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Conditionally Approving Schematic Design & CEQA Determination for 1627 Jerrold Avenue

Alok Vyas

Office of Community Investment and Infrastructure

May 16, 2017



Requested Commission Action

2

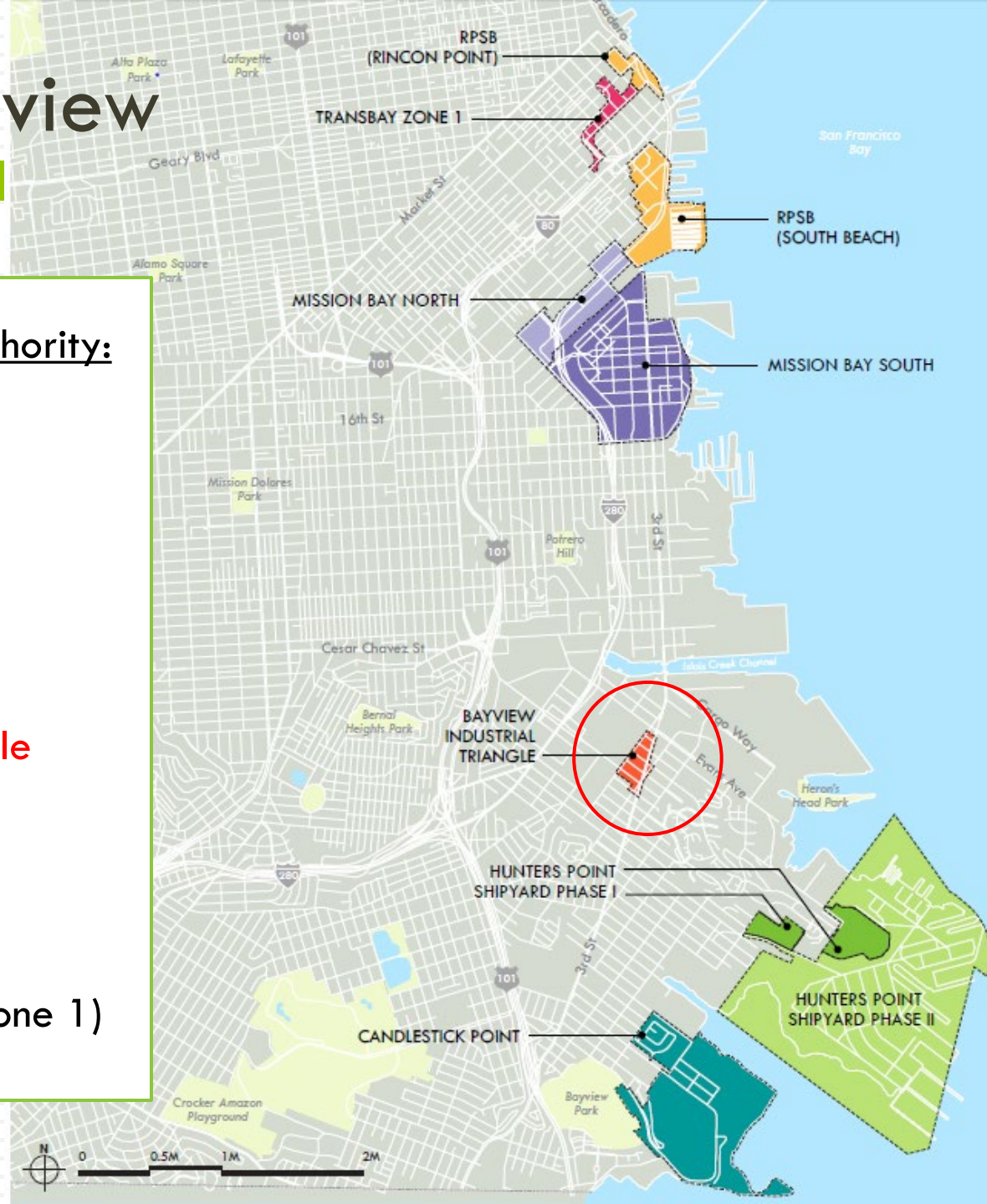
Conditionally approving the Schematic Design of a three-story, light industrial warehouse building with an accessory caretaker unit, at 1627 Jerrold Avenue and making environmental findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area

OCII Permit Review

3

- Where OCII has land use authority:

- Transbay (Zone 1)
- Rincon Point-South Beach
- 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

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June 30, 1980:

- Adoption of Bayview Industrial Triangle Redevelopment Plan.
- About 6 city blocks.

Key Objectives:

- Preserve and expand industrial uses.
- Acquire vacant and under-developed land to remove visible blight.

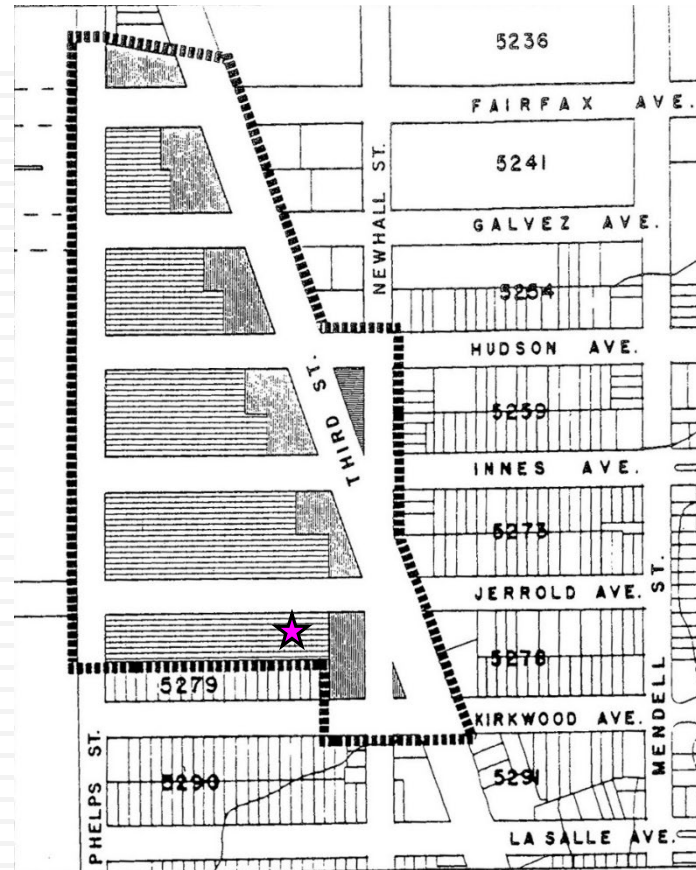


Bayview Industrial Triangle Project Area

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Redevelopment Plan Map:

- Light Industrial, District 1 permitted land use
- Uses permitted for M-1 Zoning per City Planning Code as of April 15, 1980.
- One accessory caretaker unit permitted, not exceeding 1/3rd of total area.
- Proposed architectural salvage warehouse as primary industrial use



★ SITE

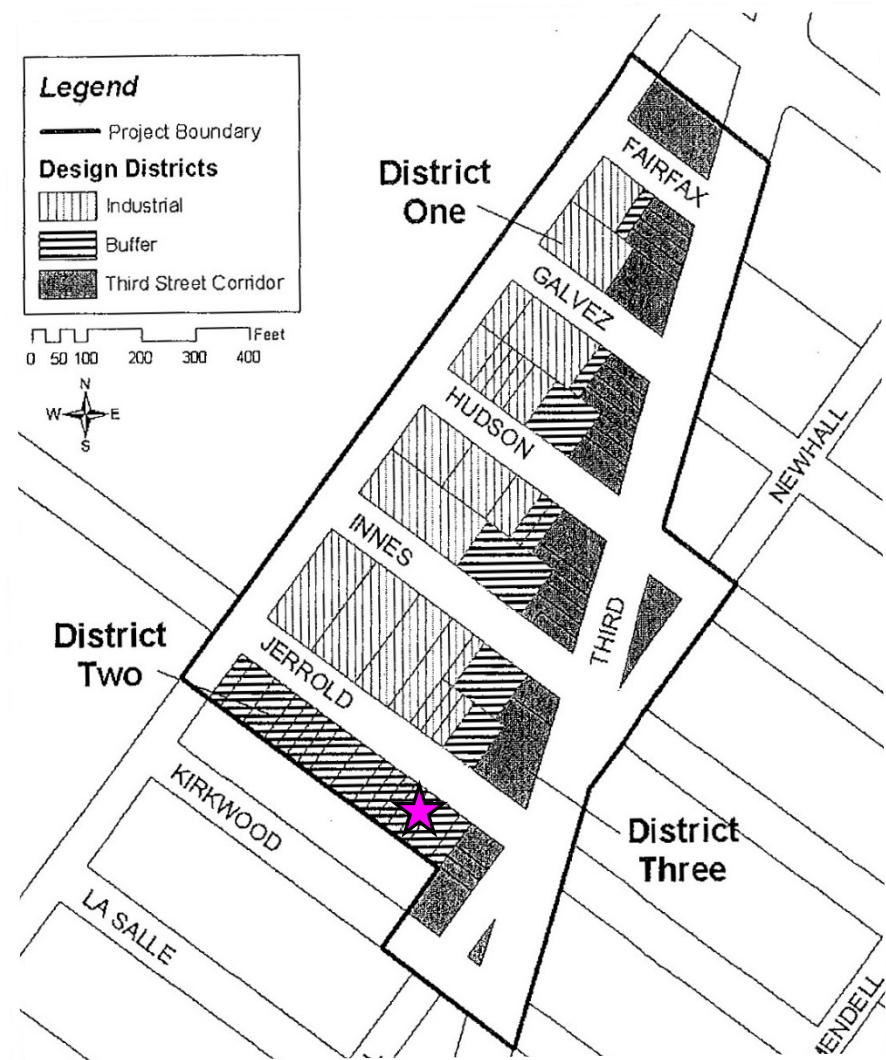
Bayview Industrial Triangle Project Area

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Design for Development

Design Districts Map:

- Located in District 2
- Maximum Height – 40 Feet.
- Maximum Floor Area Ratio 2:1
- No Minimum Parking or Loading.
- Required Rear Yard Step-back.



Site Context Looking Northwest

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Overview – 1627 Jerrold Ave SD

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- Existing site is vacant.
- New three-story building with ground and mezzanine floor industrial, one caretaker unit above and, one vehicular and four bicycle parking spaces.
- Primary industrial use will be architectural salvage warehouse.
- The accessory use comprised of a caretaker unit not exceeding 1/3rd of the total area.
- Project does not propose any basement or excavation that would trigger Maher Ordinance per SF Health Code Article 22A.
- Project complies with all land use and development controls and related policies.
- Install a new street tree on Jerrold Avenue per Design for Development landscape guidelines.
- Endorsed by Bayview Hunters Point Citizens Advisory Committee.

Presentation by Architect & Owner

9

Alice Arterberry

Architect,

Arterberry Cooke Design

Veronica Koltuniak &

Allen Hannawell

Owners,

Verokolt

CEQA Findings

10

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

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Highlights:

- Entrance to the caretaker unit above shall be from warehouse space below.
- Ensure that any potential corrosion impacts of exposed COR-TEN steel on adjacent buildings and street sidewalk are mitigated to satisfaction of Department of Public Works and/or other city agencies.
- All design and construction plans and specifications controlled by Design Review and Document Approval Procedure (DRDAP).

Staff Recommendation

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Staff recommends the Commission conditionally approve the Schematic Design for the proposed development at 1627 Jerrold Avenue.

THANK YOU



1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE



Schematic Design Presentation
Office of Community Investment and Infrastructure Commission Hearing
May 16, 2017

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

1627 JERROLD AVE WAS A
RESIDENCE UNTIL 1970



Photographs of Site, Neighboring Properties, and Street Views

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE



1627 JERROLD AVE, FRONT OF LOT



JERROLD AVE, SOUTHEAST STREET VIEW



JERROLD AVE, NORTHWEST STREET VIEW



JERROLD AVE, SOUTHEAST NEIGHBORING PROPERTIES



JERROLD AVE, NORTHWEST NEIGHBORING PROPERTIES

OUR BROTHERS
HOUSE!

Surrounding Buildings and Architectural Styles



JERROLD AVE. SOUTHWEST ELEVATION



SOUTHWEST CORNER AT JERROLD AND PHELPS ST.



CORNER BLDG AT PHELPS ST.



NORTH VIEW FROM INSIDE LOT



NORTHWEST VIEW FROM INSIDE LOT

CONTEXT PHOTOGRAPHS

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

1635 JERROLD AVE
BROTHER BOUGHT HIS HOUSE IN 2012



HE HAS SPENT THE LAST 5 YEARS
RESTORING HIS HOME



CONNECTION TO NEIGHBORHOOD

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

I, Allen Hannawell, am apply through the OCII to build a warehouse with an accessory unit on the empty lot at 1627 Jerrold Ave.
Your signature shows your support for this project.

Property owner	address	signature	comment
Andrew Holtmink	1635 Jerrold Ave.	Andrew Holtmink	
Chris Orla	1643 Jerrold Ave		
Charles Ventres	1639 Jerrold Ave.		none
BOB MENDEL	1655 JERROLD AVE		

“Thank you for your hard work bringing a new business to our community, and for the depth of thoughtfulness, vision, and taste you are bringing to the design.”
-Lawrence Cuevas

1627 Jerrold Avenue

Inbox x



Lawrence Cuevas

<lpcuevas@gmail.com>

Mar 2 (6 days ago)

to roni, me

Good evening Roni and Alice,

I am a resident of the Bayview and attended last night's Bayview Hunters Point CAC meeting. I was very happy to learn about your project.

Thank you for your hard work bringing a new business to our community, and for the depth of thoughtfulness, vision, and taste you are bringing to the design.

Please let me know if there is anything I can do to help support this project.

Thank you,

Lawrence Cuevas

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

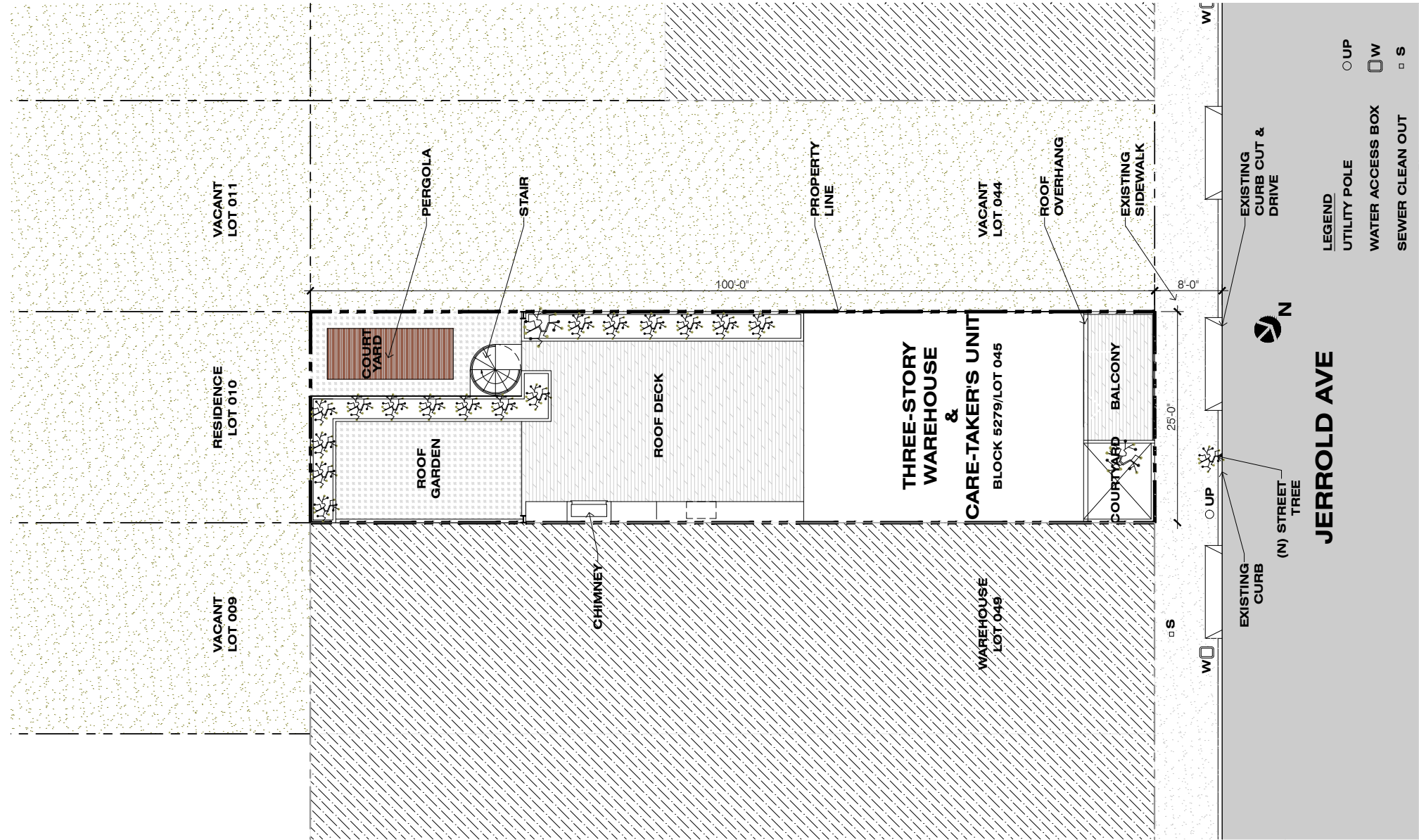
PROJECT NARRATIVE

- PARCEL DIMENSIONS: 25' X 100'
PARCEL AREA: 2,500 SF
MAXIMUM BUILDABLE FLOOR AREA: 5,000 SF
MAXIMUM HEIGHT: 40'
BUILDING AREA, 3 STORIES:
- 1ST FLOOR (INCLUDING MEZZANINE) = 3,342 SF (INDUSTRIAL)
 - 2ND FLOOR = 822 SF (RESIDENTIAL)
 - 3RD FLOOR = 822 SF (RESIDENTIAL)
 - TOTAL BUILDING AREA = 4,986 SF

- PROGRAMMATIC ELEMENTS:
- *totals 4986 SF
 - *warehouse space with office mezzanine on the ground floor, 3342 SF
 - *two-story care-taker unit on the second and third floors, 1644 SF
 - *the building also includes balconies, a deck, roof garden and rear courtyard space
 - *it will provide 4 bicycle parking spaces and 1 vehicular parking space

- STRUCTURAL SYSTEM:
- *a combination of a deep pier foundation
 - *a concrete ground floor
 - *three-story wood-framing
 - *combined with steel moment frames that extend all the way to the top floor
- AESTHETIC:
- *modern industrial materials that complement the surrounding environment
 - *a beautiful and functional structure

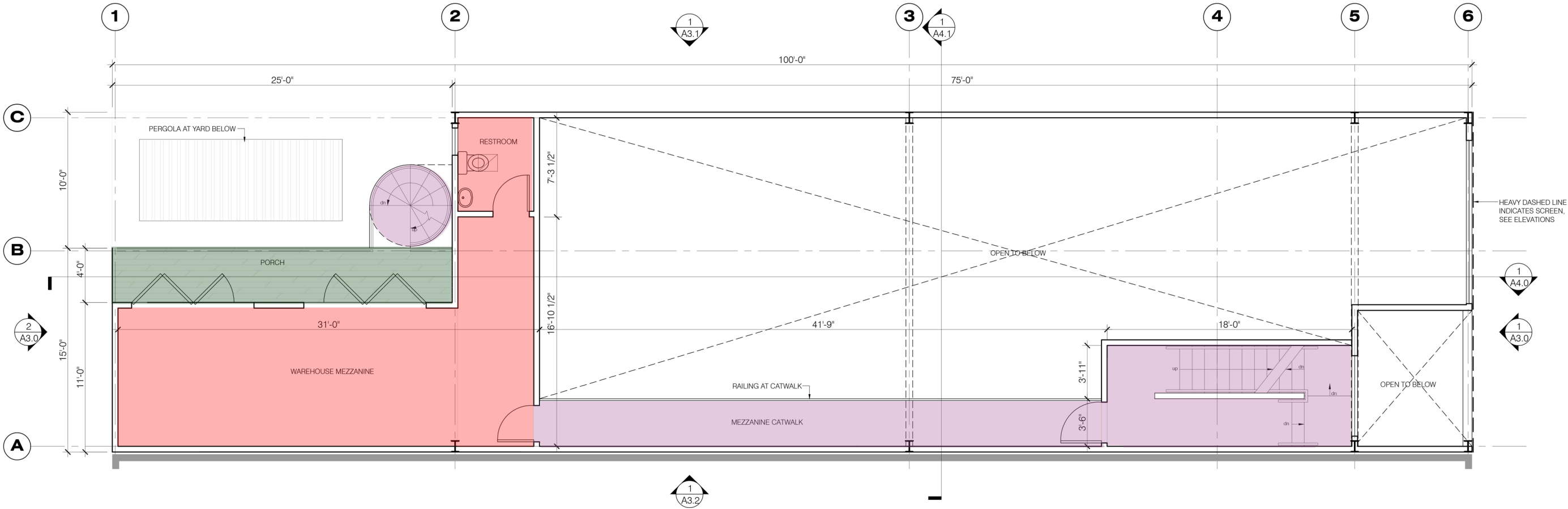
- REGULATORY CONTROLS:
- *an efficient use of space within the allowable envelope of the property
 - *meets all development controls
 - *no variance or conditional use is being requested



SITE PLAN
Scale 1/16" = 1'-0"

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

COLOR LEGEND	
COLOR	DESCRIPTION
	WAREHOUSE
	CIRCULATION
	RESIDENTIAL
	OUTDOOR



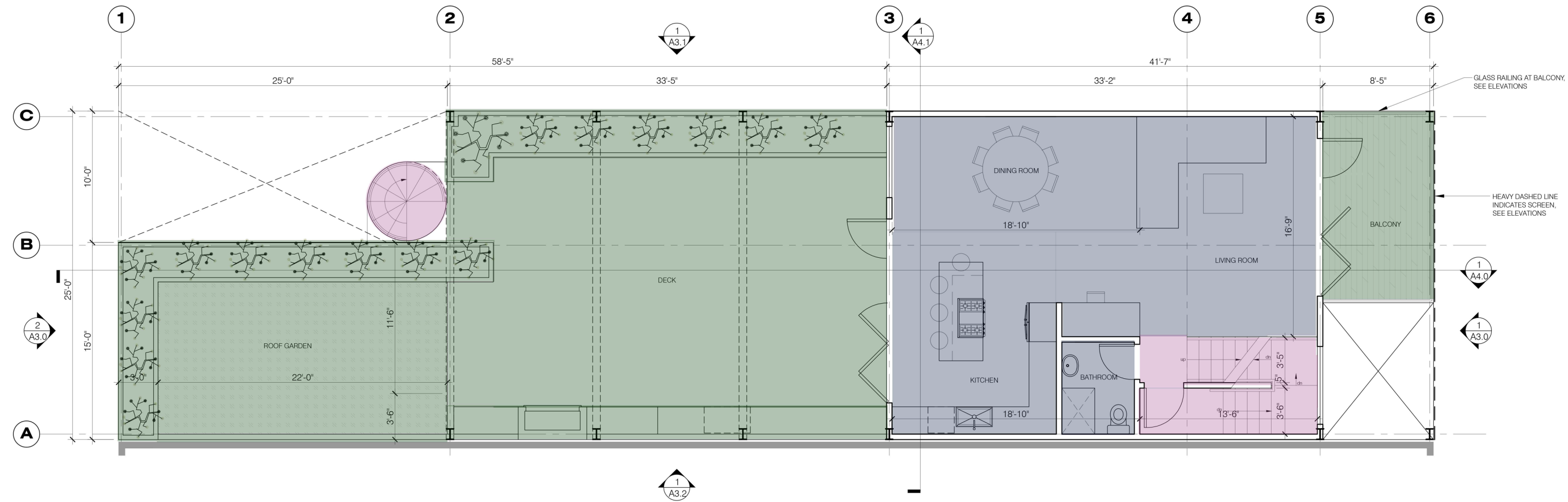
Scale 1/8" = 1'-0"



MEZZANINE PLAN

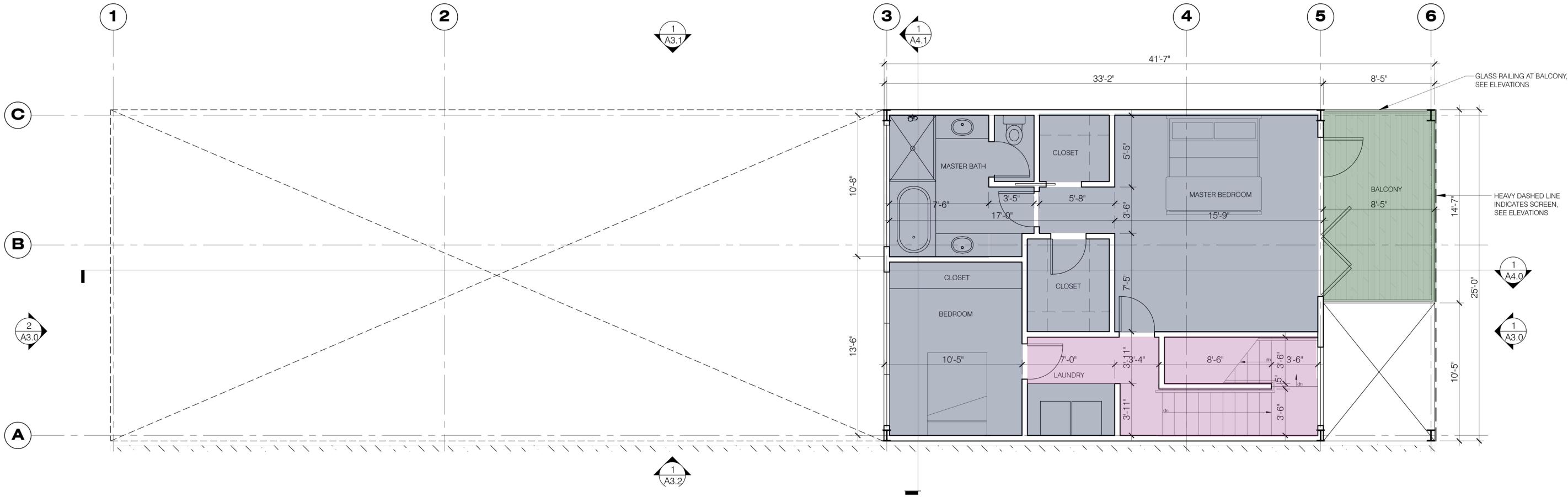
1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

COLOR LEGEND	
COLOR	DESCRIPTION
	WAREHOUSE
	CIRCULATION
	RESIDENTIAL
	OUTDOOR



SECOND FLOOR PLAN

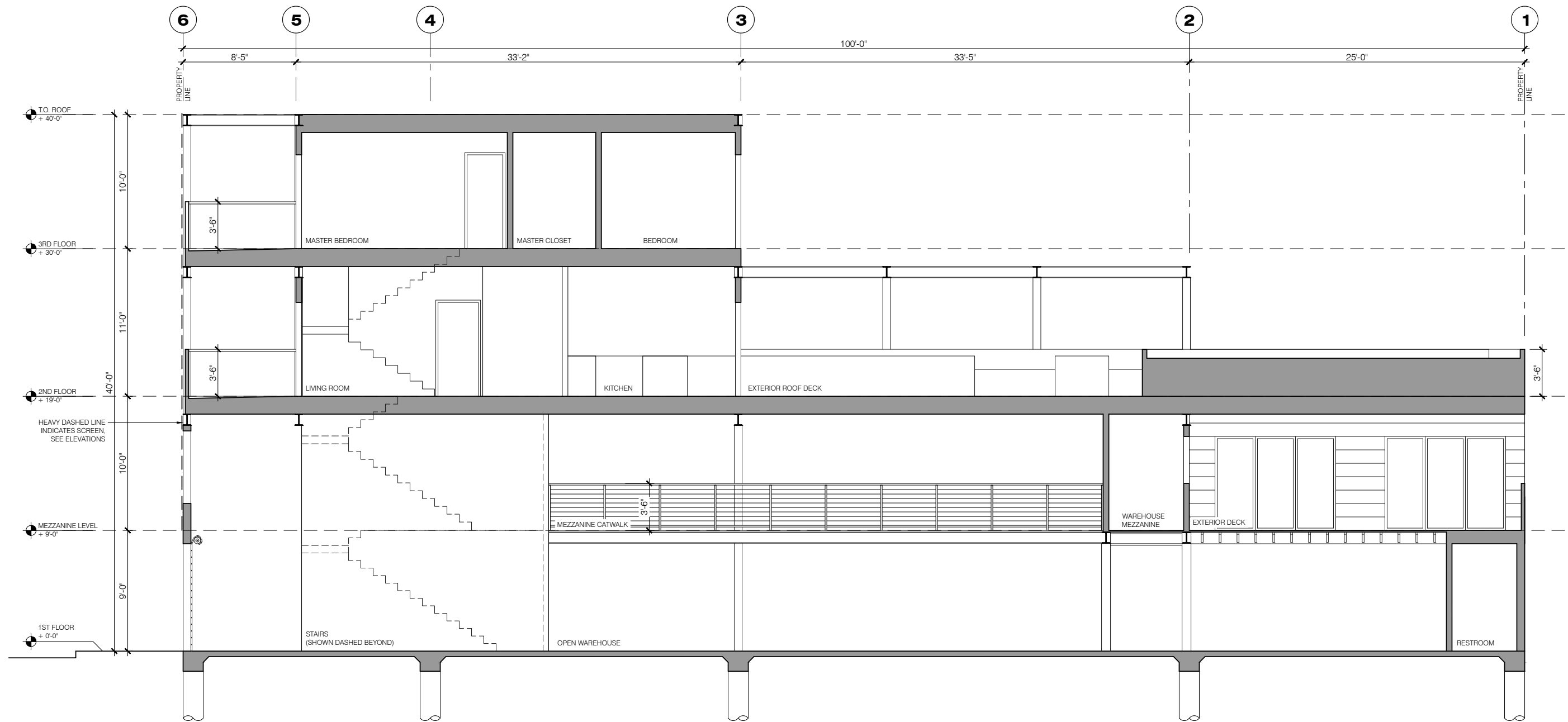
COLOR LEGEND	
COLOR	DESCRIPTION
	WAREHOUSE
	CIRCULATION
	RESIDENTIAL
	OUTDOOR



1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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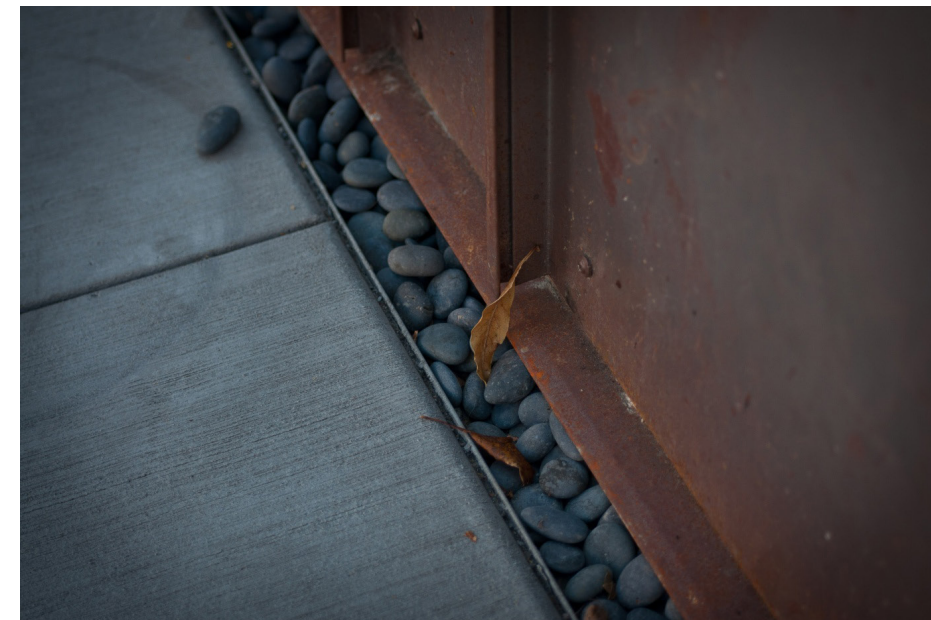
THIRD FLOOR PLAN



Scale 1/8" = 1'-0"

LONGITUDINAL SECTION

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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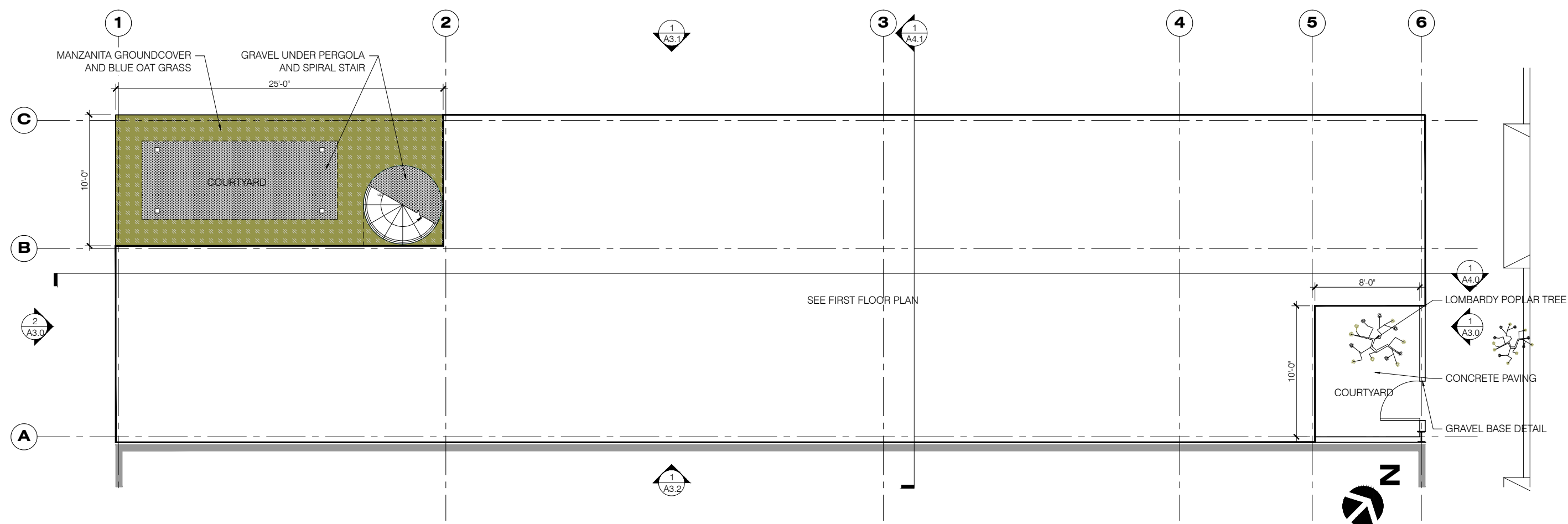


Gravel Ground Surface

Brisbane Box Street Tree

Lombardy Poplar Tree

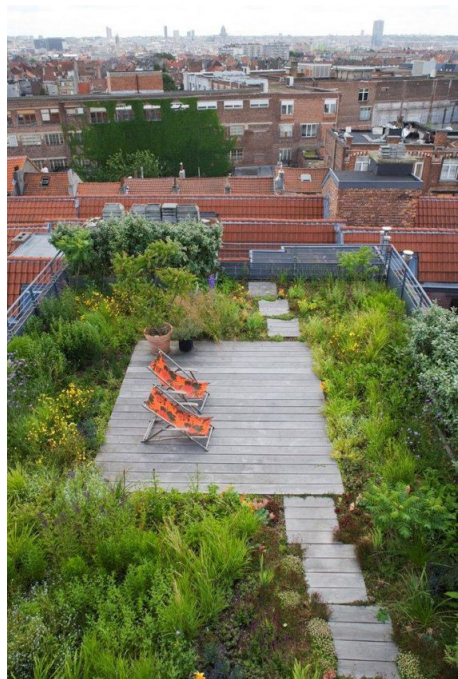
Gravel Base Detail at Corten Gate



Scale 1/8" = 1'-0"

GROUND FLOOR LANDSCAPE PLAN

**1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE**



Roof Garden



Manzanita groundcover



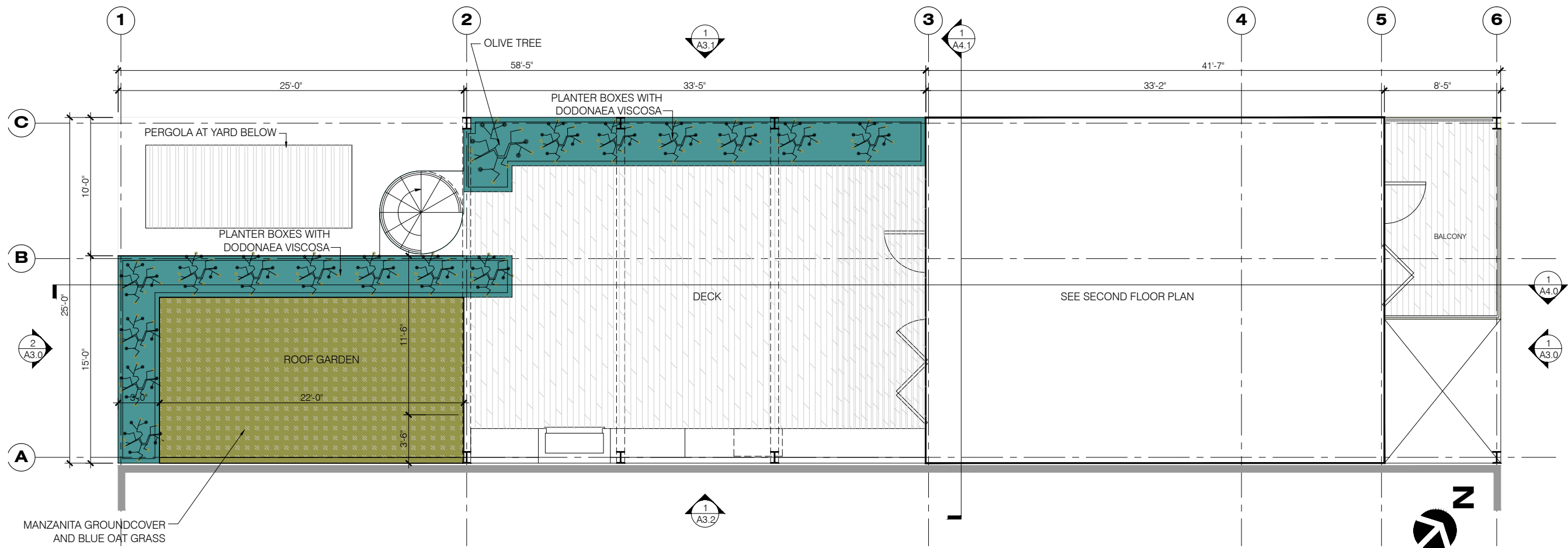
Blue oat grass



Dodonaea viscosa



Olive Tree



Scale 1/8" = 1'-0"

DECK LANDSCAPE PLAN

Inspiration



BUILDING SCREEN INSPIRATION

CIRCULAR SCREENING MATERIAL



ROOFTOP DECK



HORIZONTAL PAINTED HARDIE PLANK



CORTEN I BEAMS



ARCHITECTURAL SALVAGE RETAIL WAREHOUSE

INSPIRATION BOARD

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VEROKOLT / ARTERBERRY COOKE

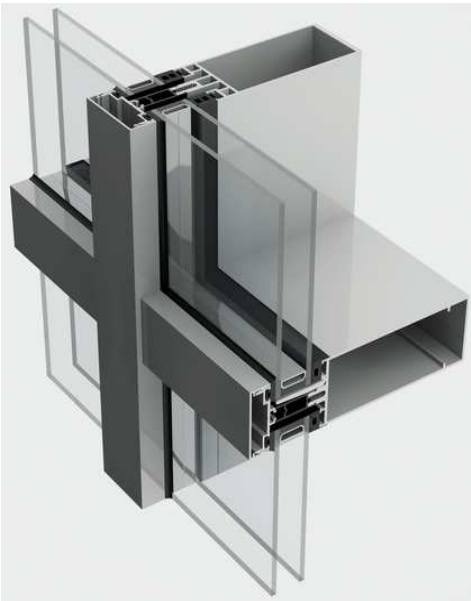
Materials



CORTEN SLATTED FENCE AND GATE ENTRY



TEMPERED GLASS AND CORTEN ANGLE BALCONY RAILING



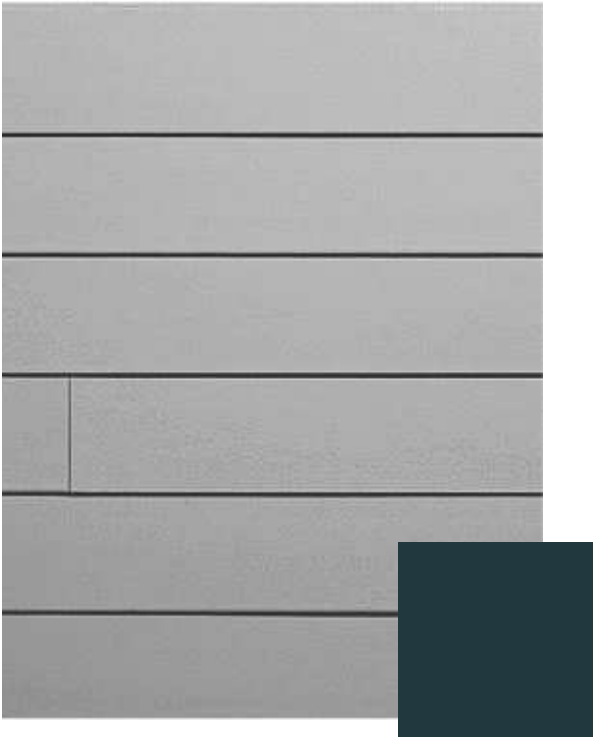
DOUBLE PANED LOW E GLASS



IPE DECKING ON FRONT BALCONIES, BACK ROOFTOP DECK, AND PERGOLA ROOF



CORTEN I BEAM



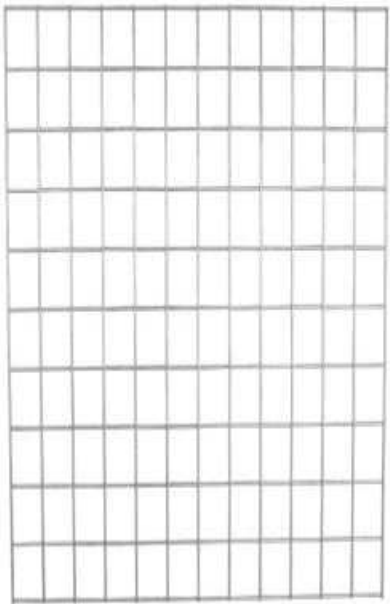
12" SMOOTH PAINTED SW 6327
HARDIE PLANK RUN HORIZONTALLY



CIRCULAR SCREENING MATERIAL
AS DECORATIVE SCREEN (4"ID)



CORTEN SPIRAL STAIRCASE



HOG WIRE FENCING
AT BACK ROOF TOP DECK



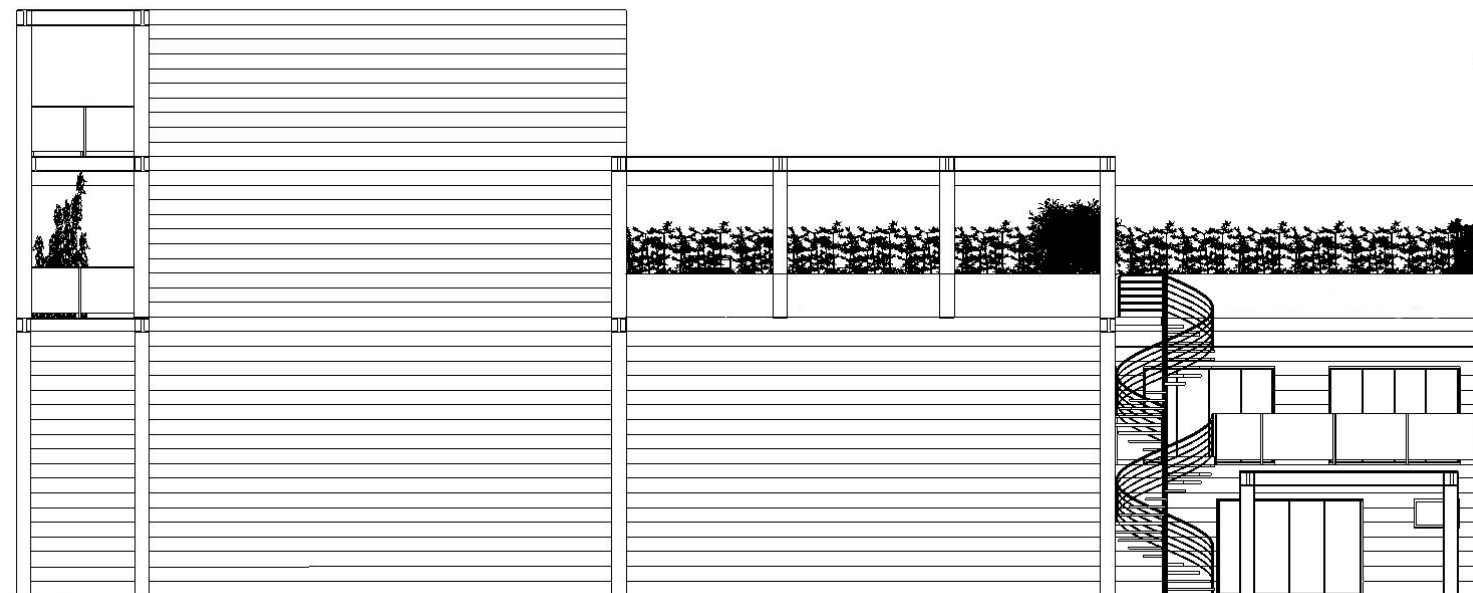
CORTEN PLANTERS

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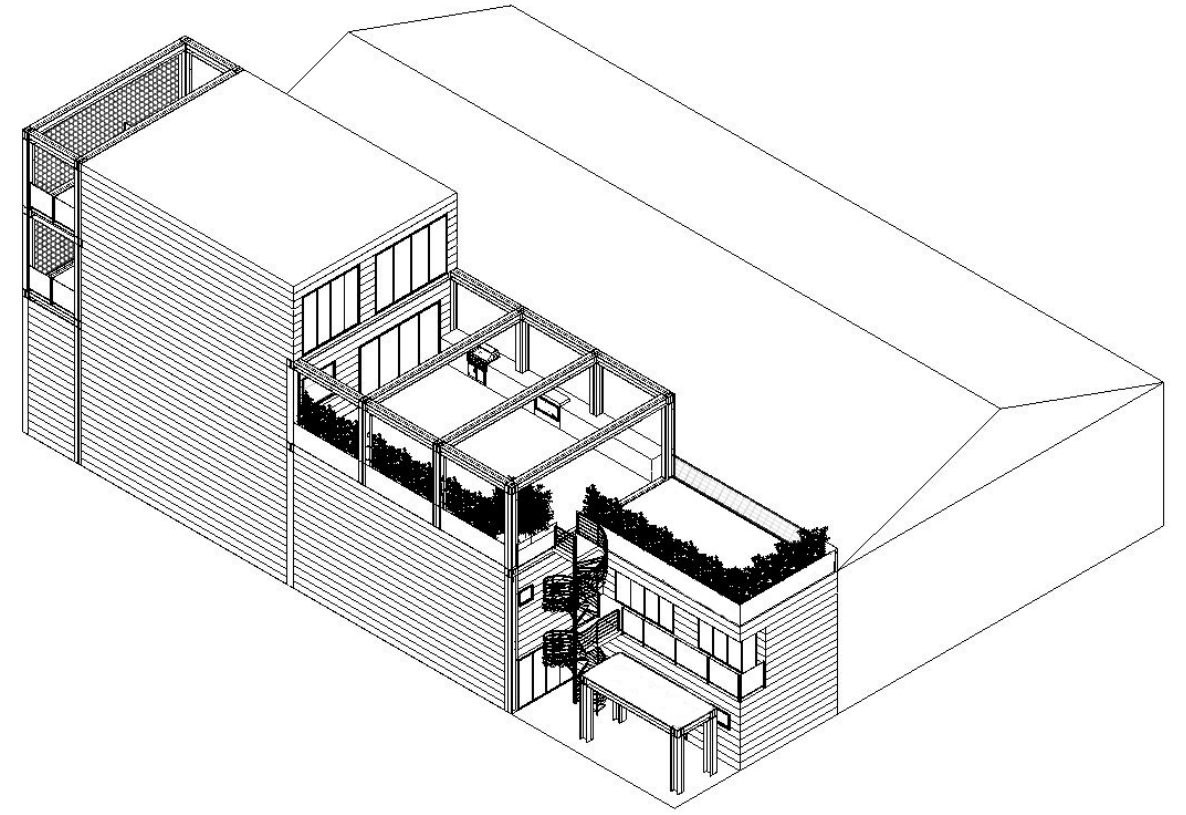
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RENDERINGS



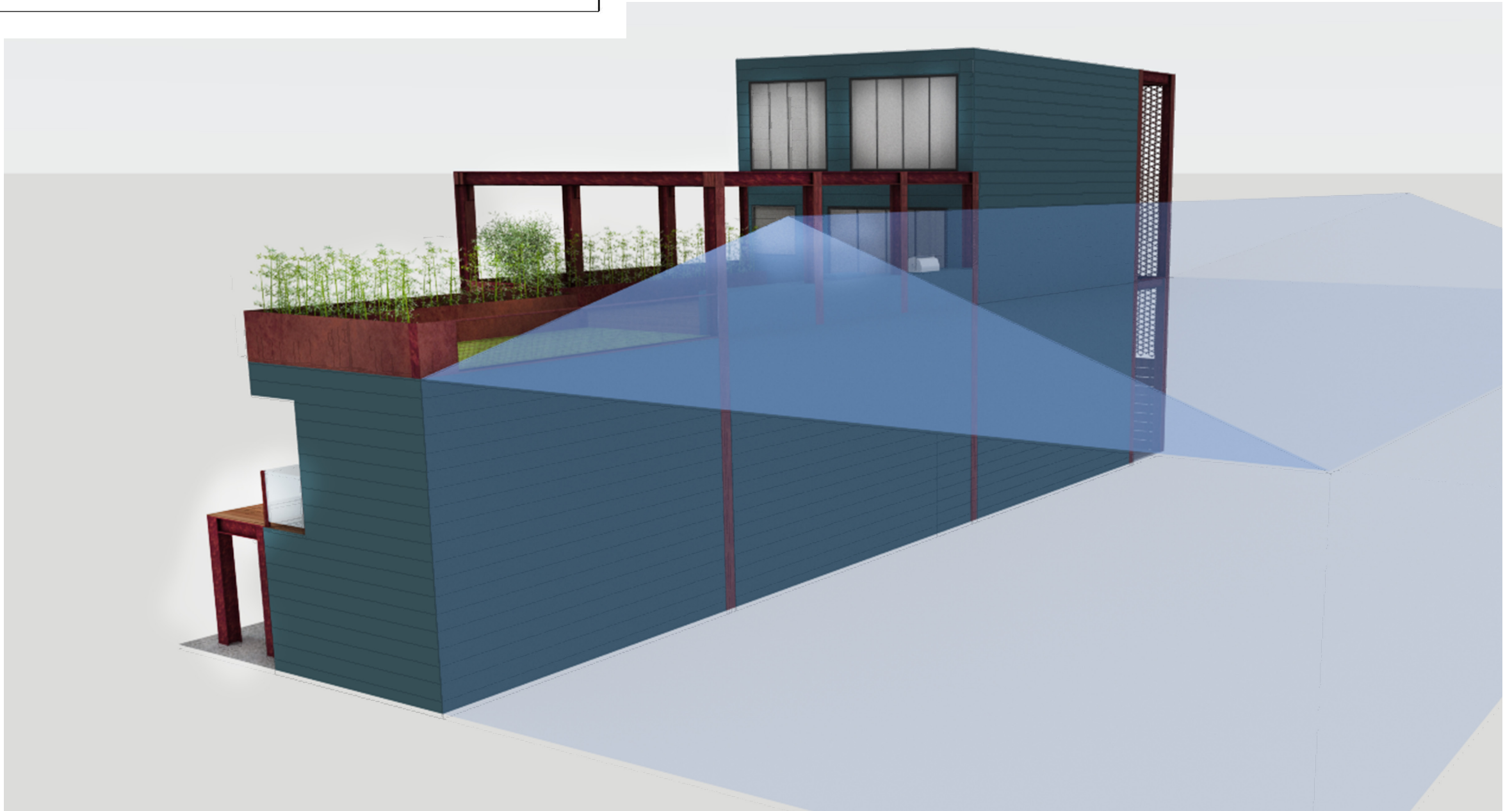
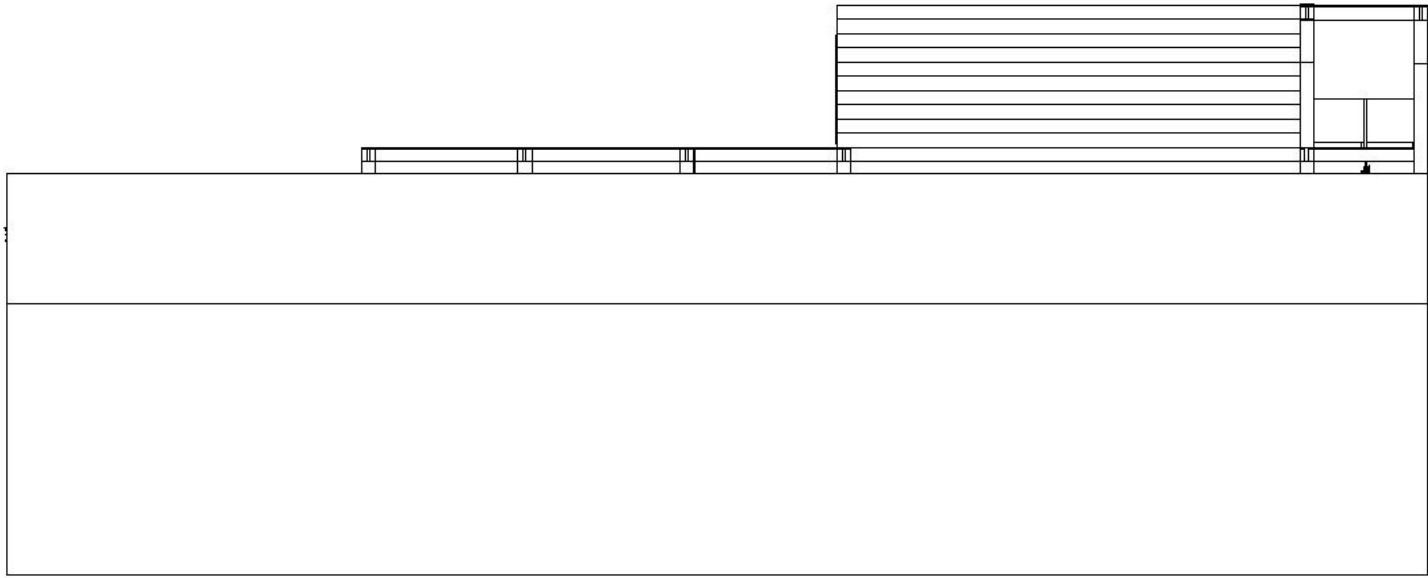
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RENDERINGS



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RENDERINGS

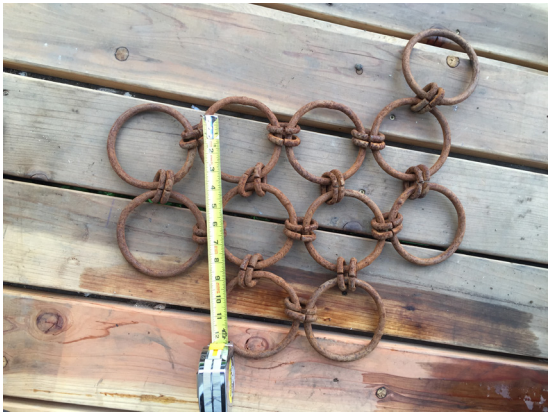
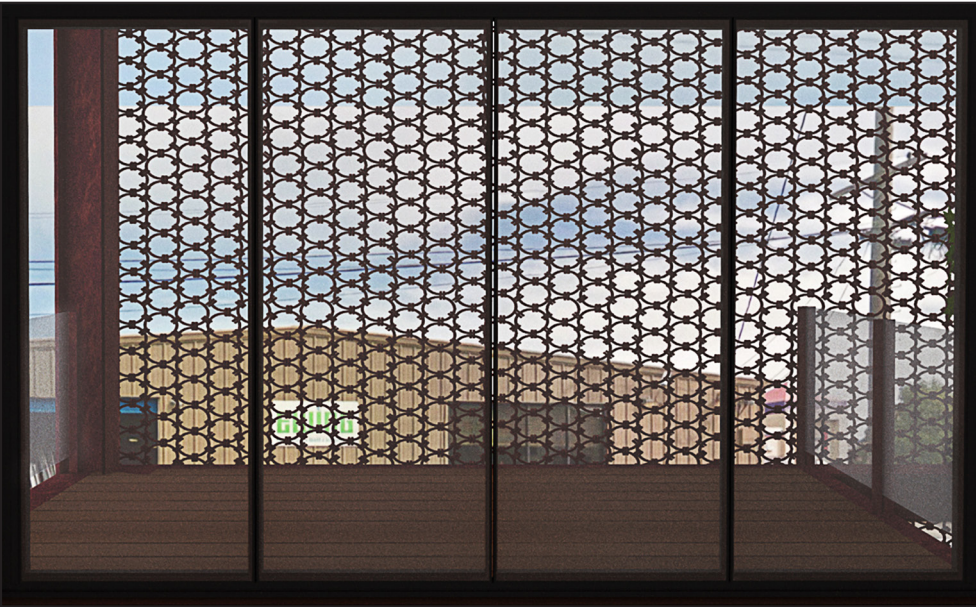
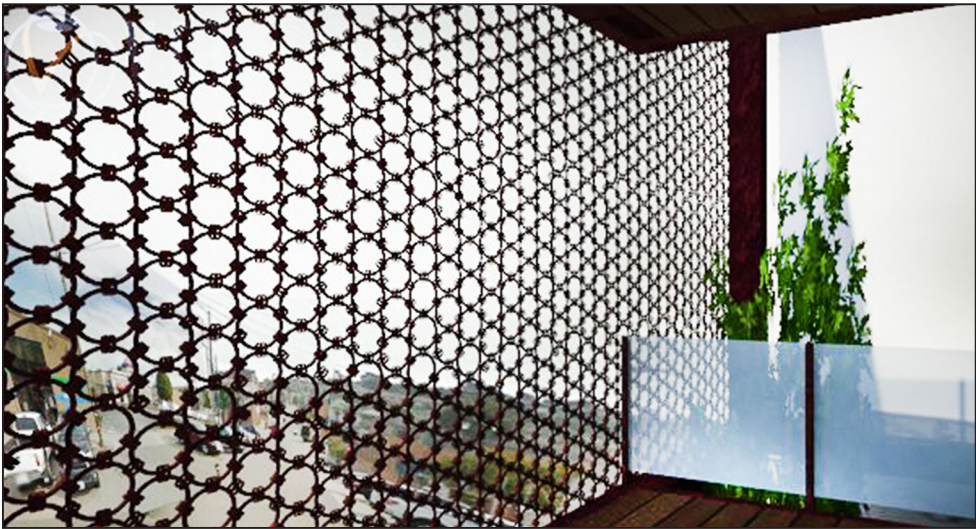
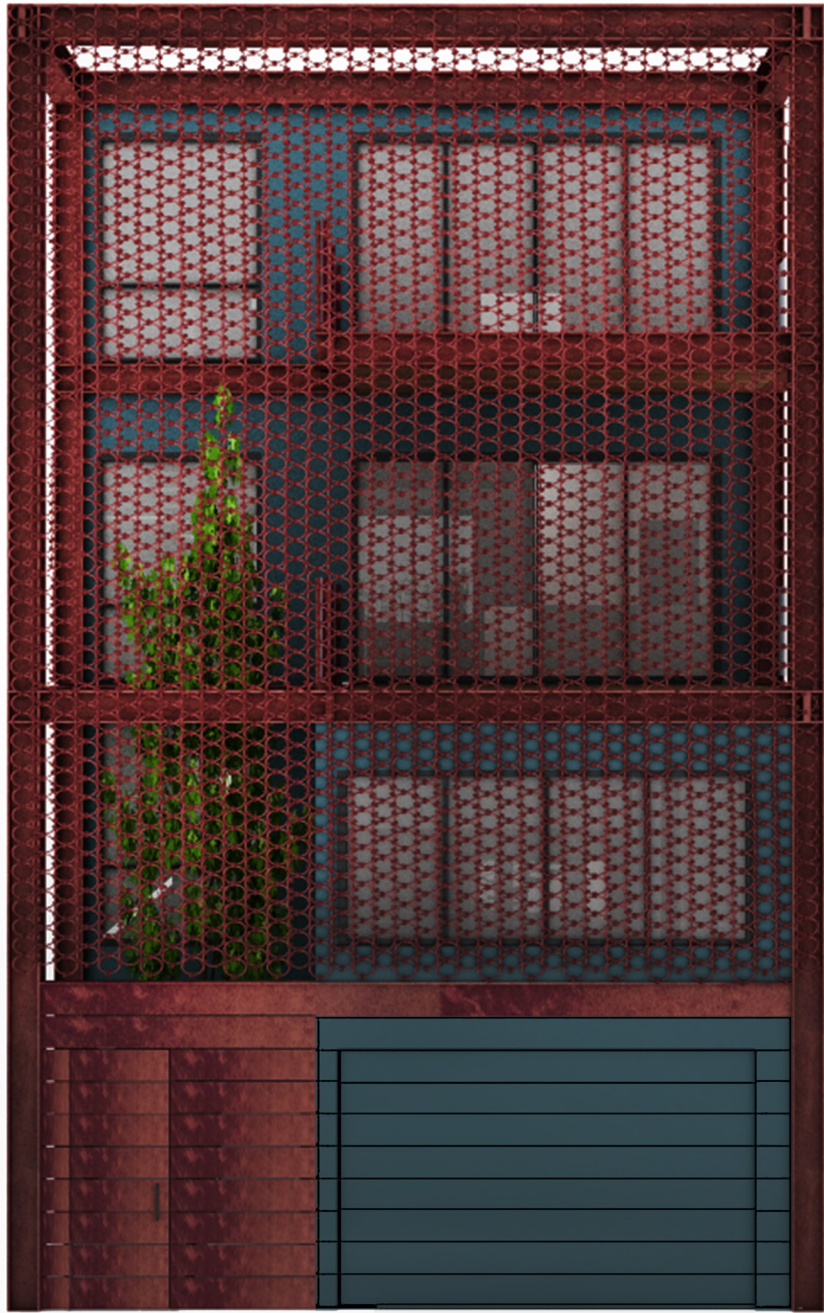


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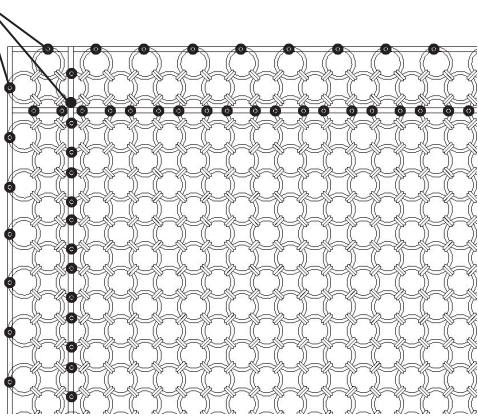
RENDERINGS

CIRCULAR SCREENING MATERIAL

- *multifarious and unique building material
- *inspired by Bayview nautical/wharf culture
- *integrates vernacular of surrounding industrial and Victorian architecture
- *allows for a more open building facade than typical warehouses
- *provides cohesive building front
- *creates an interesting visual experience externally and internally
- *screen is an actual device used for harvesting scallops and will be sold in architectural salvage business in warehouse



WELD POINTS
AT I BEAM, TYP.

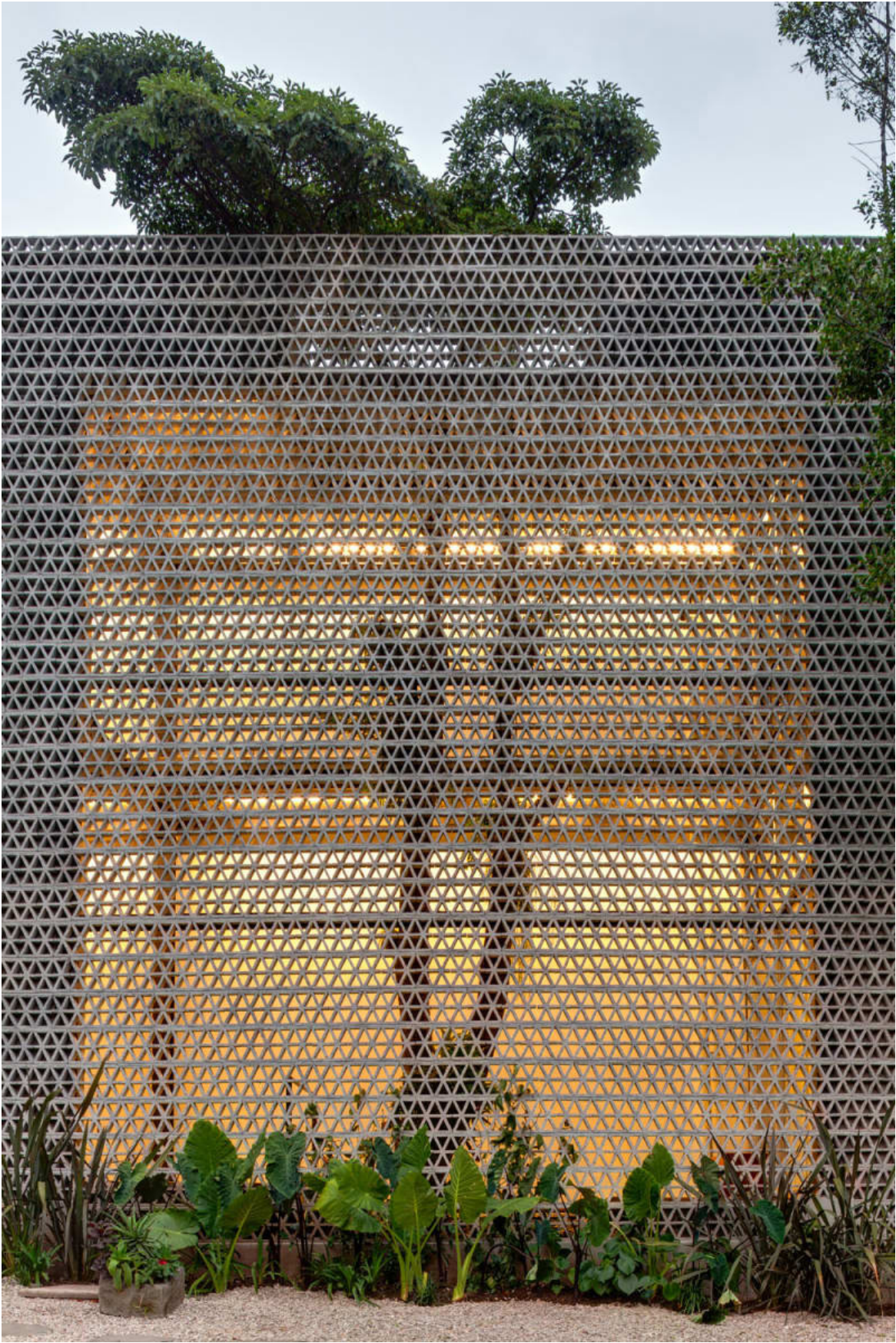


Circular Screening Material
Attachment Detail

CIRCULAR SCREENING MATERIAL

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

ARCHITECTURAL INSPIRATION



1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

SCREEN PRECEDENT IMAGES

SAN FRANCISCO POLICE DEPARTMENT - 3RD STREET



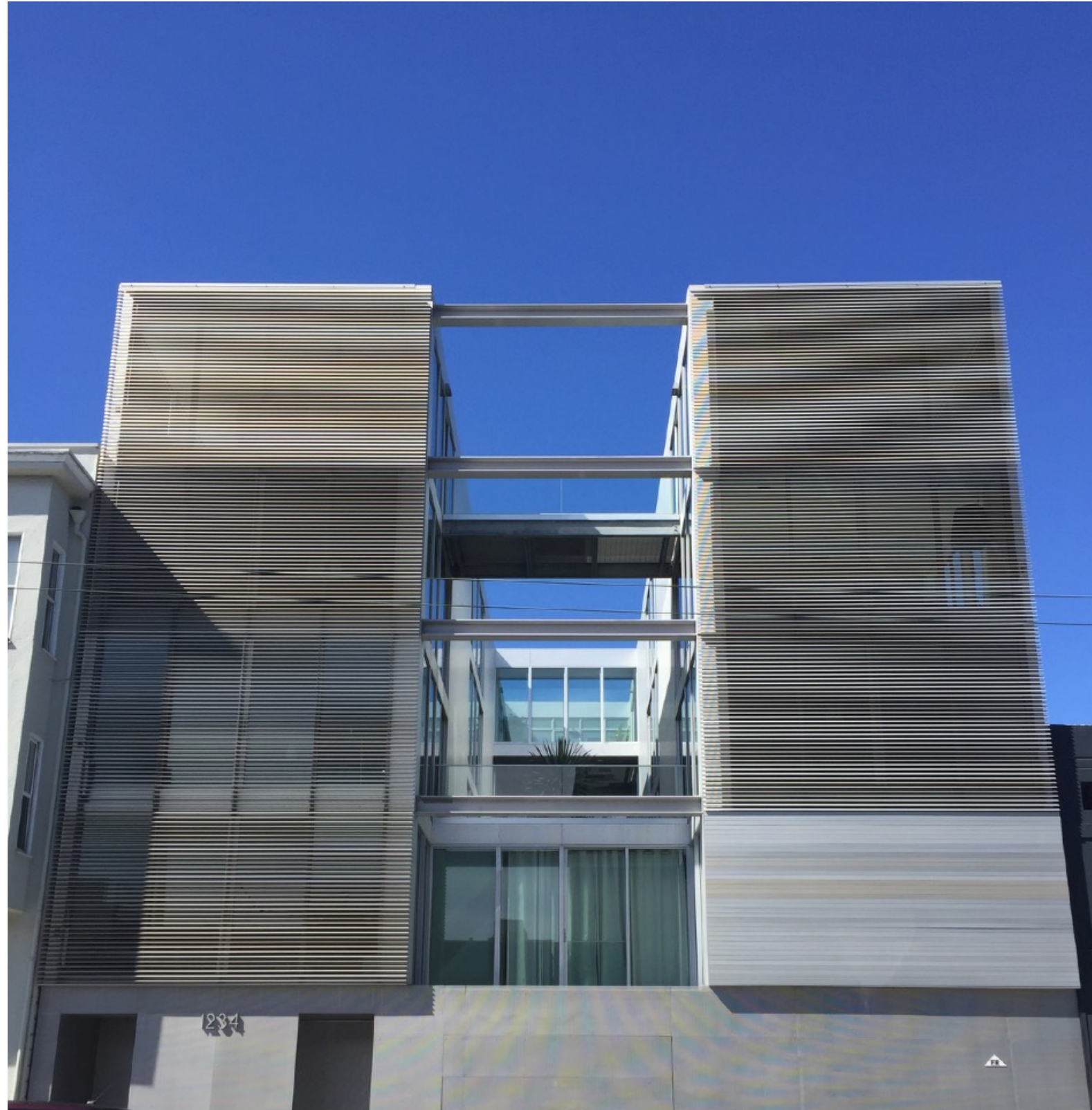
1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

BRYANT - 3RD STREET



SCREEN PRECEDENT IMAGES

1234 HOWARD ST, SAN FRANCISCO



SCREEN PRECEDENT IMAGES

INVESTING IN THE DEVELOPMENT OF BAYVIEW INDUSTRIAL TRIANGLE



THANK YOU FOR YOUR SUPPORT!