

**Schematic Design
Presentation for
4128 Third Street;
Bayview Industrial Triangle
Project Area**

April 7, 2020



Requested Commission Action

Revoking the project approval authorized under Resolution No. 42-2016 and Conditionally Approving the Schematic Design of a six-story, mixed-use building comprised of eight units, including one affordable unit, and ground floor commercial at 4128 Third Street and making environmental findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area

OCII Areas

- Rincon Point / South Beach
- Transbay (Zone 1)
- Mission Bay North
- Mission Bay South
- Bayview Industrial Triangle
- Hunters Point Shipyard (Phase 1 and Phase 2)
- Candlestick Point (Bayview Hunters Point Zone 1)



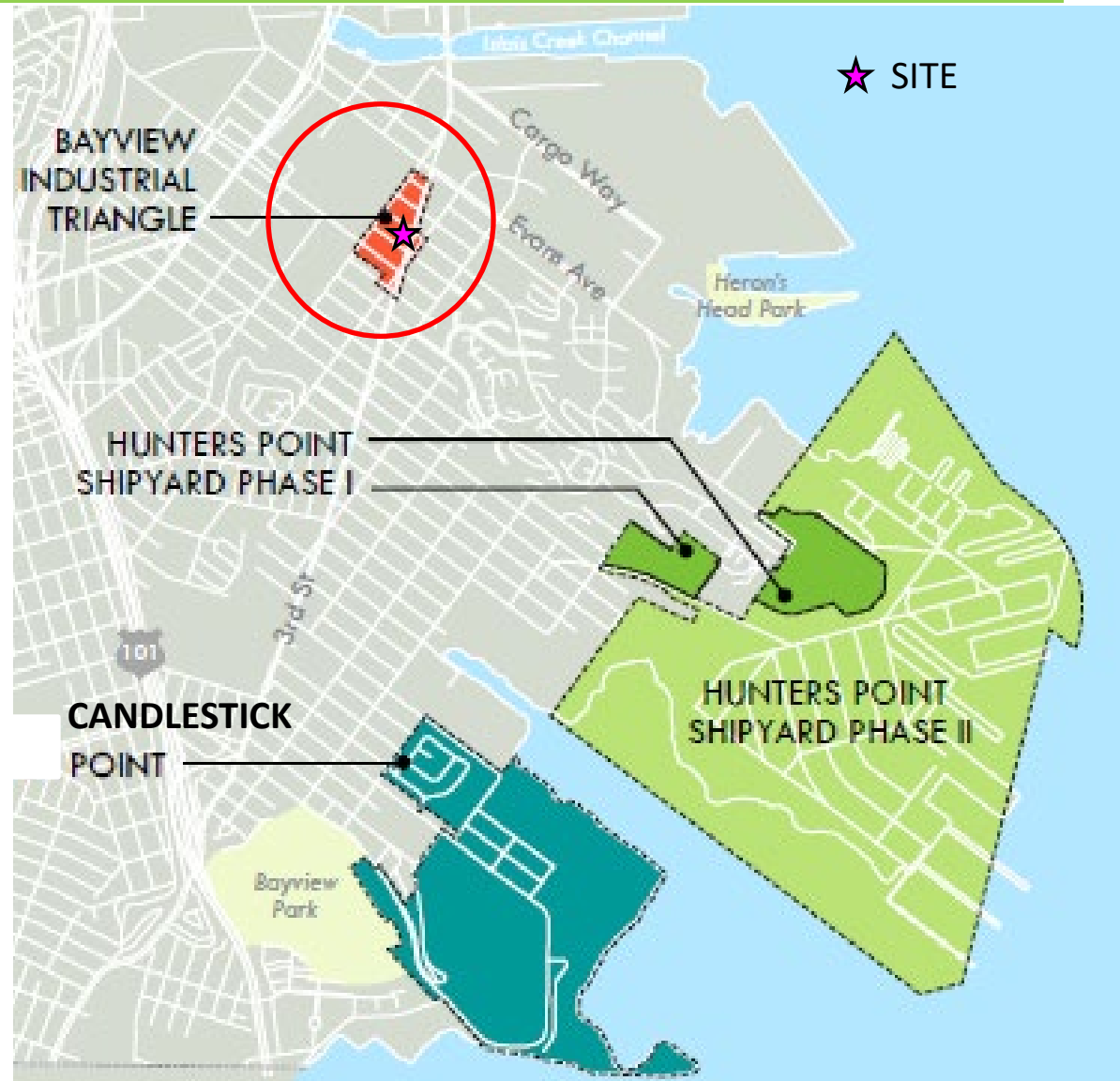
Bayview Industrial Triangle Project Area

Highlights:

- Adoption of Bayview Industrial Triangle Redevelopment Plan on June 30, 1980.
- Include about 6 city blocks.
- Plan expires June 30, 2020
- Planning Department worked with community members and prepared legislation for rezoning, to be in effect on July 1, 2020

Objectives:

- Preserve and expand industrial uses.
- Improve Third Street frontage.



Property's Compliance with Zoning

Redevelopment Plan *District 2:*

Light Industrial or Commercial

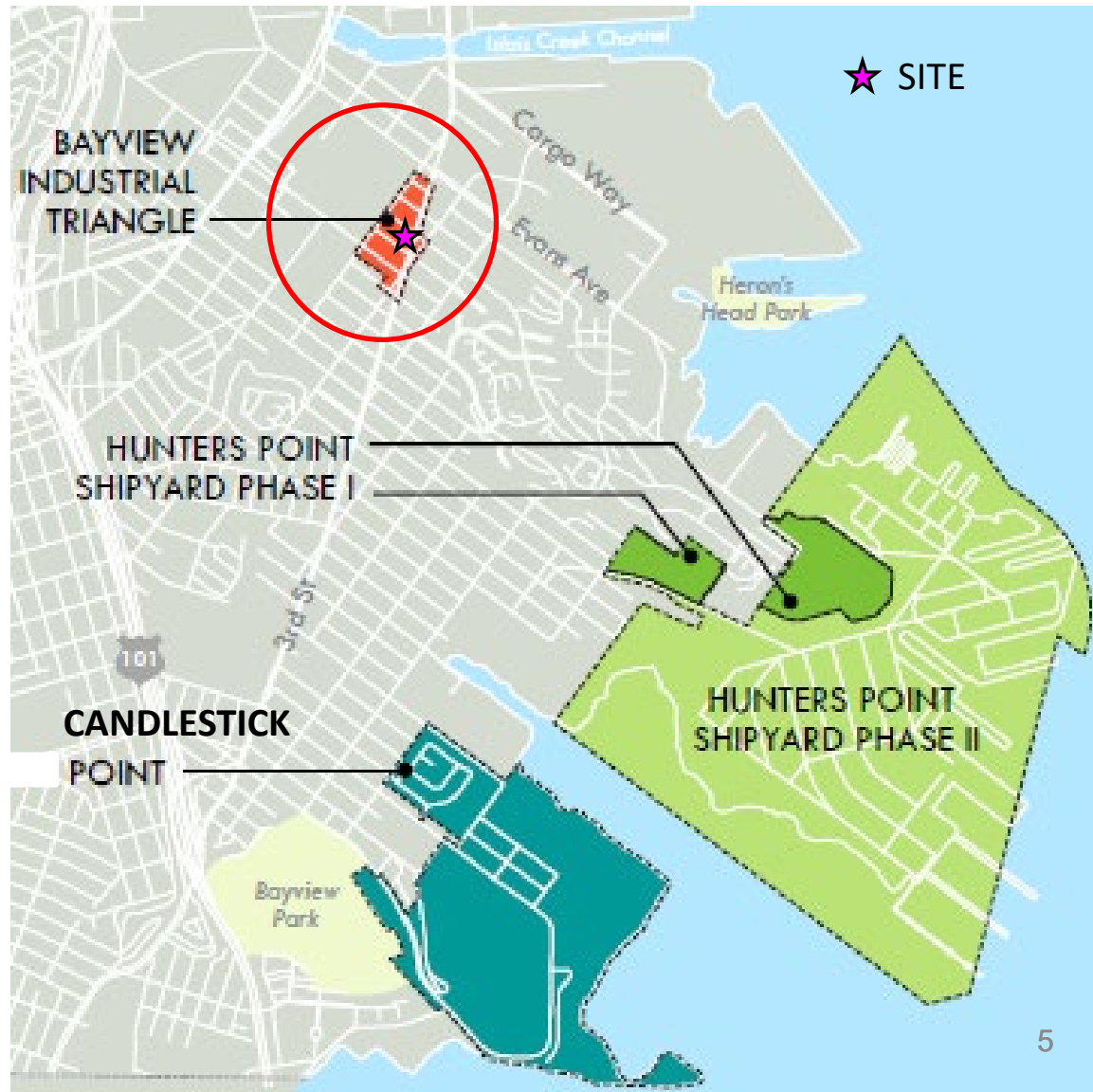
- Residential Uses Above Ground Floor Commercial Permitted.

Design for Development *District 3:*

- Maximum Height – 65 Feet.
- No Maximum Residential Density.
- No Minimum Parking.
- Required Rear Yard Setback.
- Min. 100 SF Open Space/Unit.

Planning's Proposed Rezoning:

- NCT-3, Moderate-Scale Neighborhood Commercial Transit



Site Context Looking Northwest



Overview – 4128 Third Street SD

- On August 16, 2016 OCII Commission approved via Resolution No. 42-2016, Schematic Design of a six-story, 65-foot mixed-use condominium building with ground floor retail, seven-units, with one below-market-rate unit, and four un-bundled vehicular parking.
- In Design Development stage, Owners learnt about eight inch encroachment of the building to north into their 25-foot property, making turntable and parking in basement infeasible
- Proposed Schematic Design has same uses, frontage, height and massing along Third Street but has eight units and no vehicular parking.
- Demolition of existing two-story, fire-damaged structure.

Overview – 4128 Third Street SD...

- Project complies with all land use and development controls and related policies.
- Keeps one below-market-rate ownership unit, per Housing Policy.
- Endorsed by Bayview Hunters Point Citizens Advisory Committee.
- Planning Department Staff have reviewed proposed Schematic Design and confirmed that Development complies with height and bulk regulations of the proposed NCT-3 rezoning for this property.

Previous Approved Resolution

Comparison of proposed Schematic Design with approved Schematic Design in Resolution No. 42-2016

	Resolution No. 42-2016 Aug 16, 2016	Proposed Schematic Design April 7, 2020
Building Height	65 FT	65 FT
Floors	5 over Retail	5 over Retail
Total Units	7 (6 two-bed + 1 one-bed)	8 (+1) (6 two-bed + 2 one-bed)
No. of Affordable Unit	1 (15%) (two-bed street facing unit)	1 (15%) (two-bed street facing unit)
Commercial Area	1,925 SF	3,688 SF (+1,763 SF)
Community Use	None	600 SF (included)
Vehicular Parking	4	0 (- 4)
Bicycle Parking	14	14

Revisions to Approved Third Street Frontage



Resolution No. 42-2016



Proposed Schematic Design

Design Team Presentation

ARCHITECT

Kodorski Design

OWNER

Bay View Heights, LLC

STRUCTURAL

Yu Structural Engineers

MECHANICAL/T-24

MK Engineer Inc.

GEOTECHNICAL

H. Allen Gruen Engineers

ENVIRONMENTAL

AEI Consultants

HISTORICAL

Verplanck Historic
Preservation Consulting

SURVEYOR

Frederick T. Seher &
Associates, Inc.

CEQA Findings

Categorically exempt from CEQA environmental review pursuant to CEQA Guidelines Section 15332, “Infill Development.”

- (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.

Conditions of Approval

Highlights:

- Notice of Special Restrictions
- BMR Marketing and Preferences aligned with OCII/MOHCD policy.
- Façade irrigation system integrated into overall irrigation system.
- Construction design controlled by Design Review and Document Approval Procedure (DRDAP).

Staff Recommendation

Staff recommends the Commission revoke Resolution No. 42-2016 and conditionally approve the Schematic Design for the proposed Development at 4128 Third Street.

4128 Third Street

Questions?