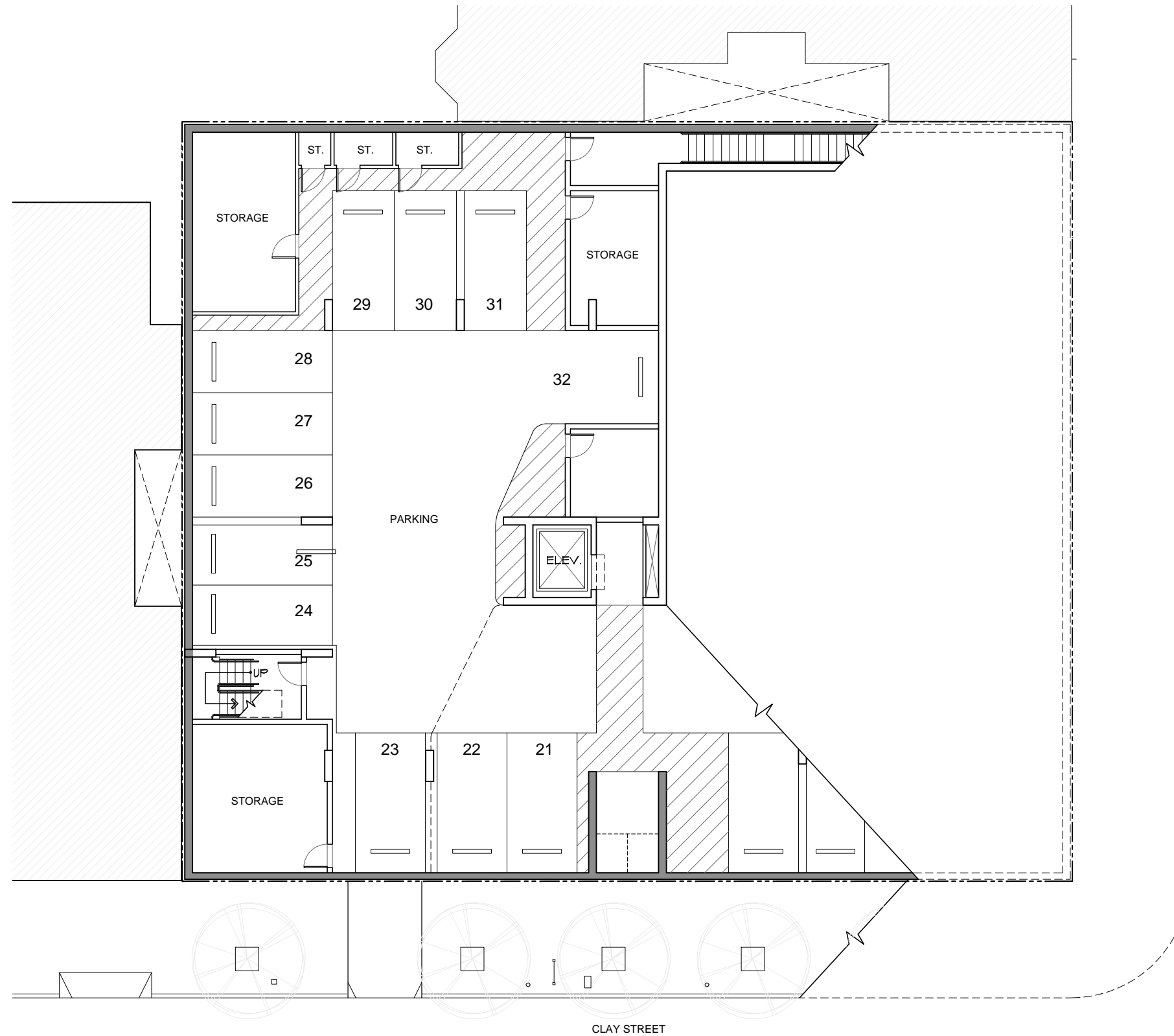
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BIRD'S EYE VIEW - COURTYARD
CURRENT DESIGN - 5 STORIES

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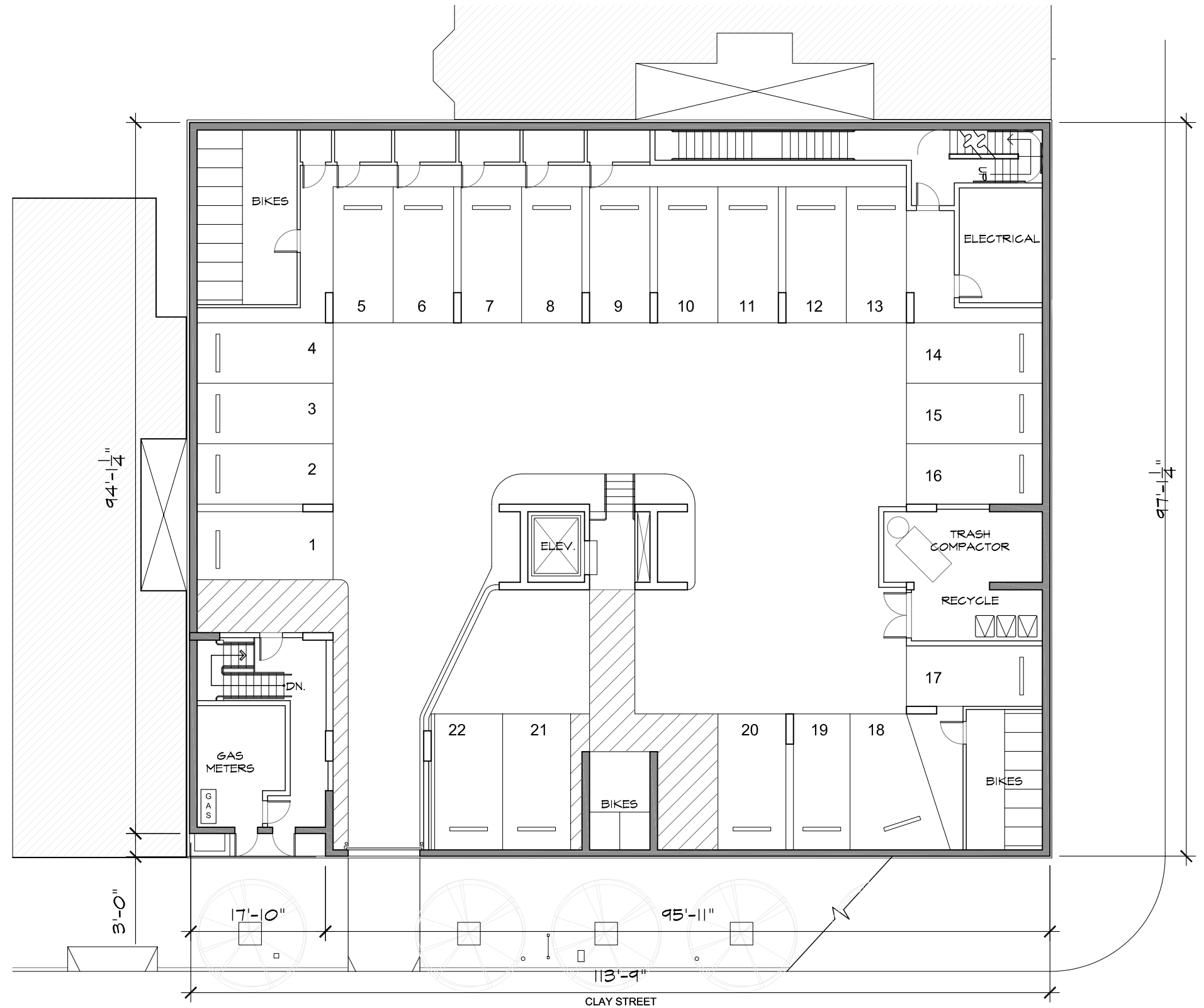
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BASEMENT LEVEL 2 PLAN

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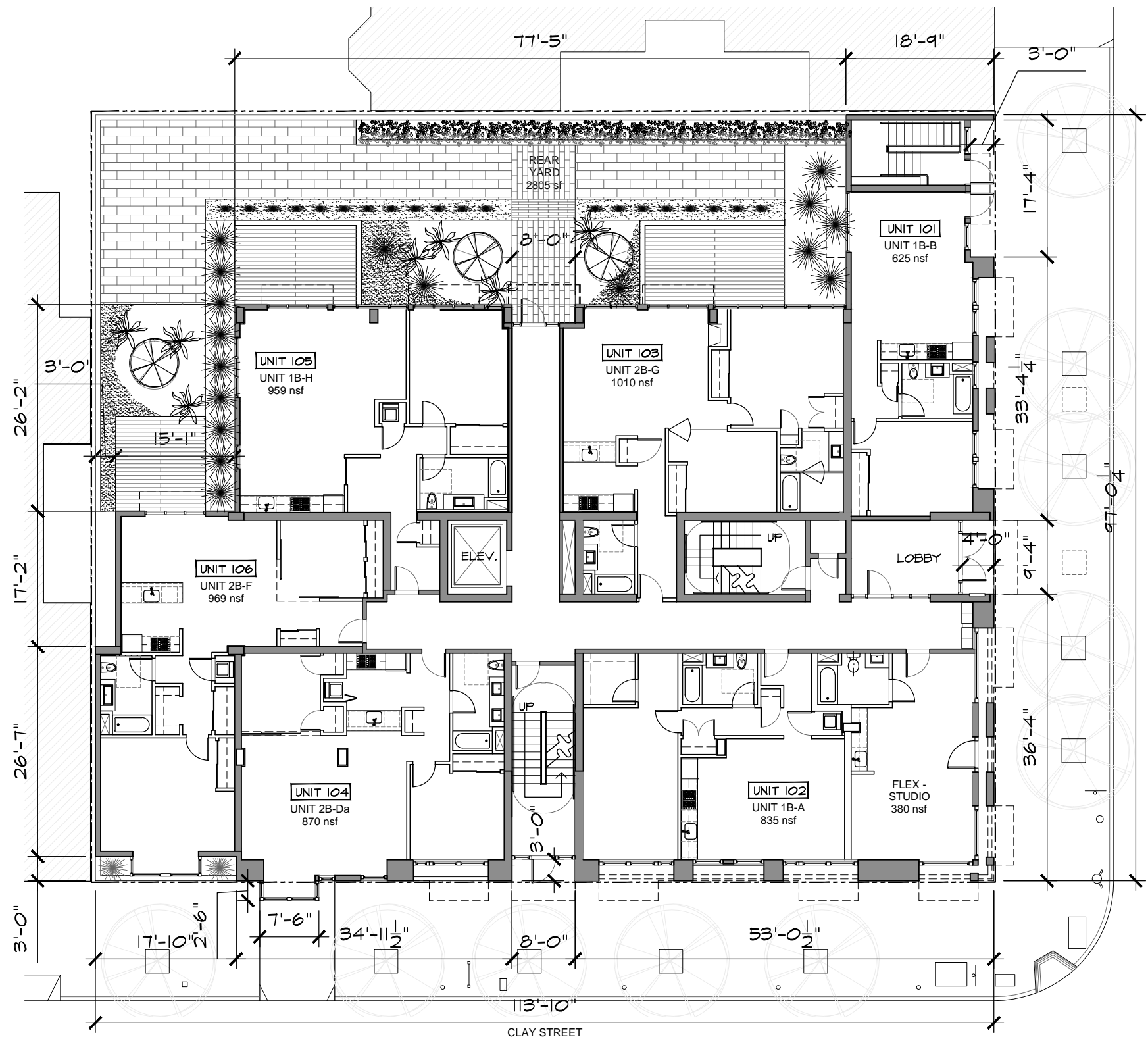
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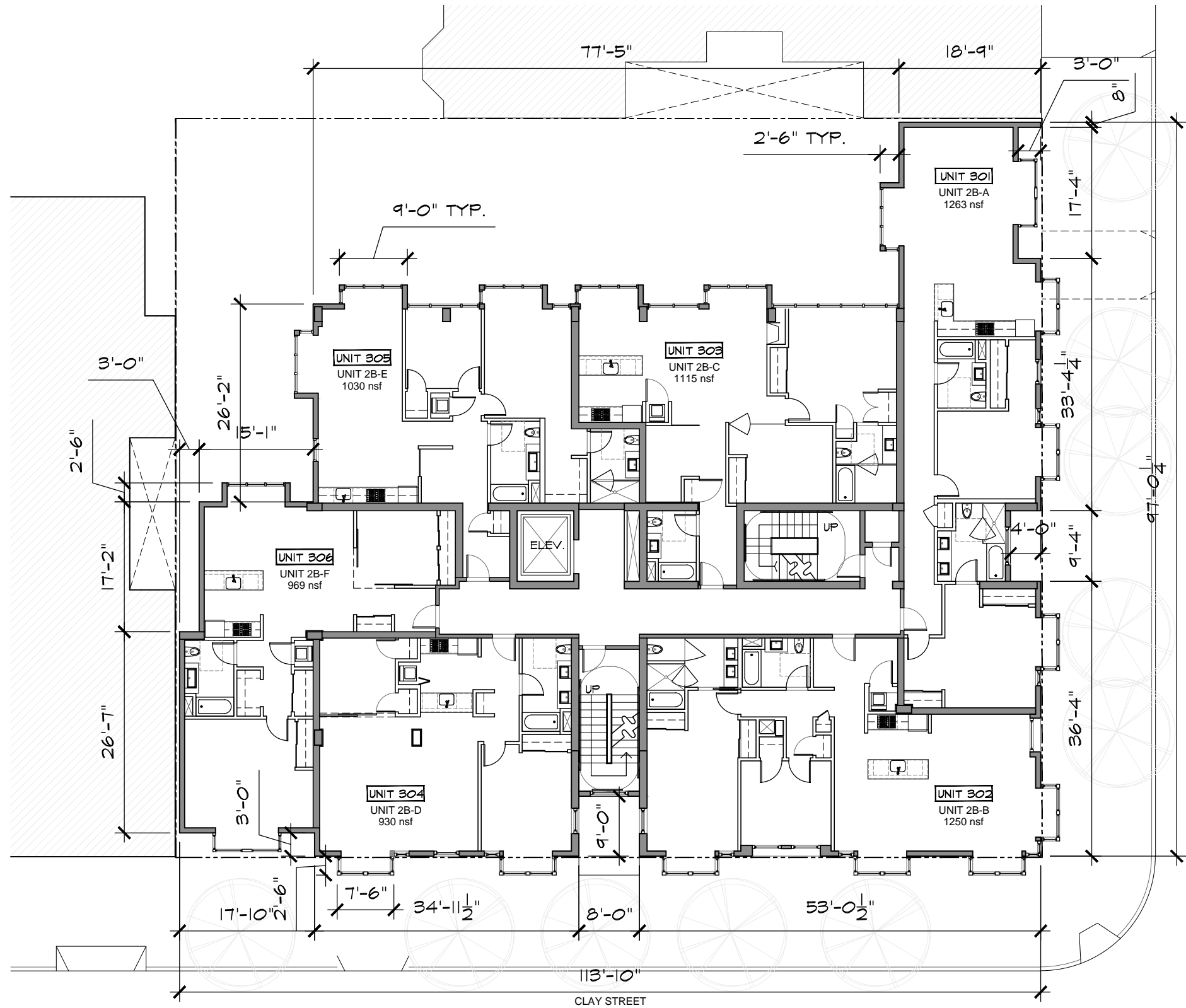
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FIRST FLOOR PLAN

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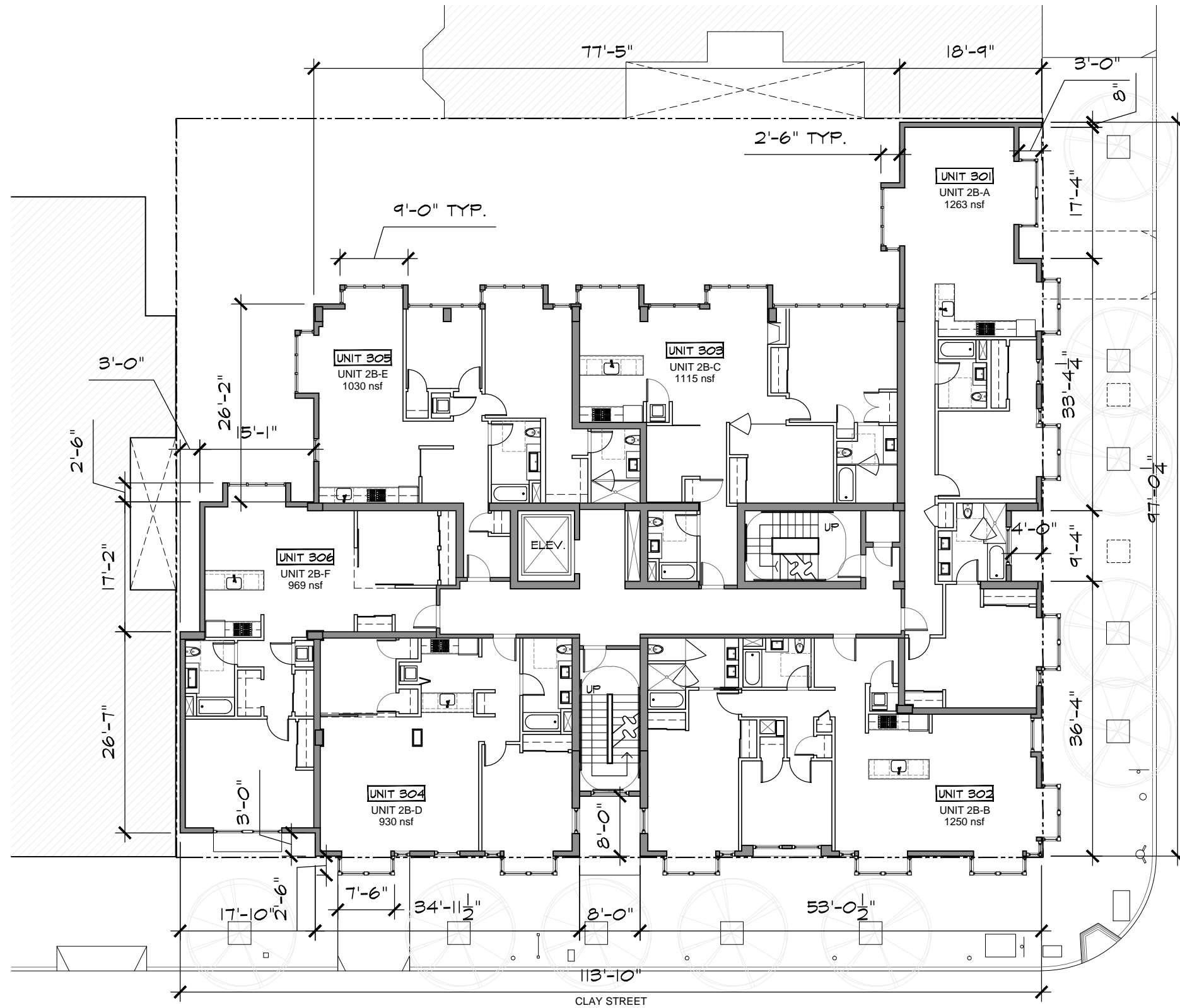
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SECOND FLOOR PLAN

1601 LARKIN STREET



Ian Birchall and Associates
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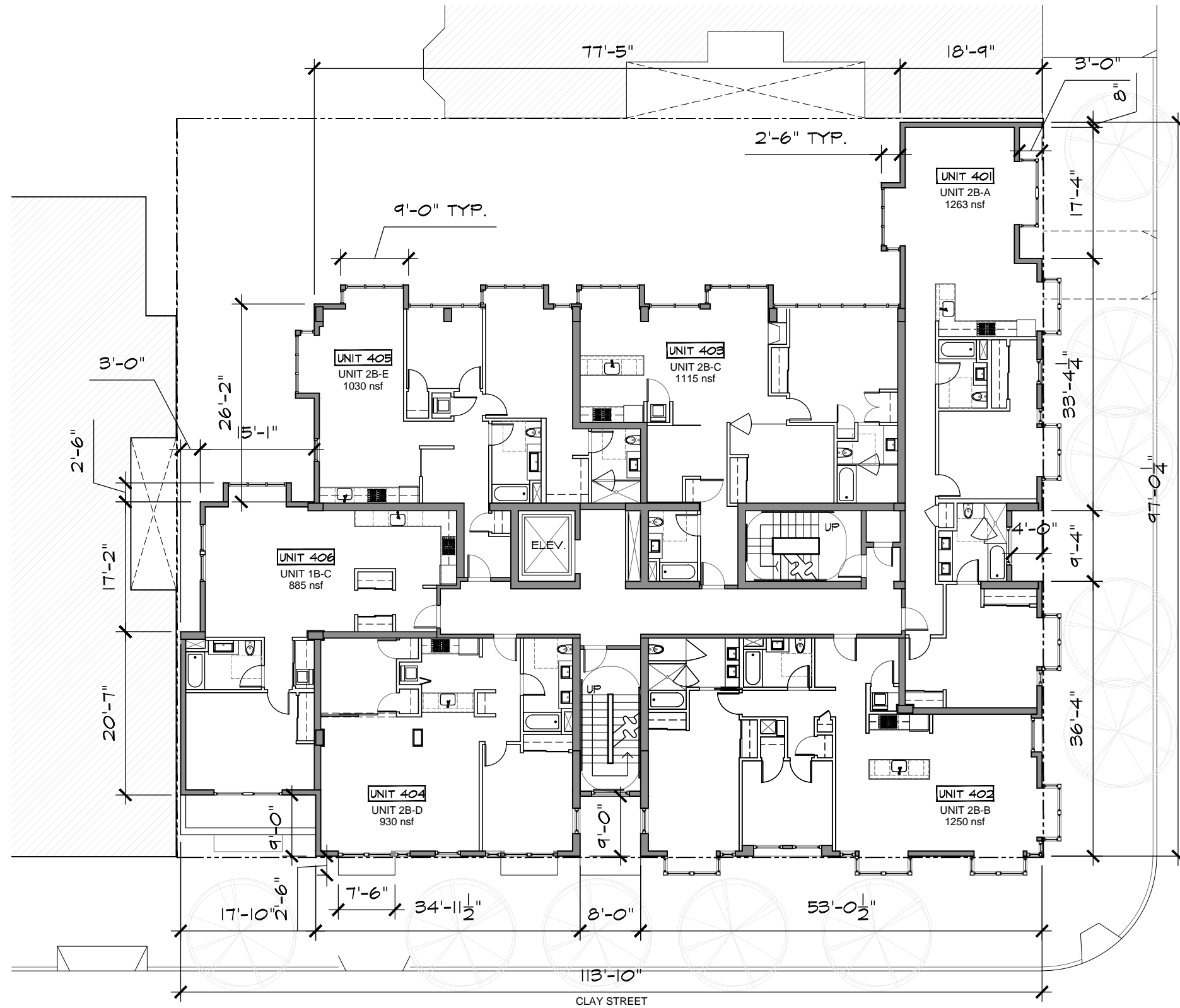
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THIRD FLOOR PLAN

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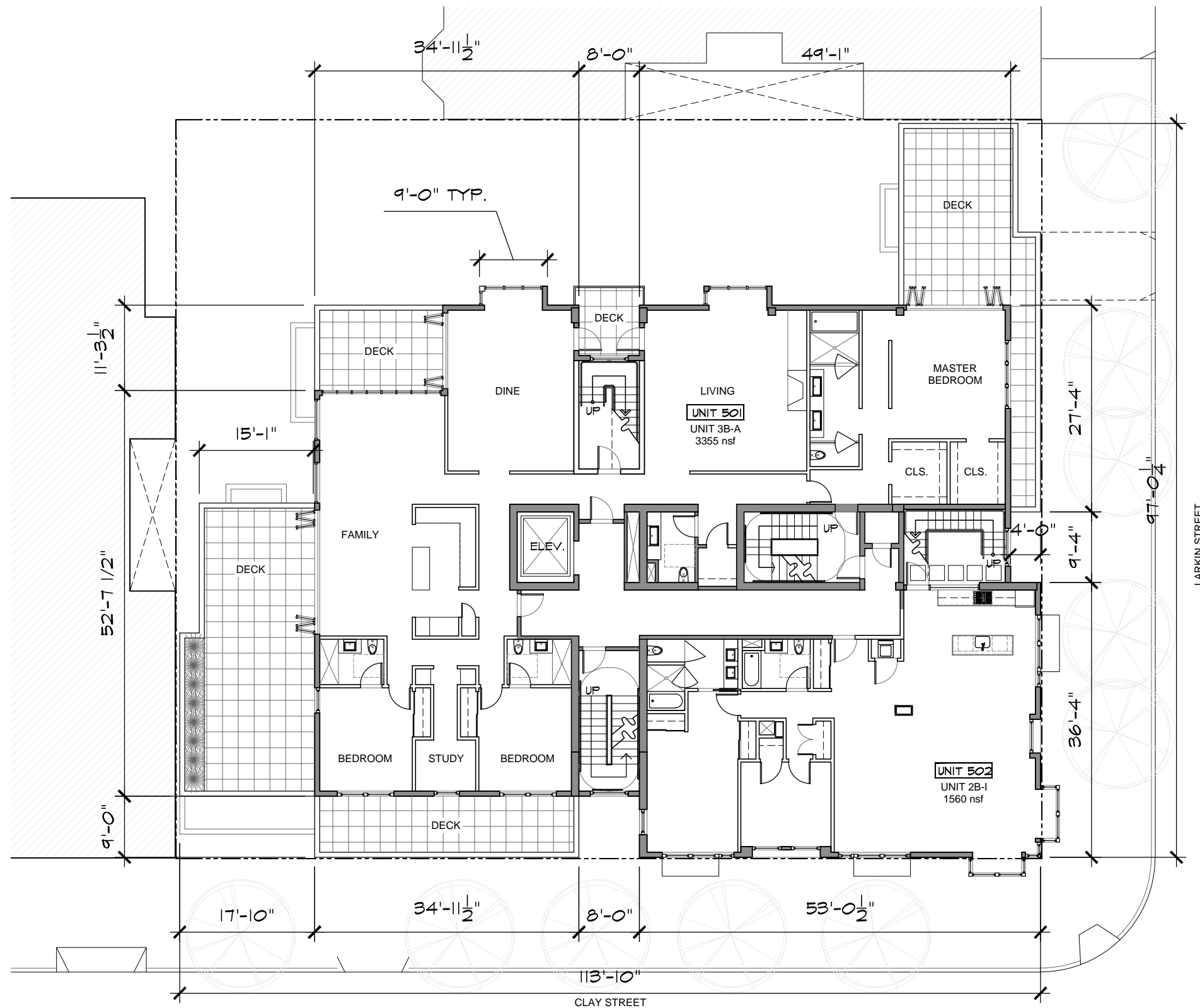
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FOURTH FLOOR PLAN

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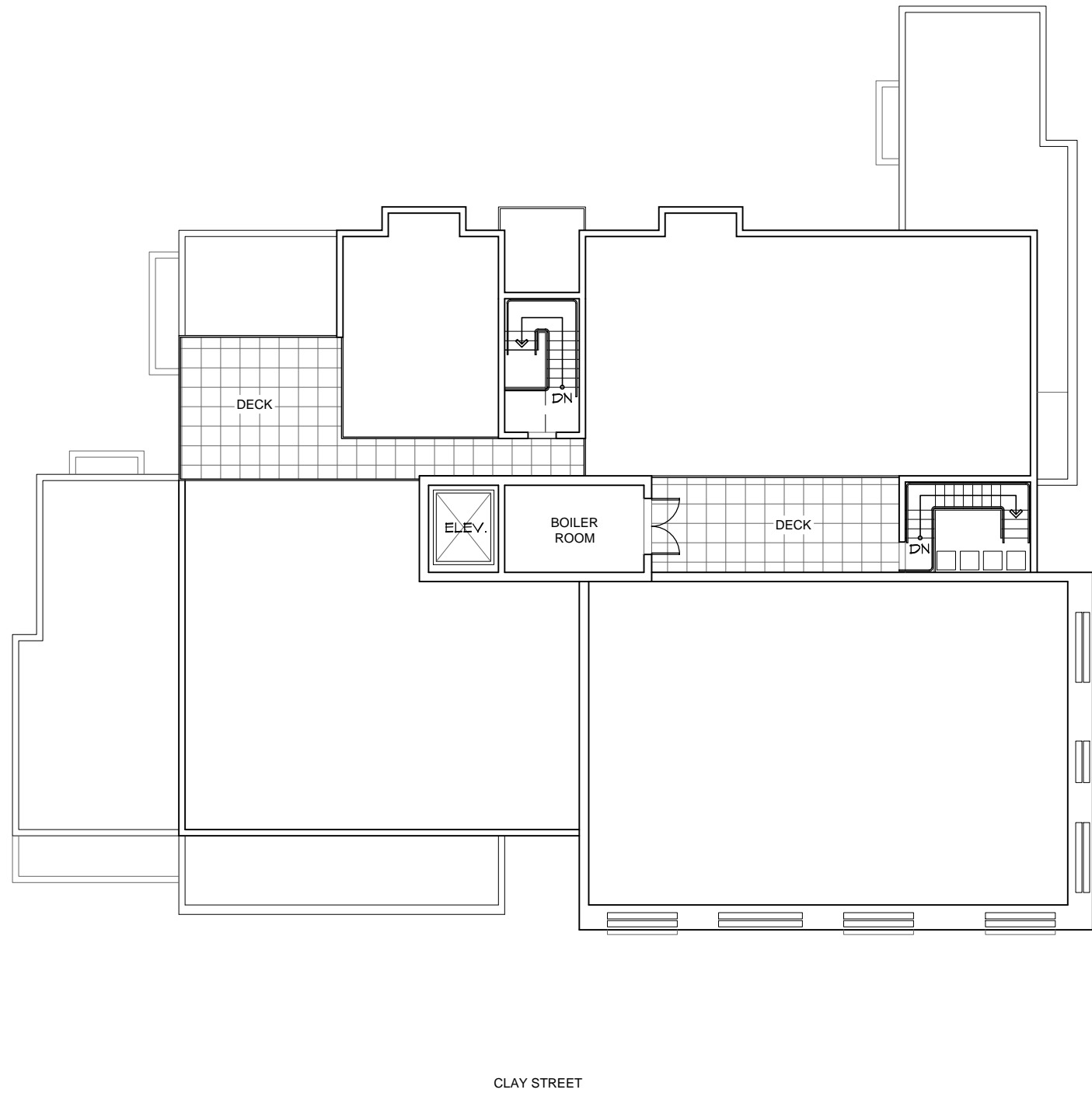
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FIFTH FLOOR PLAN

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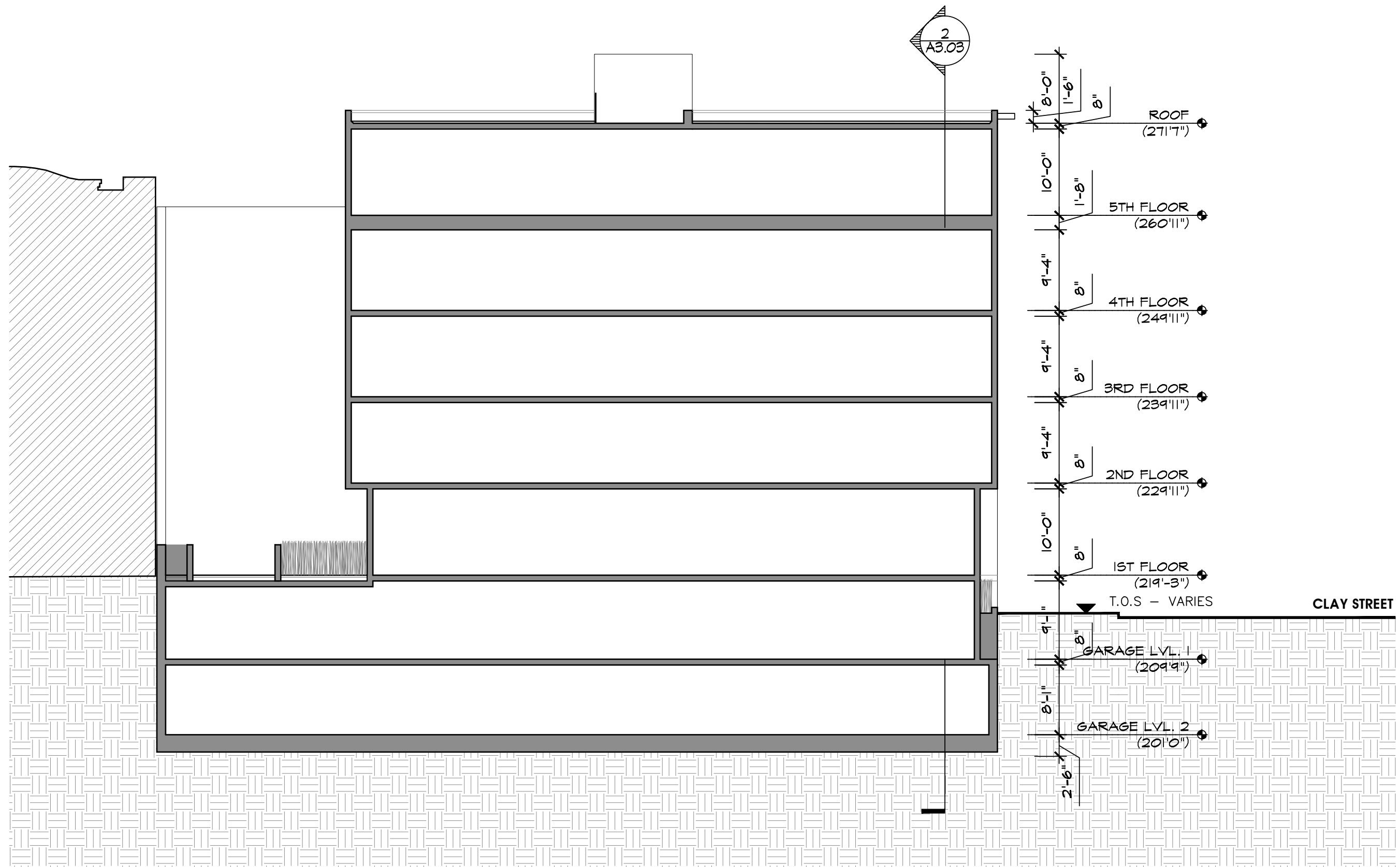
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ROOF PLAN

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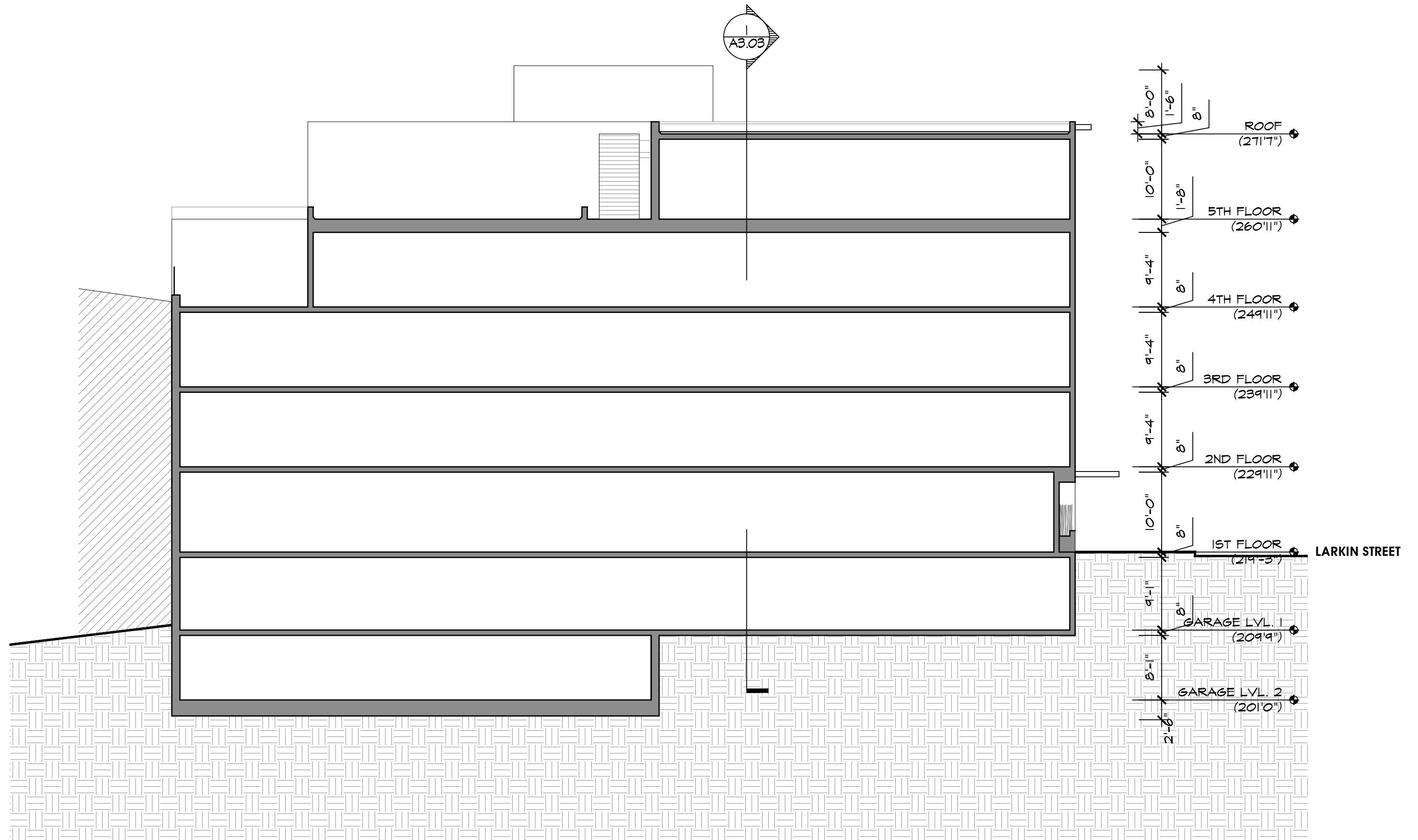
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DIAGRAMATIC CROSS SECTION - CLAY

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DIAGRAMATIC CROSS SECTION - LARKIN

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- 01 - LIMESTONE PLASTER (ECOCLAD)
- 02 - ALUMINUM WINDOW SYSTEM
- 03 - ALUMINUM PANELS
- 04 - RAINSCREEN (VIVIX)
- 05 - GLASS LOUVER WINDOW SYSTEM
- 06 - ALUMINUM BEAM
- 07 - STONE TILE
- 08 - GLASS ENTRY CANOPY



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CLAY STREET ELEVATION

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LARKIN STREET ELEVATION

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DAY VIEW OF LARKIN AND CLAY CORNER

1601 LARKIN STREET

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EVENING VIEW OF LARKIN AND CLAY CORNER

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