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Conditionally Approving Schematic Design & CEQA Determination for 4128 Third Street

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Office of Community Investment and Infrastructure

August 16, 2016



Requested Commission Action

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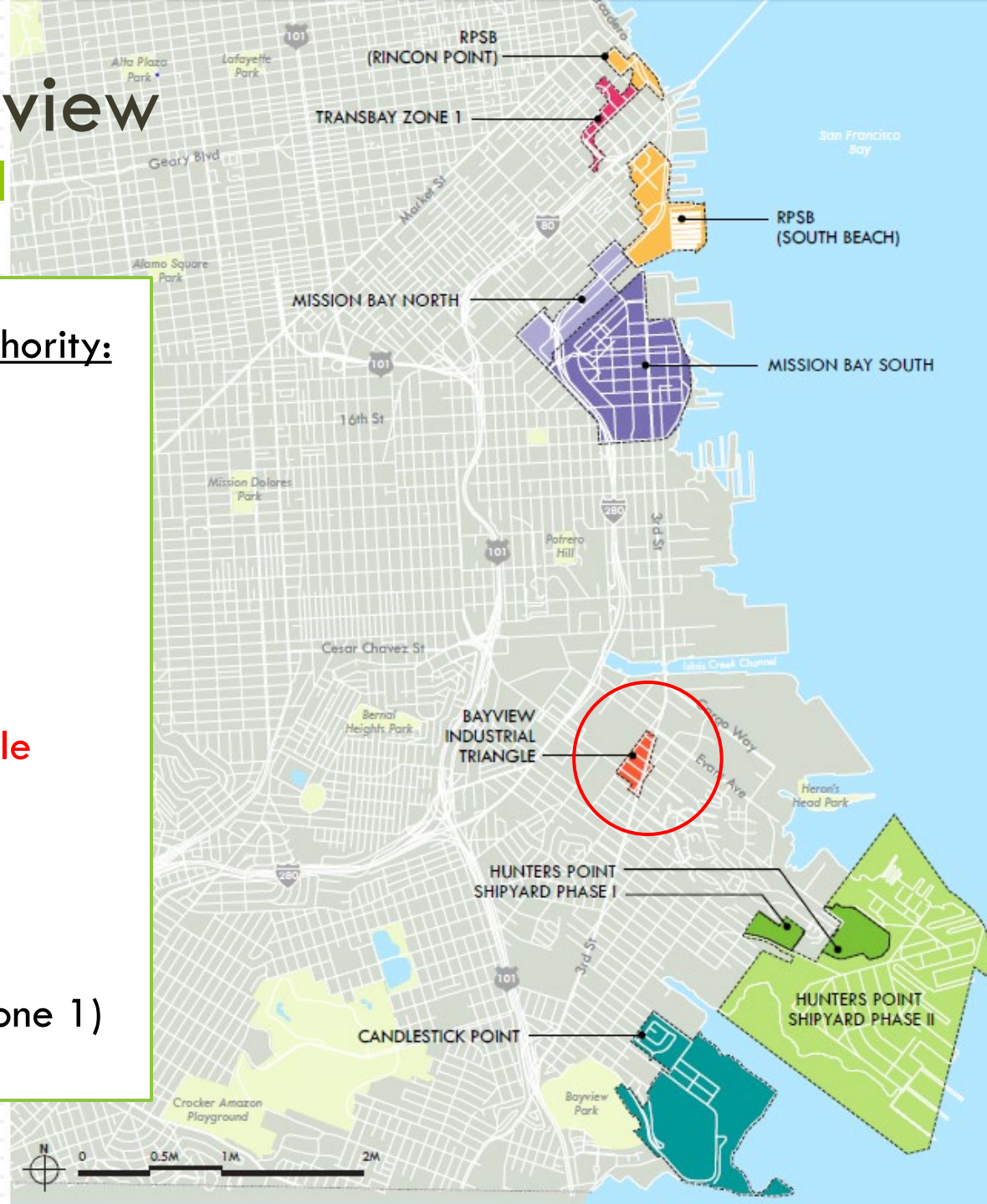
Conditionally Approving the Schematic Design of a six-story, mixed-use building comprised of seven units, including one affordable unit, underground parking, and ground floor retail at 4128 Third Street and making environmental findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area

OCII Permit Review

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- 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

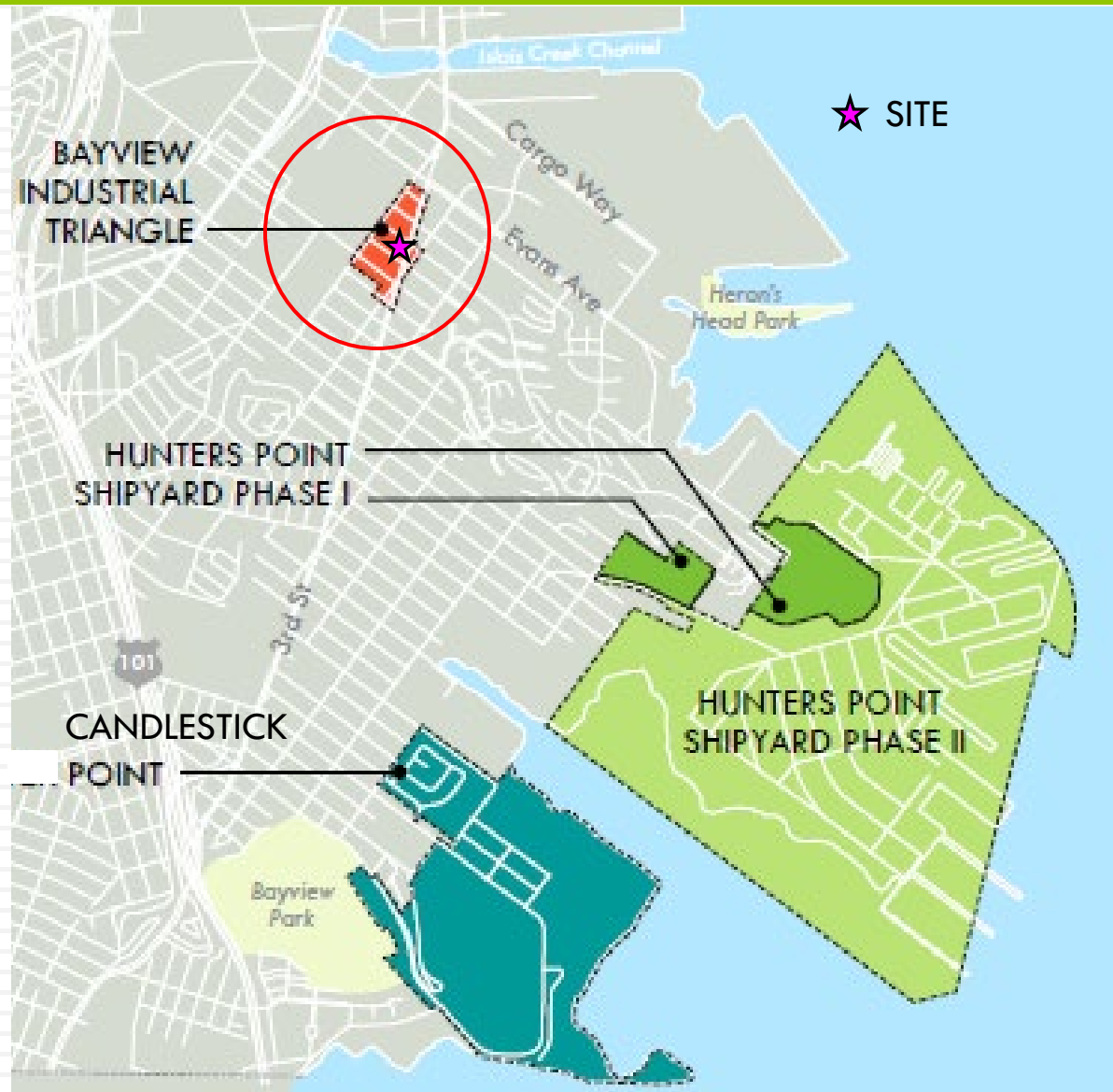
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June 30, 1980:

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

Key Objectives:

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



Bayview Industrial Triangle Project Area

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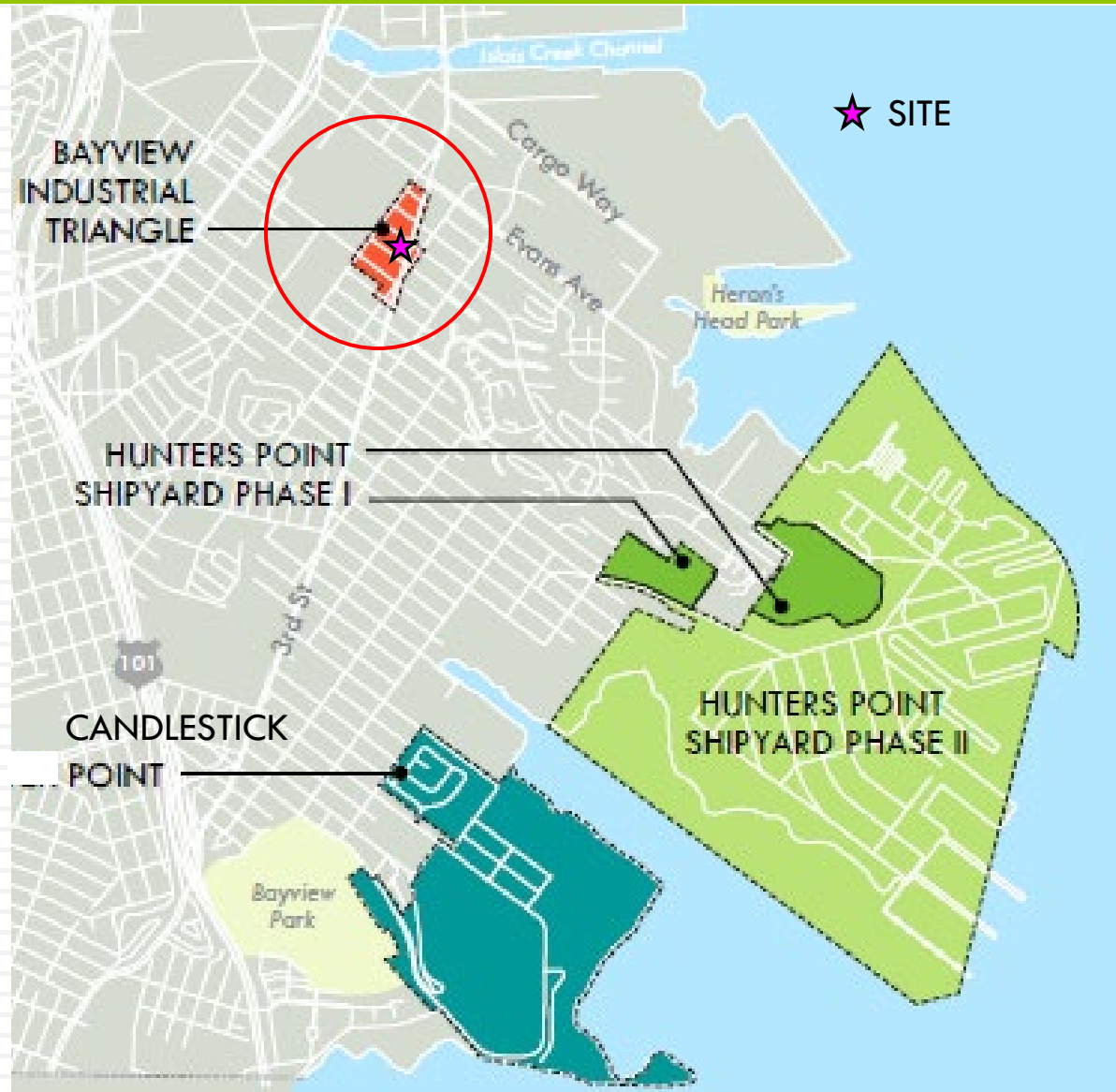
Redevelopment Plan District 2:

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.



Site Context Looking Northwest

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Overview – 4128 Third Street SD

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- Demolition of existing two-story, fire-damaged structure.
- New, six-story seven-unit condominium building with ground floor commercial and four unbundled parking spaces.
- Project complies with all land use and development controls and related policies.
- One below-market-rate ownership unit at 100% AMI (\$86,150 for two persons per unadjusted AMI for HUD Metro Fair Market Area for San Francisco, per Mayor's Office of Housing and Community Development.
- Right of First Refusal granted to BMR unit for purchase or lease of one parking space.
- Third Street curb cut - vehicular turntable & elevator system to ensure automobiles enter and leave the property without backing up.
- Endorsed by Bayview Hunters Point Citizens Advisory Committee.

Presentation by Designer/Architect

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525 HICKORY STREET
SAN FRANCISCO CA 94102
WWW.KODORSKIDESIGN.COM
TEL: 415-335-3260

Kodorski Design

Kodor Baalbaki, Designer

John Alan Goldman, Architect

CEQA Findings

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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:

- Façade irrigation system integrated into overall irrigation system.
- Vehicular turntable & elevator system plan shall not result in back-ups or queuing on Third Street.
- Unbundled parking separate from HOA.
- BMR Unit Right-of-First-Refusal to own/lease parking space.
- BMR Marketing and Preferences aligned with OCII policy.
- Construction design 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 4128 Third Street.

THANK YOU

