

Conditionally Approving Schematic Design + CEQA Determination for 4101 Third Street

Laura Shifley

Office of Community Investment and Infrastructure

My My Ly

Schaub | Ly | Architects Inc.

August 7, 2018



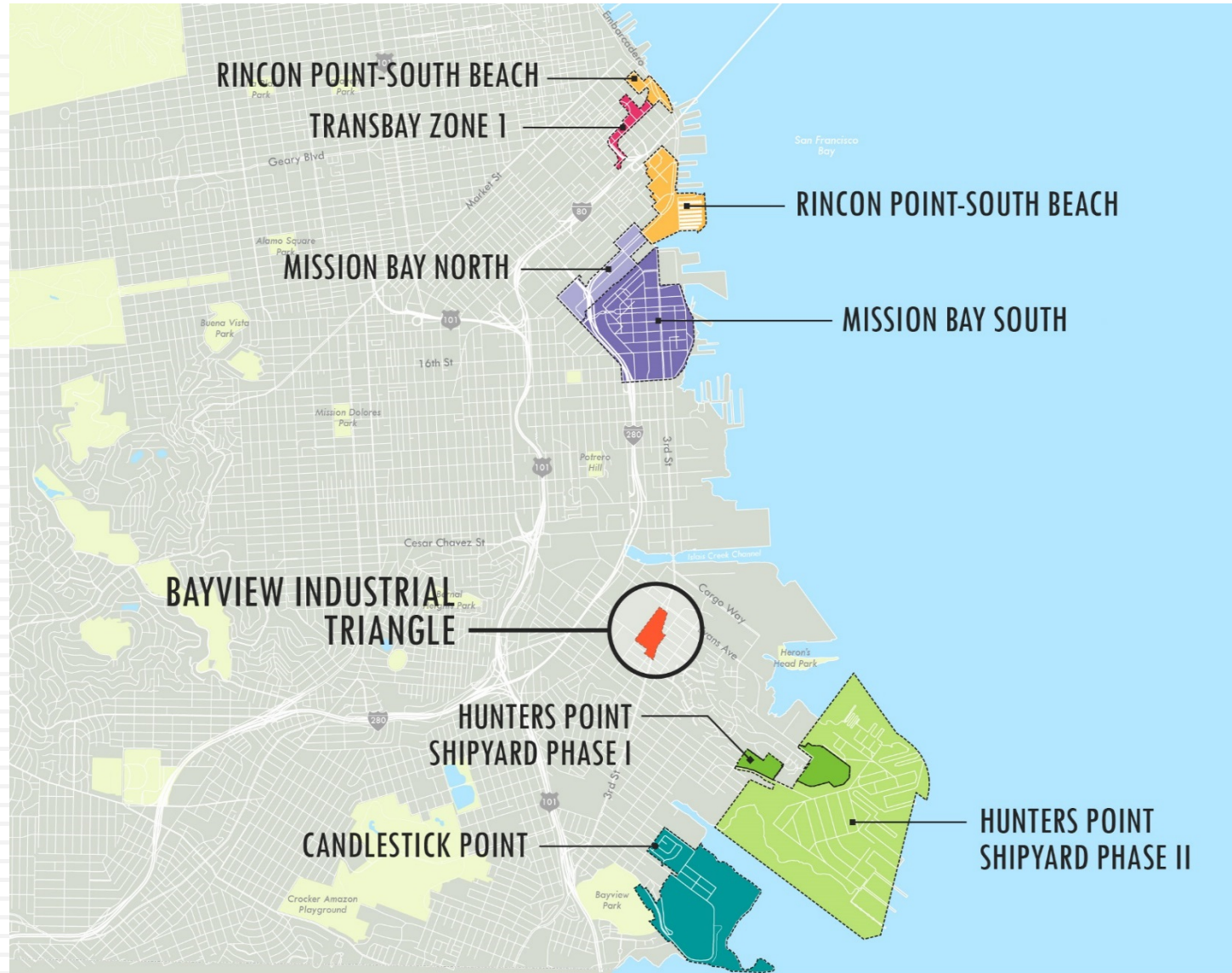


Requested Commission Action

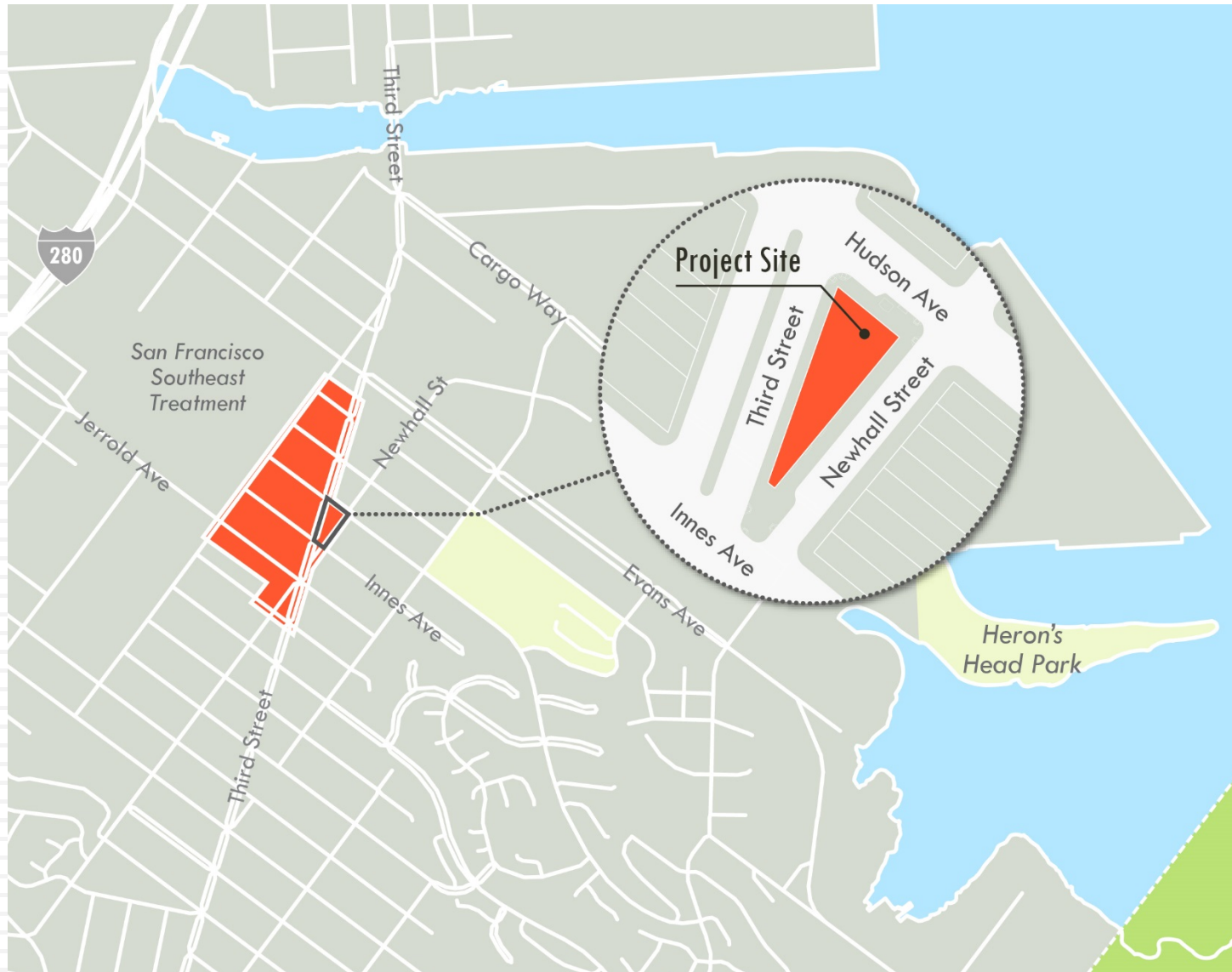


Conditionally approving the Schematic Design of a five-story, mixed-use building comprised of 32 units, including five affordable units and ground floor retail at 4101 Third Street and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area.

OCII Land Use Authority



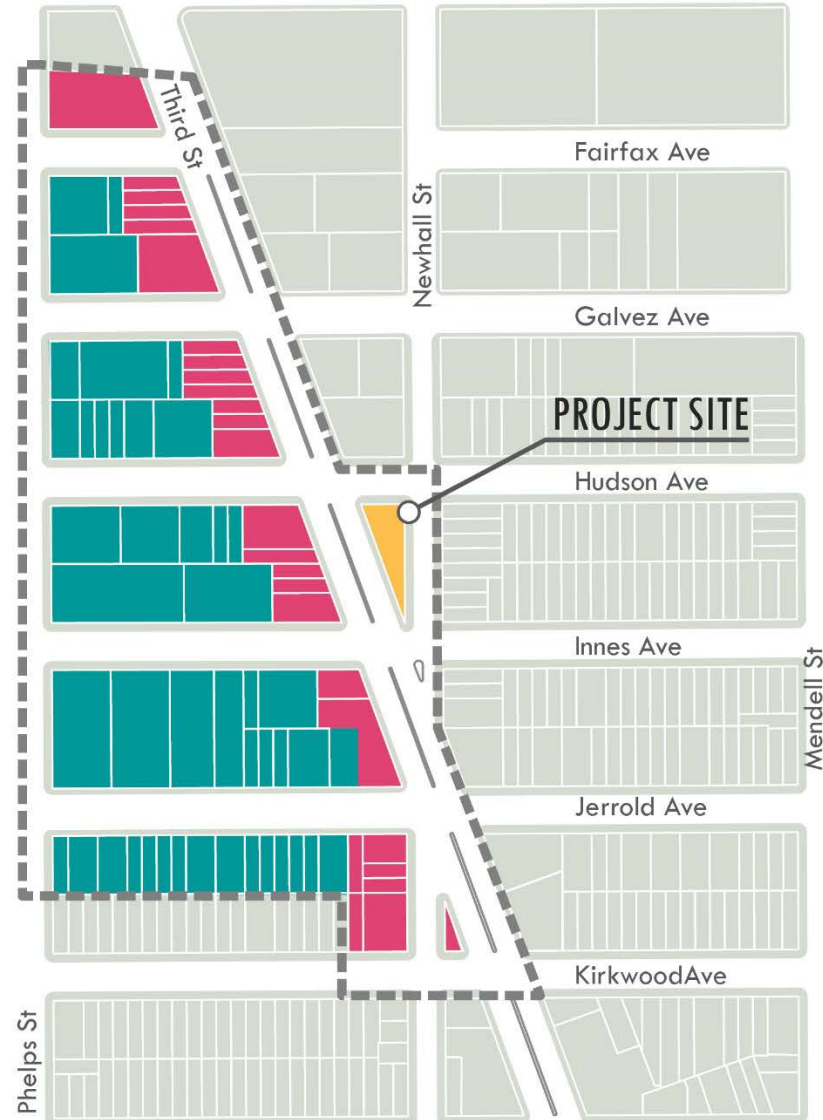
Bayview Industrial Triangle Project Area



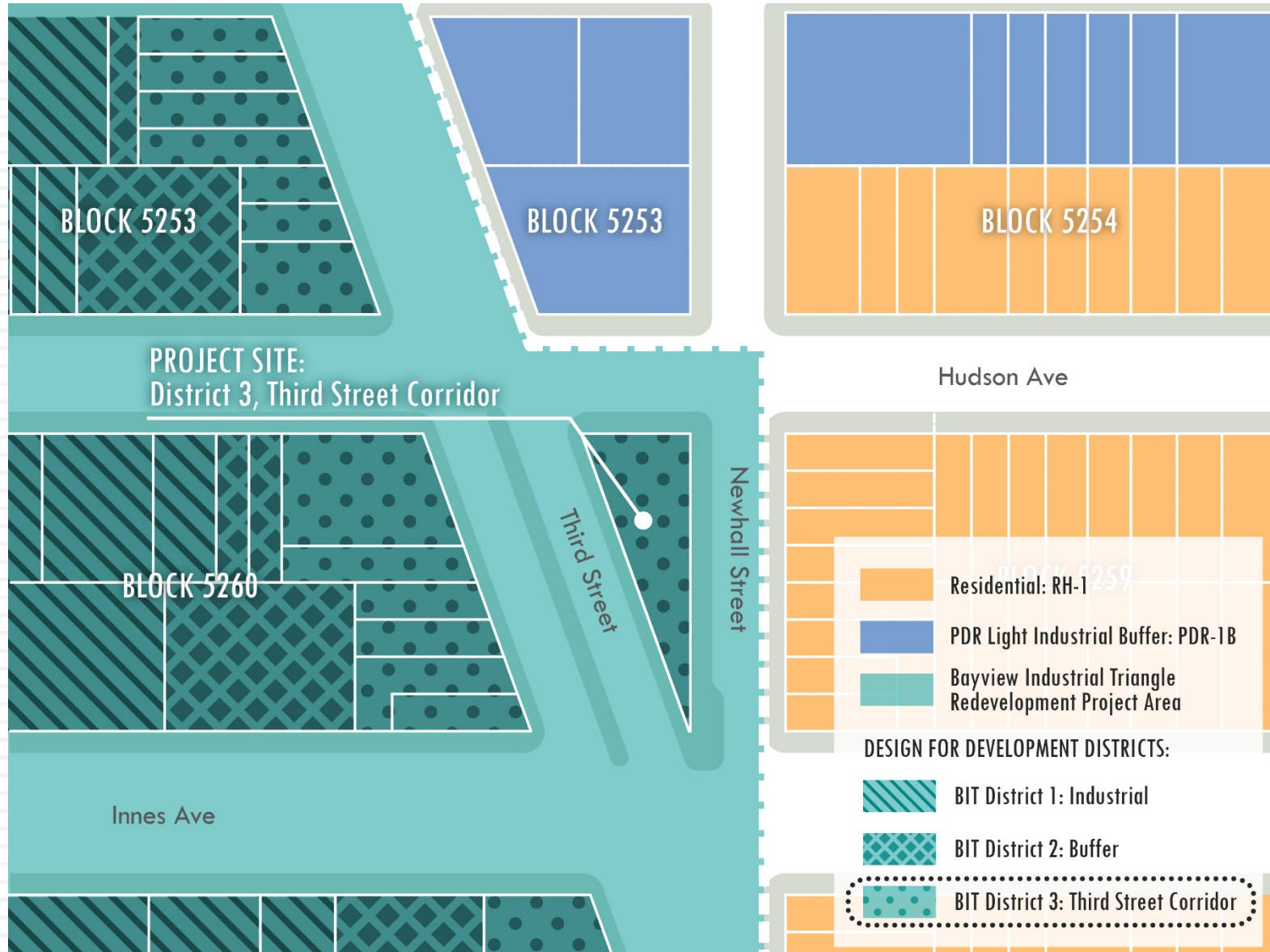
Bayview Industrial Triangle Zoning

Redevelopment Plan Map:

- **Land Use District:
Commercial or Residential**



Bayview Industrial Triangle Zoning



Bayview Industrial Triangle Zoning

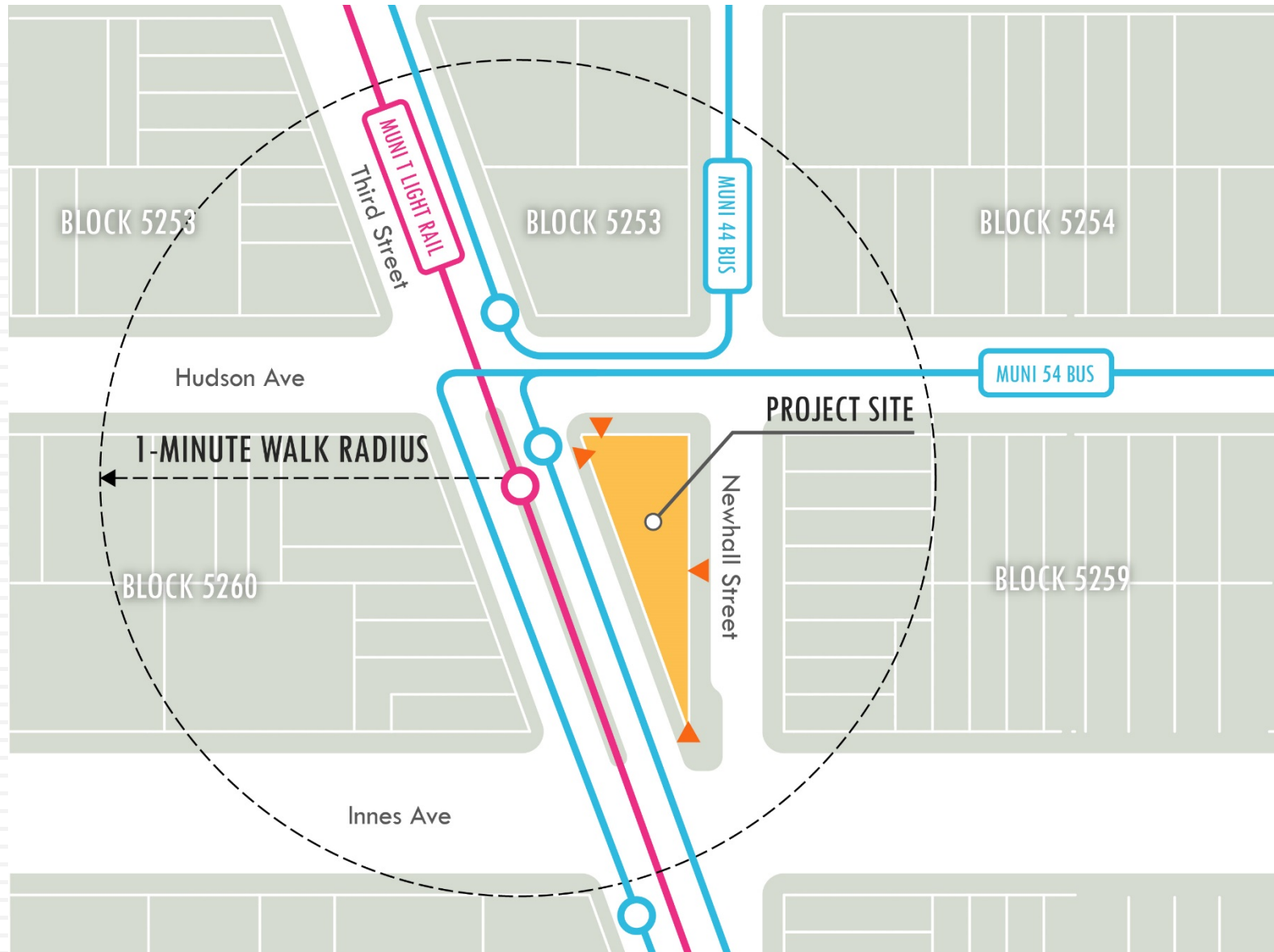
Design for Development (D4D) Requirements

- **Maximum Height:** 65 Feet
- Development **Density**, Maximum Floor Area Ratio: 4:1
- **Setback:** Zero for ground-floor commercial use
- **Parking:** no minimum, maximum 1 space per unit and 1 space per 20,000 square feet commercial space.
- **Residential Bicycle Parking:** Minimum 1 space/4 units
- **Commercial Bicycle Parking:** 2 spaces plus 1 additional bicycle space for every 15,000 square feet of finished commercial space

Program Summary

BUILDING PROGRAM	
Lot Area	7,424 SF
Building Floor Area	35,989 SF
Commercial Area	3,177 SF
Residential Units	32 Total Units
	1-Bedroom: 12 Units
	2-Bedroom: 18 Units
	3-Bedroom: 2 Units
BMR Units	5 Units (15% of total)
Vehicular Parking	16 Total Spaces
	2 Care Share Spaces
	1 Accessible Van Space
Bicycle Parking	32 Spaces
Common Open Space Area	3,860 SF

Site Context: Transit Network



Schematic Design Summary

- ❑ 60-foot high, 5-story, mixed-use building (36,126 GSF)
- ❑ 32 residential units
- ❑ 3,177 SF of commercial space in the ground-floor and mezzanine
- ❑ **Ground-floor** residential lobby, restaurant/café stacked vehicular parking, bicycle parking, and stroller storage
- ❑ **Streetscape improvements:** public plaza with seating at the southern corner, wider sidewalks, pedestrian bulb-outs, new street trees, and stormwater flow-through planters
- ❑ All units will be for lease, with 5 designated as inclusionary units (15% of total)
- ❑ Common roof garden (3,860 SF) accessible to each tenant. The private open space ratio is 120 SF per residential unit. The remainder of the roof space will be dedicated to solar panels and stormwater control.

Presentation by Architect + Consultant

My My Ly

Principal Architect,
Schaub | Ly | Architects Inc.

Andrea Baker

Andrea Baker Consulting

Project Team

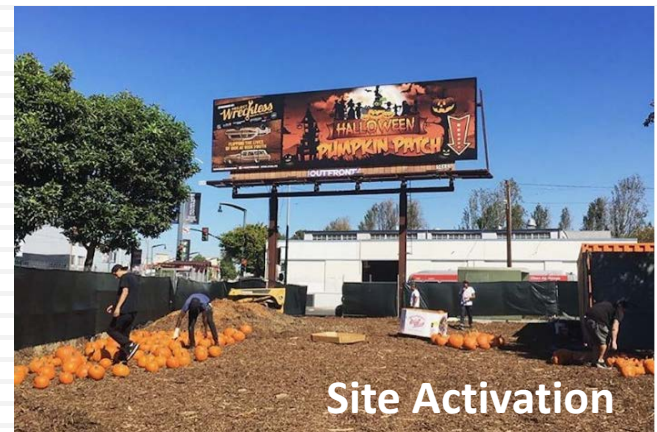
OWNER / DEVELOPER:	JACK TSENG & MICHAEL TSENG (SAN FRANCISCO, CA) (SBE/LBE/MBE/WBE)
ARCHITECT:	SCHAUB LY ARCHITECTS (SAN FRANCISCO, CA) (SBE/LBE/MBE/WBE)
COMMUNITY LIAISON:	ANDREA BAKER CONSULTING (SAN FRANCISCO, CA) (SBE/LBE/MBE/WBE)
SURVEYOR:	MONUMENTAL LAND SURVEYING (PLEASANT HILL, CA) (SBE)
GEOTECHNICAL ENGINEER:	H. ALLEN GRUEN GEOTECHNICAL ENGINEER (OAKLAND, CA) (SBE)
ENVIRONMENTAL CONSULTANT:	APPLIED WATER RESOURCES COOPERATION (ALAMEDA, CA) (SBE)
ACOUSTICAL ENGINEER:	WALSH, NORRIS & ASSOCIATES, INC. (SAN FRANCISCO, CA) (SBE/LBE)
STORMWATER CONSULTANT:	LUK & ASSOCIATES (HERCULES, CA) (SBE/MBE)
GREEN BUILDING CONSULTANT:	ASAN GREEN HOME SOLUTIONS (NOVATO, CA) (SBE/MBE/WBE)

Changes to Proposal

Initial Proposal	Current Proposal
42,200 SF	35,989 SF
6 Floors	5 Floors
54 Units	32 Units
11 Parking Spaces	16 Parking Spaces 50% Parking Ratio
3,703 SF Retail Space (3 Units)	3,177 SF Retail Space (1 Unit)

Feedback from the Community

- 10 Community Meetings (2014 – 2018)
- Building height
- Retail Space - ceiling height
- Parking
- Location of garage entrance
- Building design
- Site Activation



Site Activation

Building Design



Aerial Site Context



Third Street Façade



HUDSON AVE.

3RD ST.

Flatiron Corner



Innes Ave and Newhall Street



Newhall Street

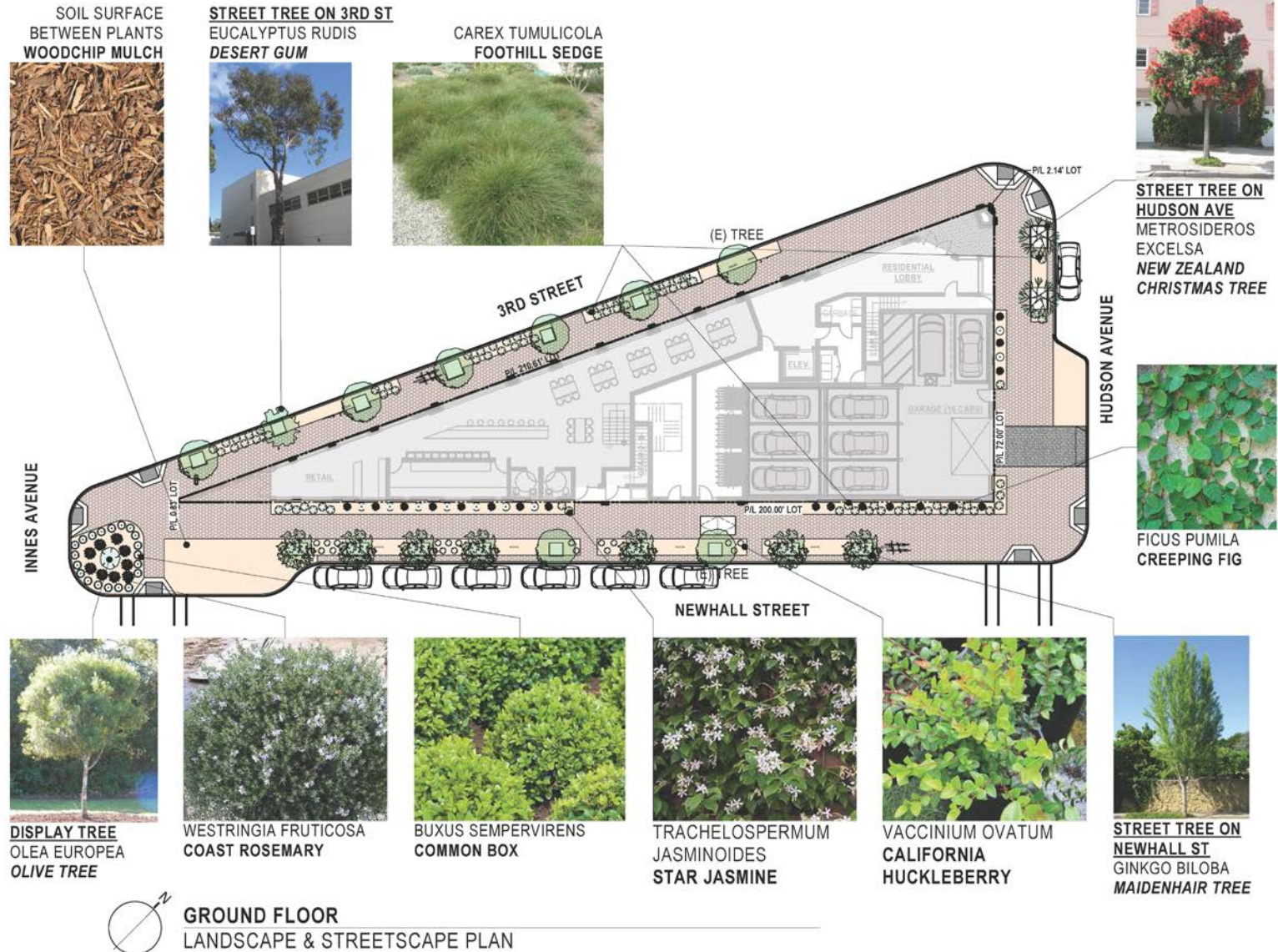


NEWHALL ST.

Newhall Street and Hudson Ave



Landscape Plan



Commercial Entrance + Plaza



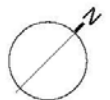
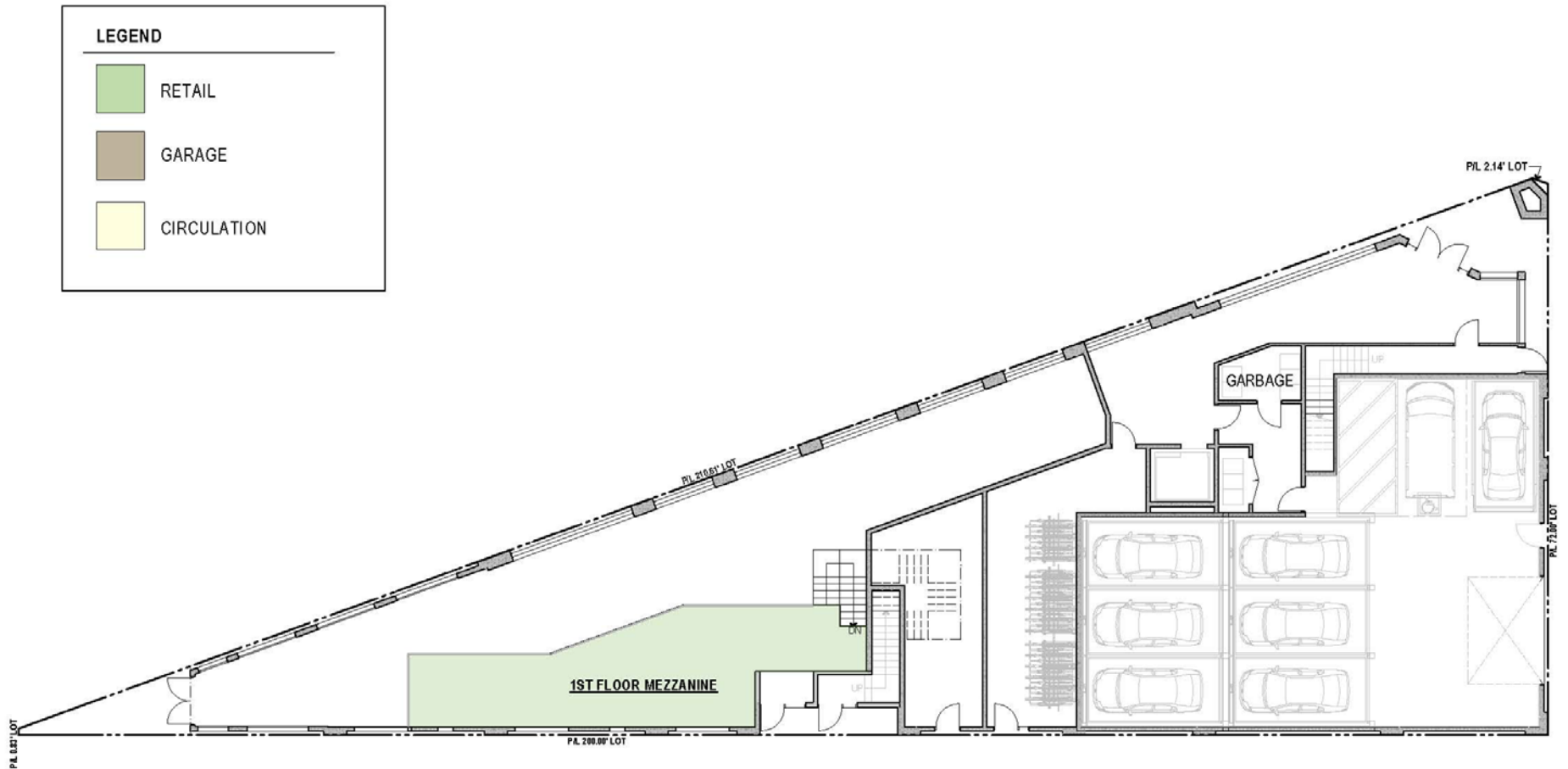
Residential Entrance



HUDSON AVE.

3RD ST.

Mezzanine



MEZZANINE FLOOR PLAN

Second Floor



SECOND FLOOR PLAN

Third Floor



THIRD FLOOR PLAN

Fourth Floor



FOURTH FLOOR PLAN

Fifth Floor



FIFTH FLOOR PLAN



2'X2' FSC IPE
WOOD DECK TILE



WOOD PLANTER BOX



BUXUS SEMPERVIRENS
COMMON BOX

Roof Plan

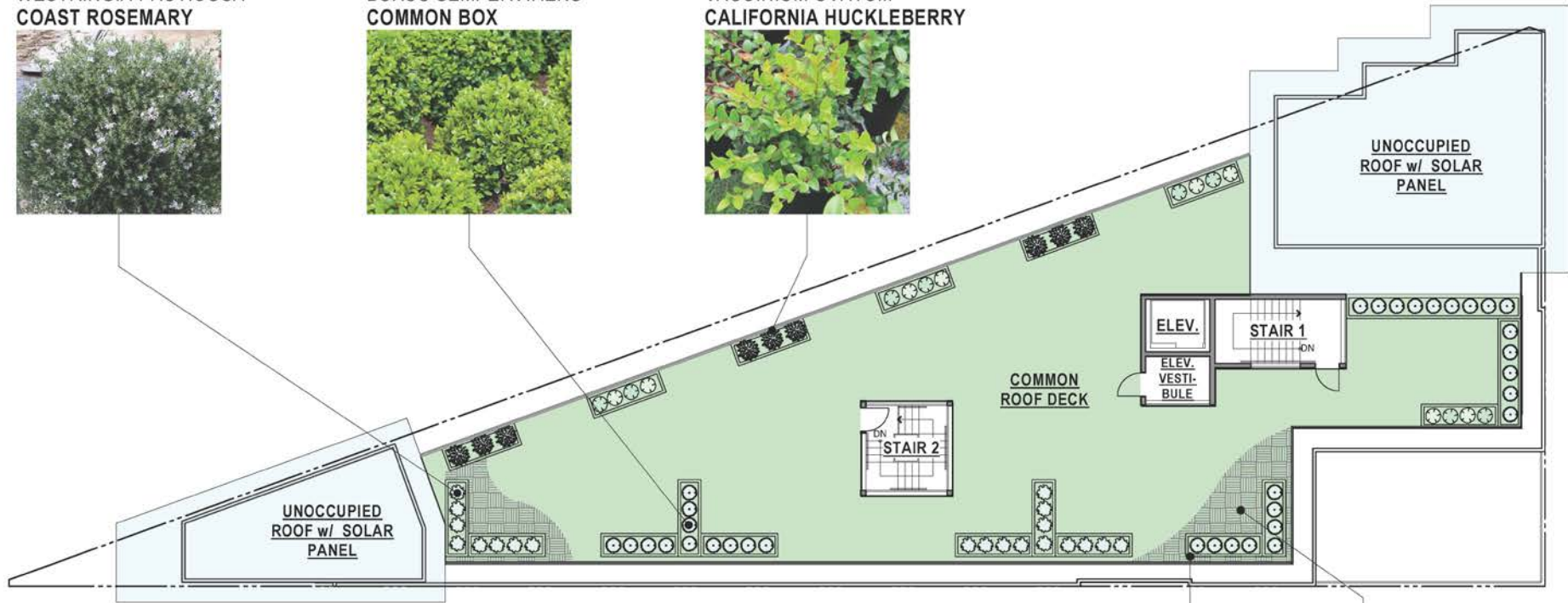
WESTRINGIA FRUTICOSA
COAST ROSEMARY



BUXUS SEMPERVIRENS
COMMON BOX



VACCINIUM OVATUM
CALIFORNIA HUCKLEBERRY



ROOF PLAN



WOOD PLANTER BOX



2'X2' FSC IPE
WOOD DECK TILE

Materials

BRONZE ANODIZED
CUSTOM ALUMINUM
WINDOWS BY
"ALLWEATHER SERIES
5000" OR EQ.



ALUMINUM RAINSCREEN
SYSTEM BY ALUMAWALL
1800 SERIES



42" HT. EXTERIOR ALUM.
TEMPERED GLASS RAIL



SOLAR PANEL AT
ROOF, TYP.



SMOOTH FINISH
THREE-COAT
EXTERIOR STUCCO



ALUM. STOREFRONT
DOOR & WINDOW
SYSTEM



EXTERIOR SUN
SHADING SYSTEM
CORRUGATED
ALUMINIUM SHEET
BRONZE
ANODIZED



NATURAL WOOD
SIDING BY
METAVERDE



EXTERIOR
PORCELAIN TILE



GREENWALL
CABLE SYSTEM



WOOD GRAIN
CONCRETE WALL

Project Compliance

- ❑ Complies with all land use and development controls and OCII policies
- ❑ Subject to OCII's Housing Participation Policy (HPP) and includes five affordable housing units affordable to households at 60% Area Median Income (\$71,050 for a family of four)
- ❑ The Affordable Units will be subject to the affordability standards of the HPP and OCII's standard marketing procedures for affordable units
- ❑ The Bayview Hunters Point Citizens Advisory Committee (CAC) endorsed the project on March 7, 2018
- ❑ The Owner is not seeking any zoning variances
- ❑ The Owner, as developer, has voluntarily agreed to participate in the OCII's Small Business Enterprise Program, Construction Workforce Policy, and Prevailing Wage Policy

Summary Conditions of Approval

- ❑ **Notice of Special Restrictions**
- ❑ **Review of Plans.** All architectural and construction plans shall be submitted for review and approval in accordance with the DRDAP
- ❑ **Design Development Submittals.** OCII Executive Director will review and approve: Detailed Building Plans, Landscape Plans, Lighting Plan, Materials, Signage Plan, Architectural Mock-Up, Rooftop Mechanical Screening, Maintenance Plan for Landscaped Façade Green Walls
- ❑ **Restrictions on the Affordable Housing Units:** Number of Required Units, Level of Affordability, Duration of Affordability Restrictions, Lease of Affordable Housing Units, Comparability and Quality of Units, Parking, Occupancy Preferences, Early Outreach Actions, Marketing Plan
- ❑ **Equal Opportunity Program, Nondiscrimination**
- ❑ **Agency Costs**

CEQA Findings

- Staff has determined that, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, the Development is categorically exempt from CEQA review as an infill development that will not result in significant environmental impacts:
 1. Consistent with applicable general plan designation and applicable general plan policies and zoning regulations;
 2. On a site of no more than five acres substantially surrounded by urban uses;
 3. The Site has no value as habitat for endangered, rare or threatened species;
 4. Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
 5. Development can be adequately served by all required utilities and public services.

Staff Recommendation

OCII Staff recommends that the Commission conditionally approve the Schematic Design for the proposed development at 4101 Third Street.

Questions

