



110-0022017-002

Agenda Item **No. 5(e)**
Meeting of May 16, 2017

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Interim Executive Director

SUBJECT: 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

EXECUTIVE SUMMARY

The 1627 Jerrold Avenue property (the "Site") is an approximately 2,500-square-foot vacant parcel located three parcels from the southwest corner of Third Street and Jerrold Avenue in the Bayview Industrial Triangle Redevelopment Project Area ("Project Area"). Pursuant to the Bayview Industrial Triangle Redevelopment Plan (the "Plan"), the Site is within the Light Industrial district.

Veronica Koltuniak and Allan Hannawell (the "Owners") propose to construct a 40-foot-high, three-story building consisting of a ground-floor and mezzanine warehouse use and an accessory two-story caretaker unit above, with one automobile and four bicycle parking spaces (the "Development") on the Site. The Owners plan to operate their architectural salvage business in the warehouse space and reside in the caretaker unit above.

The Owners are seeking approval of the Schematic Design for the proposed Development. The Owners presented the proposed design at a meeting of the Bayview Hunters Point Citizens Advisory Committee ("CAC"), on March 1, 2017, and it was endorsed by the CAC. Office of Community Investment and Infrastructure ("OCII") staff has reviewed the Schematic Design for the proposed Development and finds it meets the land use requirements of the Plan and its companion document setting the standards and criteria for all new construction in the Project Area, the Design for Development Bayview Industrial Triangle Redevelopment Project (the "Design for Development"). The Owners are not seeking any OCII financial assistance or any variances to zoning. Furthermore, although the Development is not subject to any enforceable obligation requiring compliance with OCII's Equal Opportunity Program ("EOP"), the Owners have expressed interest in voluntarily subscribing to OCII's EOP Program.

Edwin M. Lee
MAYOR

Nadia Sesay
INTERIM
EXECUTIVE DIRECTOR

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CHAIR

Miguel Bustos
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COMMISSIONERS

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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.

While the Plan is not an enforceable obligation under the Redevelopment Dissolution Law, OCII and its Commission continue to authorize land use and design proposals in accordance with the Plan and its Design for Development.

Staff recommends the conditional approval of the Schematic Design for the Development.

DISCUSSION

The Bayview Industrial Triangle Redevelopment Project Area

The Plan establishing the Project Area was adopted in 1980 and expires on June 23, 2020. The Project Area is located along the Third Street corridor in the northern portion of the Bayview Hunters Point community. It is an industrial/mixed-use neighborhood that is largely built out and is comprised of approximately six city blocks located between Fairfax Avenue to the north, Kirkwood Avenue to the south, Phelps Street to the west and Newhall and Third Streets to the east.

Key objectives stated in the Plan include the alleviation of conditions of blight by preserving and expanding existing industries by means of voluntary rehabilitation, improving the Third Street frontage to provide an attractive buffer between the residential and industrial areas, removing structurally substandard buildings, and providing space for new industrial and commercial development. OCII will maintain its land use authority in the Project Area until the Plan expires in 2020, and the Commission on Community Investment and Infrastructure is responsible for authorizing the schematic designs of land development within the Bayview Industrial Triangle.

The Development

The Site is an existing vacant parcel of approximately 2,500 square feet in area. The Owners propose to construct a three-story, 40-foot-high building of approximately 4,986 gross square feet (the "Development"). The ground floor and the mezzanine floor will be occupied by approximately 3,342 total square feet of warehouse space, including spaces for three of the total four bicycle parking. The mezzanine floor occupies approximately thirty percent of the workshop footprint and is located in the rear. The two-story caretaker unit on the second and third floor measuring approximately 1,644 square feet, is less than one-third of the total square footage of the Development and therefore complies as a permitted accessory use to the principally-permitted industrial use. Access to the caretaker unit will be through a stairwell off an approximately 88-square-foot, open-air courtyard. There shall be no direct entry to the caretaker unit from the street or courtyard due to the door separating the stairwell and courtyard being designated as fire exit only and it will be attached with all fire-exit door hardware. The fourth bicycle parking is provided under the stairwell at ground level. The unit has access to a roof-top deck over the double height warehouse space and a roof top garden over the mezzanine space in the rear.

The Development also features another open courtyard in the rear, measuring approximately 250 square feet that includes a freestanding pergola and an attached spiral stair connecting the ground and mezzanine warehouse levels through a covered deck.

The Owners propose to operate an architectural salvage business in the warehouse space. An existing curb-cut from Jerrold Avenue will provide garage access. The Development will also include the planting of a street tree on Jerrold Avenue Street, which fronts the Development.

No enforceable obligation, as defined by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 et seq., exists for this Development or the Plan, but OCII retains regulatory authority under the Plan to review and approve development that is consistent with the Plan's zoning regime. Accordingly, in authorizing this Development, OCII is not entering into an owner participation or other agreements (which are generally prohibited by the Redevelopment Dissolution Law in the absence of an existing enforceable obligation); rather, OCII staff is proposing that the Commission adopt a resolution approving the use and design of the development with conditions consistent with its land use authority. This authority includes, among other things, the Project Area's Design for Development.

Permitted Land Use and Plan Compliance

The Redevelopment Plan Map designates the Site as Light Industrial in accordance with the permitted land uses in its District 1. Light industrial uses include uses permitted for M-1 zoning districts, as allowed in the City Planning Code as it existed as of April 15, 1980. The proposed warehouse use is permitted and the caretaker unit is permissible as an accessory use. The area of accessory use does not exceed one-third of the total floor area of the Development. The Development complies with all primary and accessory use requirements, including the allowable floor area of the accessory use.

The Design District Map in the Design for Development designates the Site in District 2 prescribing specific development standards. The standards permit a maximum floor area ratio of 2:1 and a maximum height of 40 feet. Rear step-back requirements are a minimum of 15 feet from the property line at 20 feet in height. Buildings within the rear 15-foot step-back zone shall be limited to 20 feet in height. The proposed Development meets the height and step-back requirements and includes the required minimum number of bicycle spaces. It includes one auto and four bicycle parking spaces. The total area of industrial use is below the threshold limit for requiring additional parking or loading spaces.

Schematic Design

The Owners' architect has submitted Schematic Design drawings of the Development, included herein as Attachment 1. The Development will be an improvement over an existing vacant parcel on Jerrold Avenue.

The Schematic Design shows compliance with all requirements of the Plan and the Design for Development standards. The industrial use spans two floor levels, ground and mezzanine, with two open courtyards in the front and rear. Access to the industrial use is through the garage and a path from the street door. The two-story caretaker unit above is setback from Jerrold Street with balconies at second and third levels.

A special feature of the façade design is the installation of an interlocking circular screen from the mezzanine floor to the roof floor level. It is supported by an exposed COR-TEN™ beam and columnar structural system of the building. COR-TEN™ material is steel with a permanent reddish-brown rusted appearance and texture. The design emphasizes the vertical aspect of this development, which is consistent with the narrow lot pattern seen in the Bayview neighborhood.

A large pair of windows are stacked equally between the mezzanine, second and third floor levels visible as a backdrop to the screen. The windows when intersected by horizontal COR-TEN™ steel bands provide clean visual cues to the floor levels fronting Jerrold Avenue and the public realm.

The architect is aware of the required industrial character of materials and landscaping in this area, as prescribed by the Design for Development, and is incorporating this requirement in the building materials and finishes as well as in the landscape palette. The industrial character is highlighted by a combination of exposed COR-TEN™ beam and columnar structural system with COR-TEN™ metal siding on ground level and traditional siding on other floors. The façade screen will also be made of COR-TEN™. The landscape palette is using trees, planter and ground cover from the Project Area landscaping plant list. The Development uses one tree from each of the two categories of the 'Specimen and Display and Thematic' lists as prescribed by the Design for Development in the front courtyard and rear deck. The Development will also provide a new sidewalk tree, prescribed from the Bayview Industrial Triangle Street Tree List on Jerrold Avenue. The design of the building signage will use similar industrial finishes to seamlessly integrate with the building materials.

EQUAL OPPORTUNITY PROGRAM (EOP)

As small business owners who intend to operate an architectural salvage business at the Development, the Owners have expressed their commitment to the local small business community. Although the Development is not subject to any enforceable obligation requiring compliance with OCII's EOP Program, the Owners have expressed interest in the Program and are discussing with OCII contract compliance staff possible voluntary subscription to OCII's Small Business Enterprise Program, Construction Workforce Policy, and Prevailing Wage Policy. Presently, the Owners' design team is comprised of four firms, three of which, while not certified, qualify as small businesses. These include Arterberry Cooke and the Owners' own design firm, Verokolt, both of Austin, Texas, and Michelucci & Associates, Inc., a geotechnical engineer in Burlingame, California. In addition, a San Francisco-based engineering firm, Santos & Urrutia, is providing structural engineering services.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

OCII staff has determined that the proposed Development is categorically exempt from CEQA environmental review pursuant to CEQA Guidelines Section 15332, "Infill Development." The proposed Development is characterized as an in-fill development meeting the following conditions: (1) the Development is consistent with the applicable general plan designation and all applicable general plan policies and zoning designations and regulations; (2) the Development occurs within city limits on a project 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 of the proposed Development would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the Development can be adequately served by all required utilities and public services.

The Development does not propose any basement use or propose any excavation exceeding 50 cubic yards, which is below the threshold for triggering Maher Ordinance per San Francisco Health Code Article 22A.

CITIZENS ADVISORY COMMITTEE

The Owner presented the proposed Development at a meeting of the CAC on March 1, 2017, and it was supported by the CAC at the same meeting. A letter of support from the CAC is included as Attachment 2 hereto.

STAFF RECOMMENDATION

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

(Originated by Alok Vyas, Associate Planner)



Nadia Sesay
Interim Executive Director

Attachment 1: Schematic Design Submittal
Attachment 2: Letter of Support from Bayview Hunters Point Citizen Advisory Committee

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

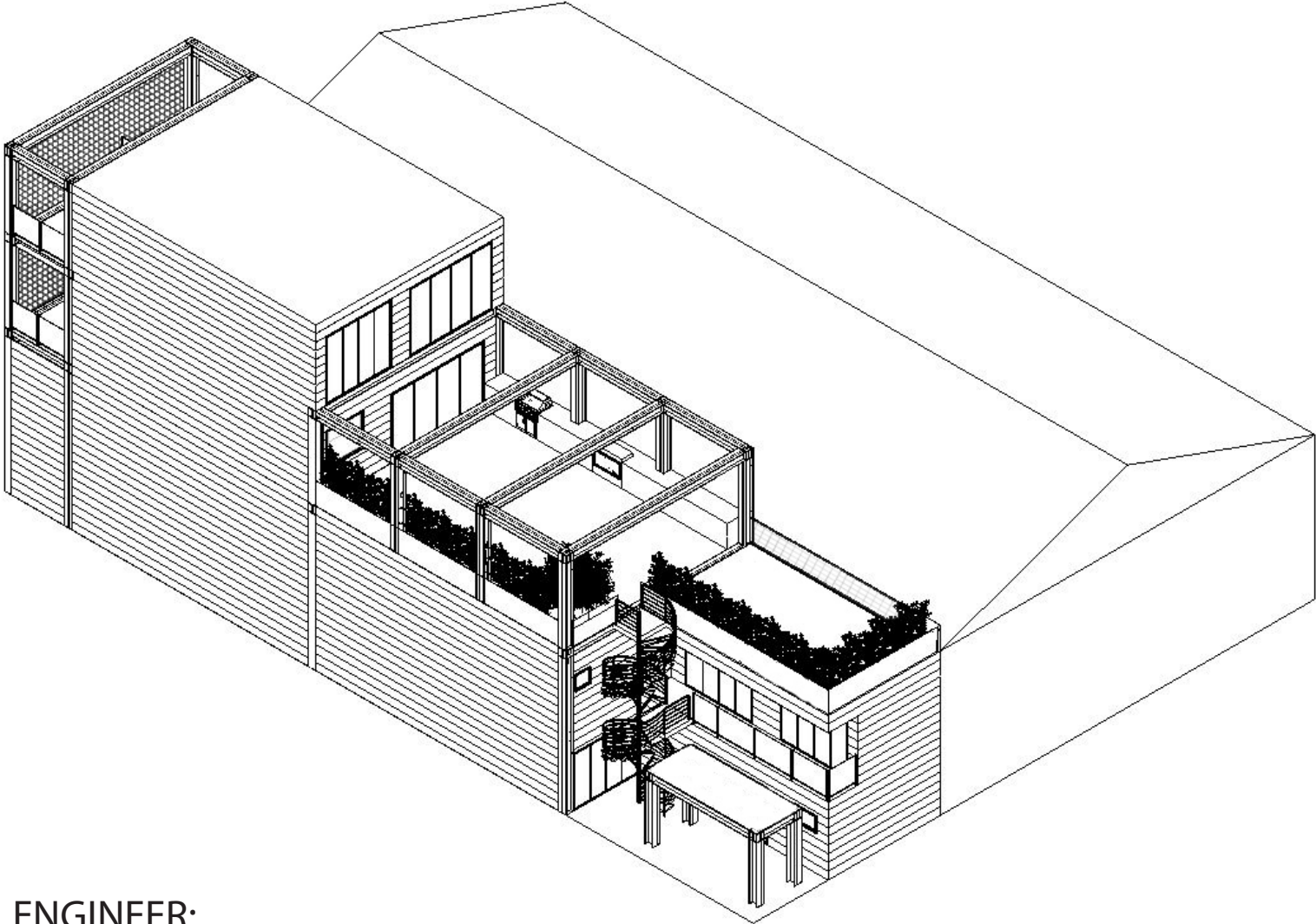


Schematic Design Presentation
Office of Community Investment and Infrastructure Hearing
May 16, 2017

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PROJECT TEAM

OWNER:
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EMAIL: RONI@VEROKOLT.COM
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TEL: 512-771-3725
EMAIL: RONI@VEROKOLT.COM
ARTERBERRY COOKE
3000 BONNIE ROAD
AUSTIN, TX 78703
TEL: 323-2365182
EMAIL: ALICE@ARTERBERRYCOOKE.COM
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2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TEL: 415-642-7722
EMAIL: MAIN@SANTOSURRUTIA.COM

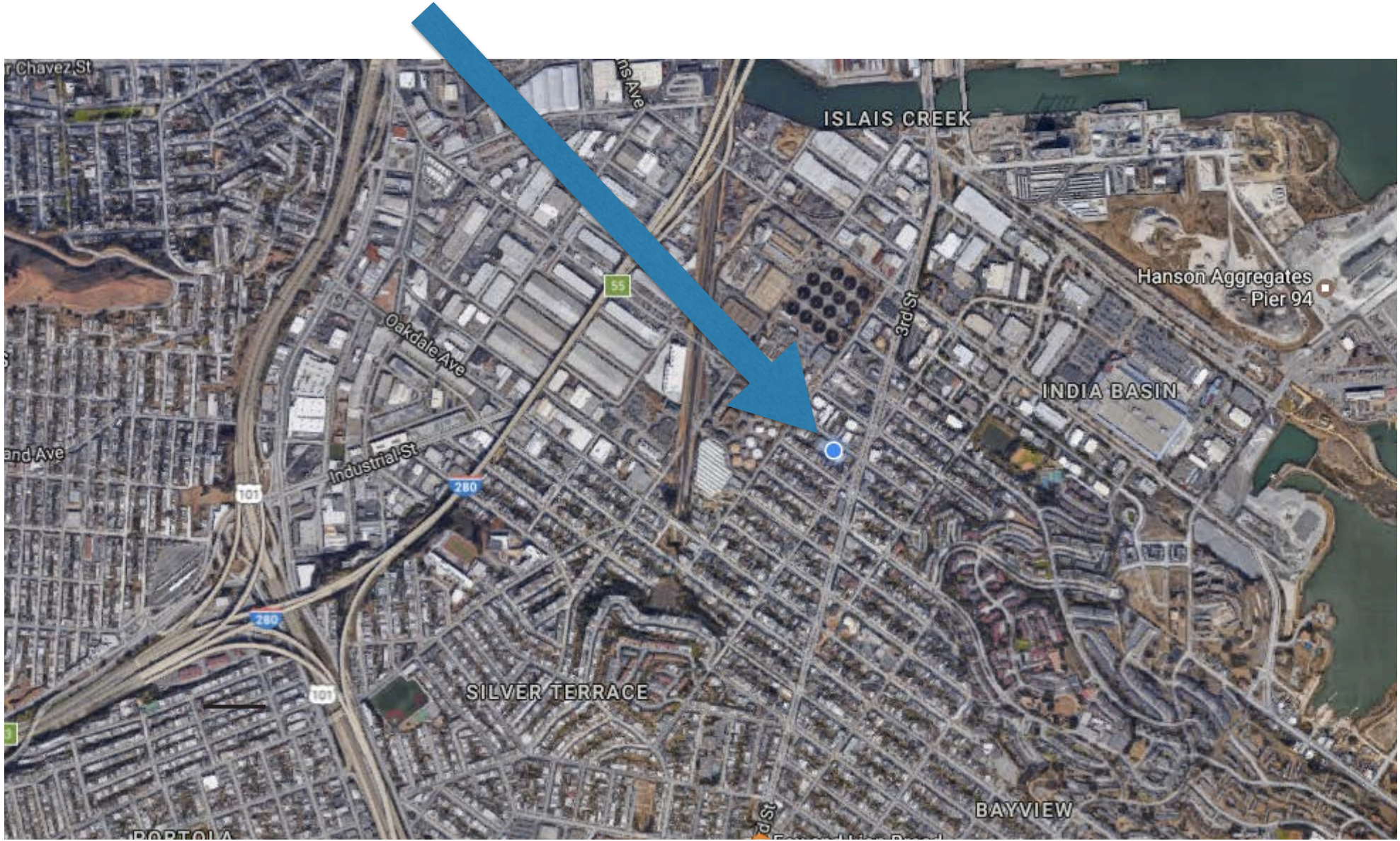


GEOTECHNICAL ENGINEER:
MICHELUCCI & ASSOCIATES, INC.
1801 MURCHISON DRIVE, SUITE 88
BURLINGAME, CA 94010
TEL: 650-692-0162
EMAIL: JOE@MICHELUCCI.COM
SURVEYOR: TBD
MECHANICAL ENGINEER: TBD
T-24 ENERGY COMPLIANCE: TBD
ENVIRONMENTAL CONSULTANT: TBD (IF REQUIRED)
HISTORICAL CONSULTANT: TBD (IF REQUIRED)
ACOUSTICAL CONSULTANT : TBD (IF REQUIRED)
WATER PROOFING CONSULTANT: TBD (IF REQUIRED)

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VEROKOLT / ARTERBERRY COOKE

1627 Jerrold Ave is located at the northern end of Bayview Industrial Triangle. Bayview Industrial Triangle, a sprawling mixed-use district of residential and industrial uses, is defined as a triangle bounded by U.S. Highway 101 to the west, Islais Creek to the north, and San Francisco Bay to the south and east. Third Street is the primary north-south artery and the district's most important commercial corridor. The subject property is located toward 3rd Street amongst other vacant lots and low-scale industrial buildings.

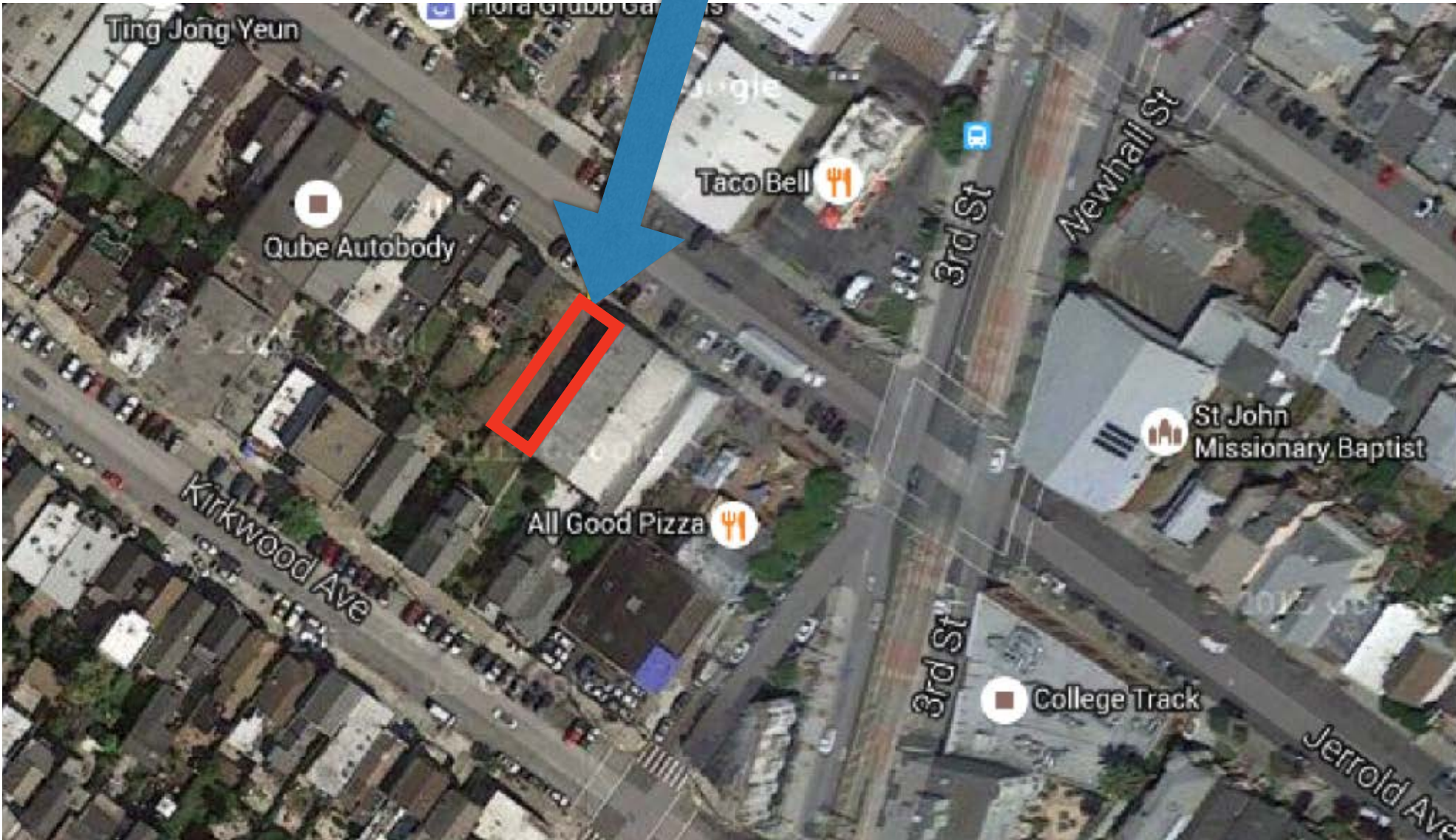
1627 JERROLD AVE
SAN FRANCISCO, CA



1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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Reflecting the traditional industrial uses in Bayview Industrial Triangle, 1627 Jerrold Ave is located in an M-1 (Light Industrial) zoning district. The subject property is located on the southeast side of Jerrold Ave, 100 feet north of 3rd Avenue. It is a rectangular shaped lot measuring 25' x 100'. The subject block, which is bounded by Jerrold Avenue to the north, Newhall Street to the east, Kirkwood Avenue to the south, and Phelps Street to the west, is a combination of residential, commercial and light industrial uses.

1627 JERROLD AVE
SAN FRANCISCO, CA
BLOCK 5279
LOT #45
ZONE: M-1



1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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A1.1
PROJECT LOCATION

Photographs of Site, Neighboring Properties, and Street Views

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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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

Nearby Facilities and Property Types

Large-scale industrial and civic properties such as the Southeast Sewage Treatment Plant and City College of San Francisco’s Southeast Campus are located on neighboring blocks.



- 1-PROPOSED PROJECT SITE
- 2-RESIDENTIAL
- 3-COMMERCIAL
- 4-INDUSTRIAL
- 5-SF SOUTHEAST TREATMENT PLANT
- 6-DECORATIVE PLANT SERVICES
- 7-GOODWILL

- 8-THIRD STREET MUNI STATION
- 9-3RD STREET
- 10-PHELPS STREET

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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



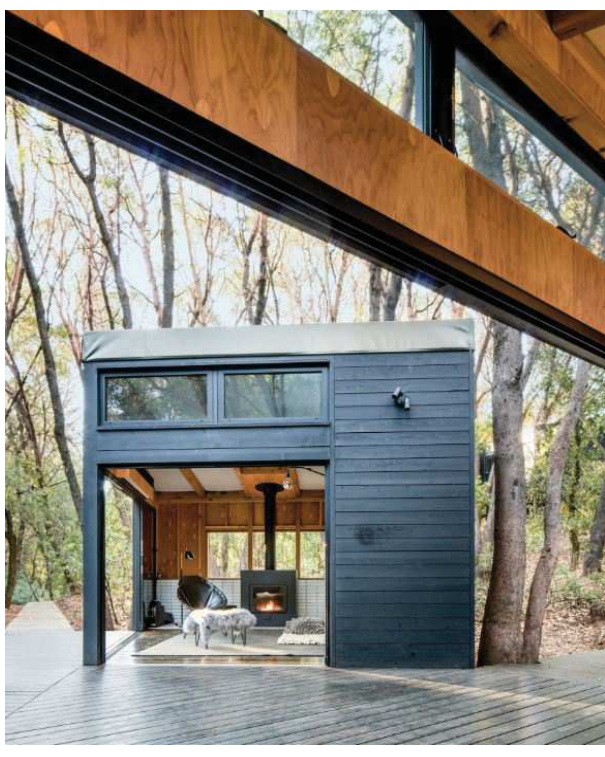
NORTHWEST VIEW FROM INSIDE LOT

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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BUILDING SCREEN INSPIRATION

CIRCULAR SCREENING MATERIAL



ROOFTOP DECK

HORIZONTAL PAINTED HARDIE PLANK

CORTEN I BEAMS

ARCHITECTURAL SALVAGE RETAIL WAREHOUSE

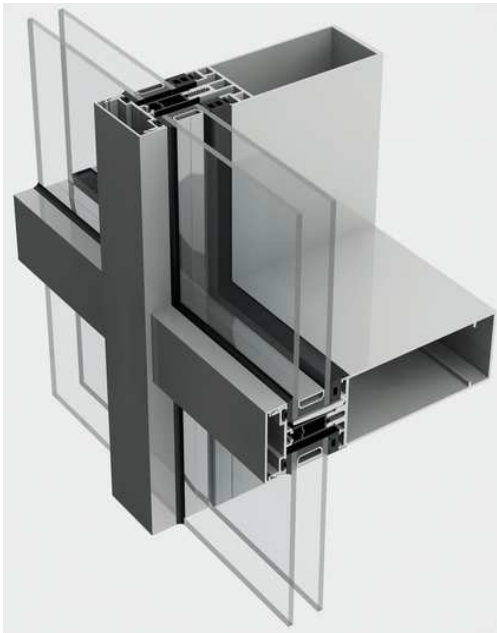
1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE



CORTEN SLATTED FENCE AND
GATE ENTRY



TEMPERED GLASS AND CORTEN
ANGLE BALCONY RAILING



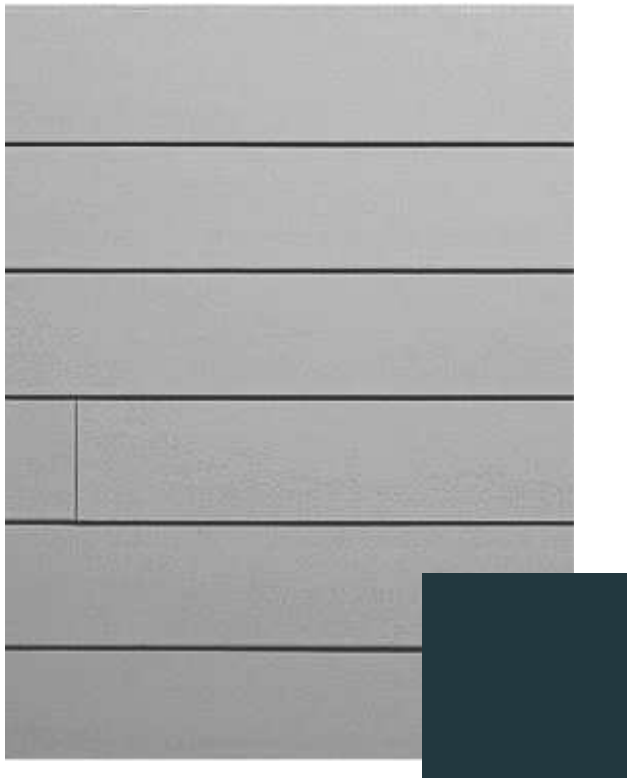
DOUBLE PANED LOW E GLASS



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



CORTEN I BEAM



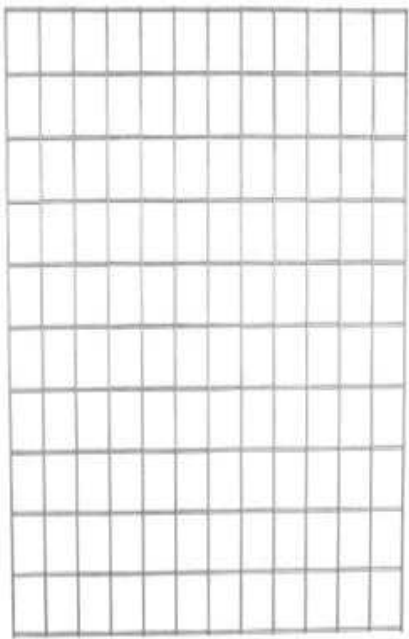
12" SMOOTH PAINTED SW 6327
HARDIE PLANK RUN HORIZONTALLY



CIRCULAR SCREENING MATERIAL
AS DECORATIVE SCREEN (4"ID)



CORTEN SPIRAL STAIRCASE



HOG WIRE FENCING
AT BACK ROOF TOP DECK



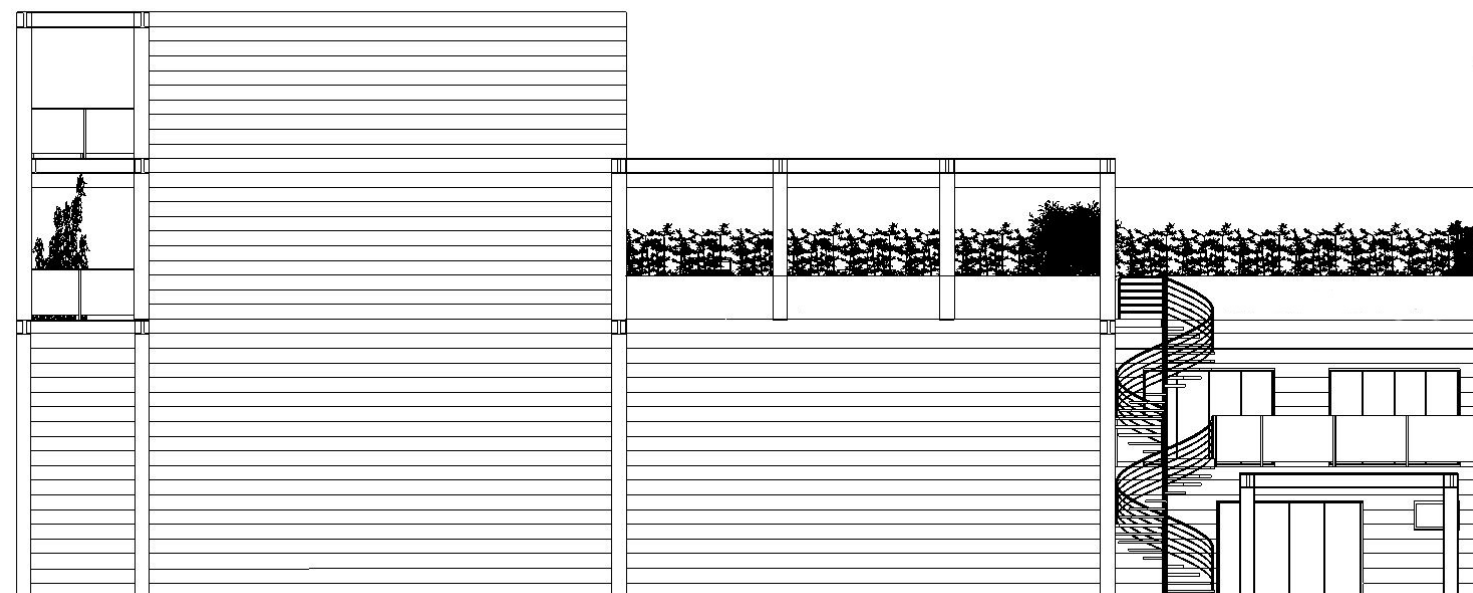
CORTEN PLANTERS

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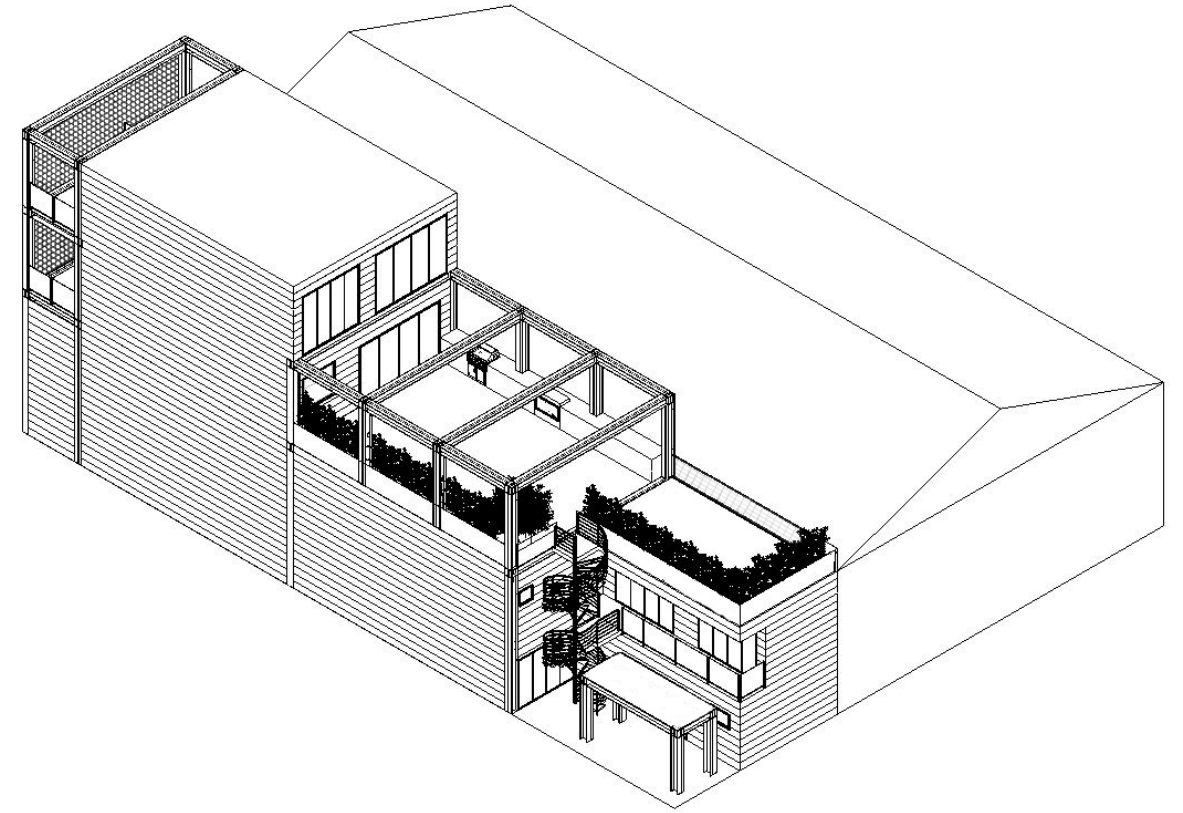
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A3.0
RENDERINGS



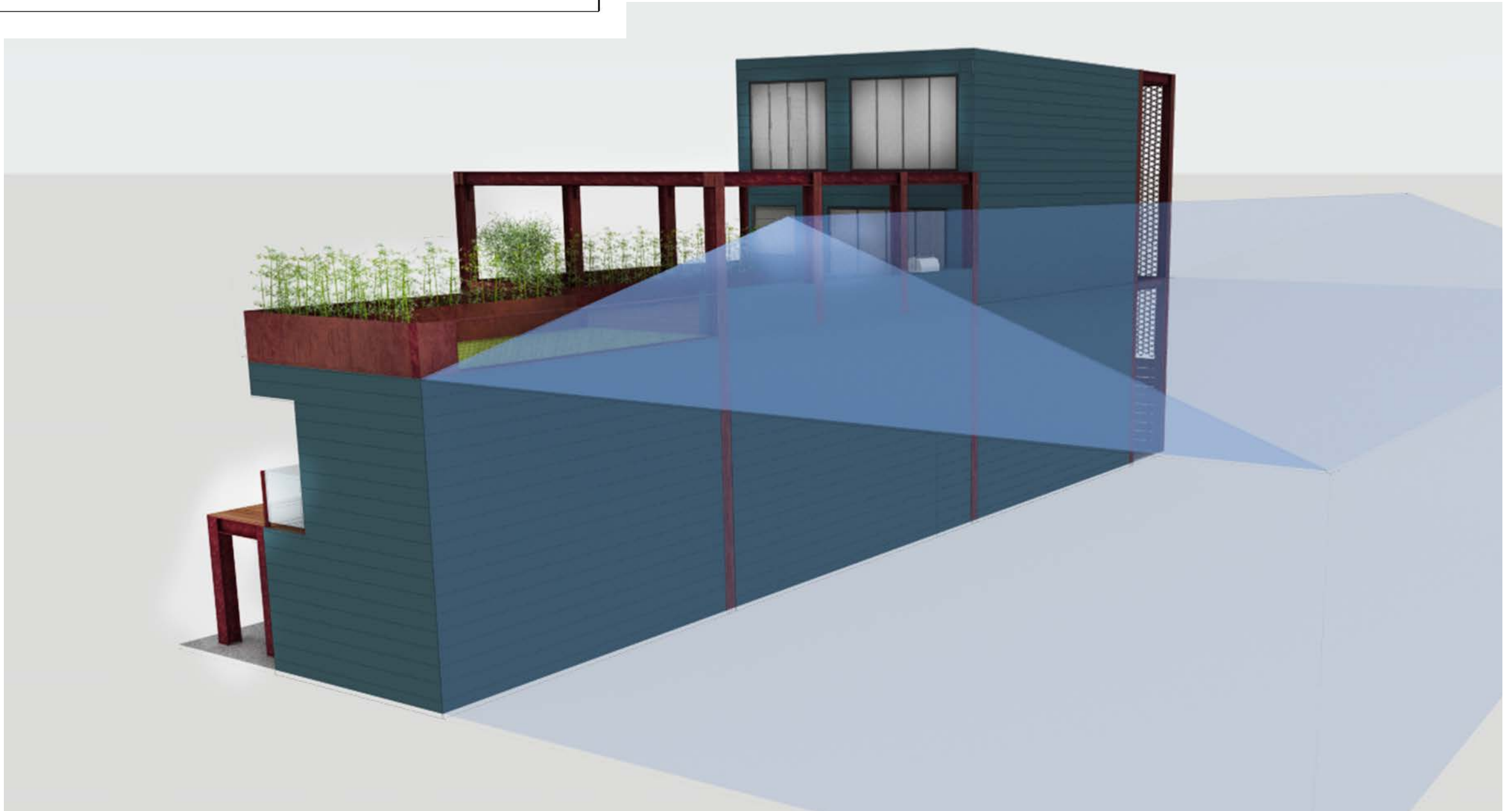
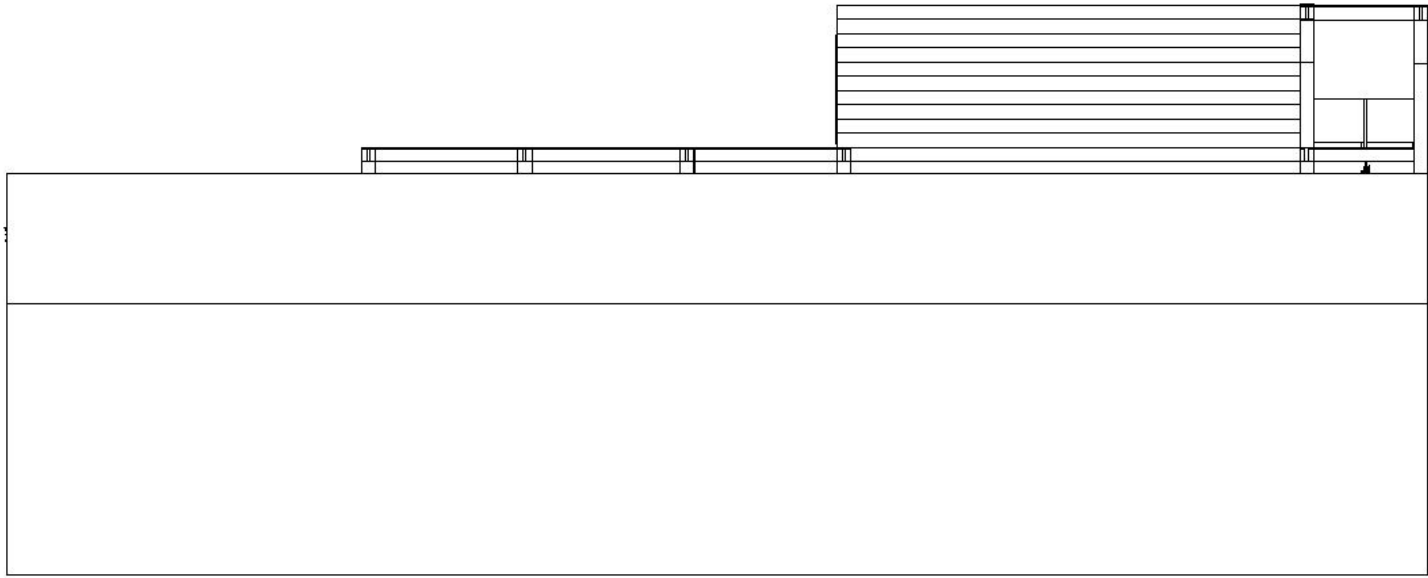
1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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A3.1
RENDERINGS



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A3.2
RENDERINGS



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A3.3
RENDERINGS

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)

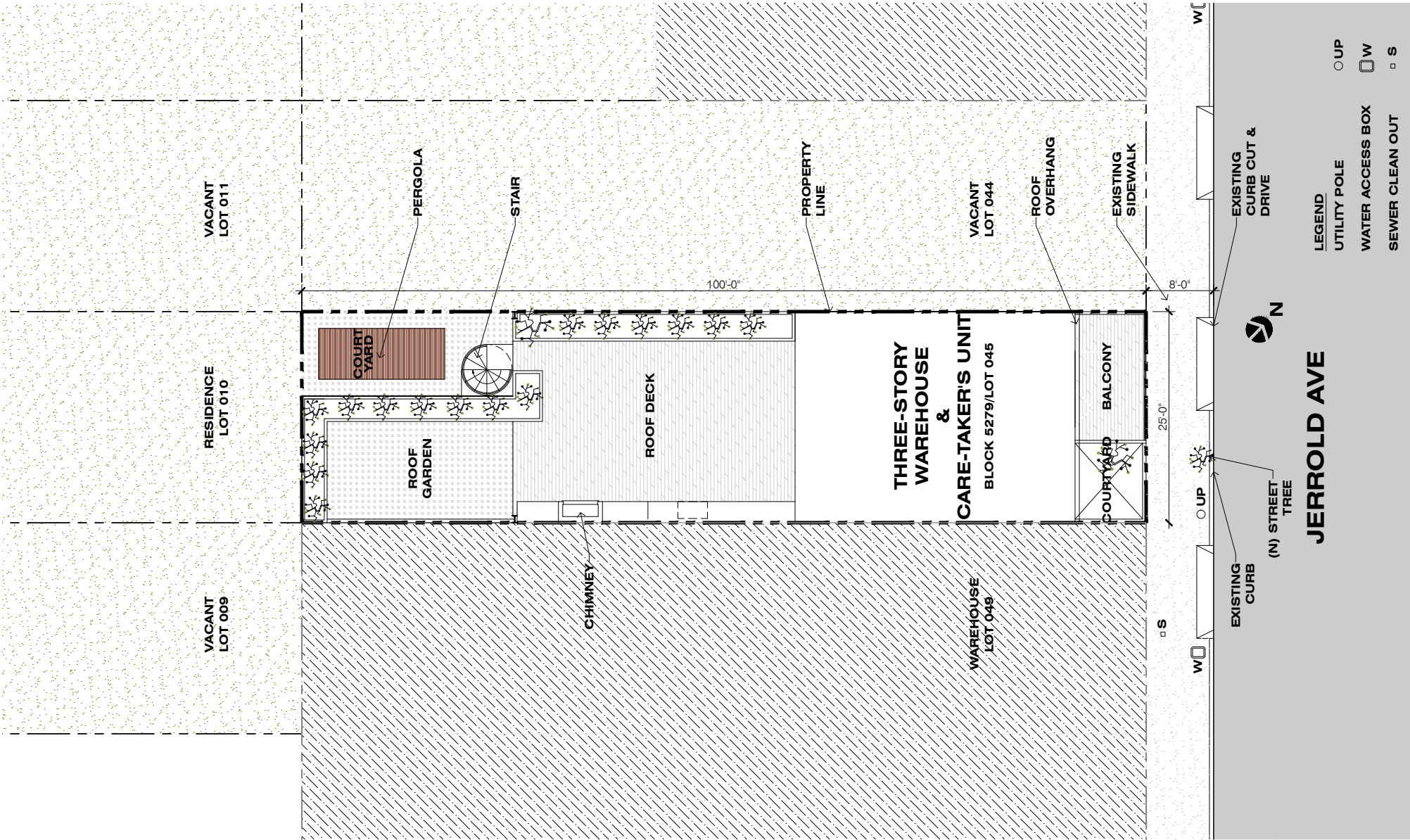
2ND FLOOR = 822 SF (RESIDENTIAL)

3RD FLOOR = 822 SF (RESIDENTIAL)

TOTAL BUILDING AREA = 4,986 SF

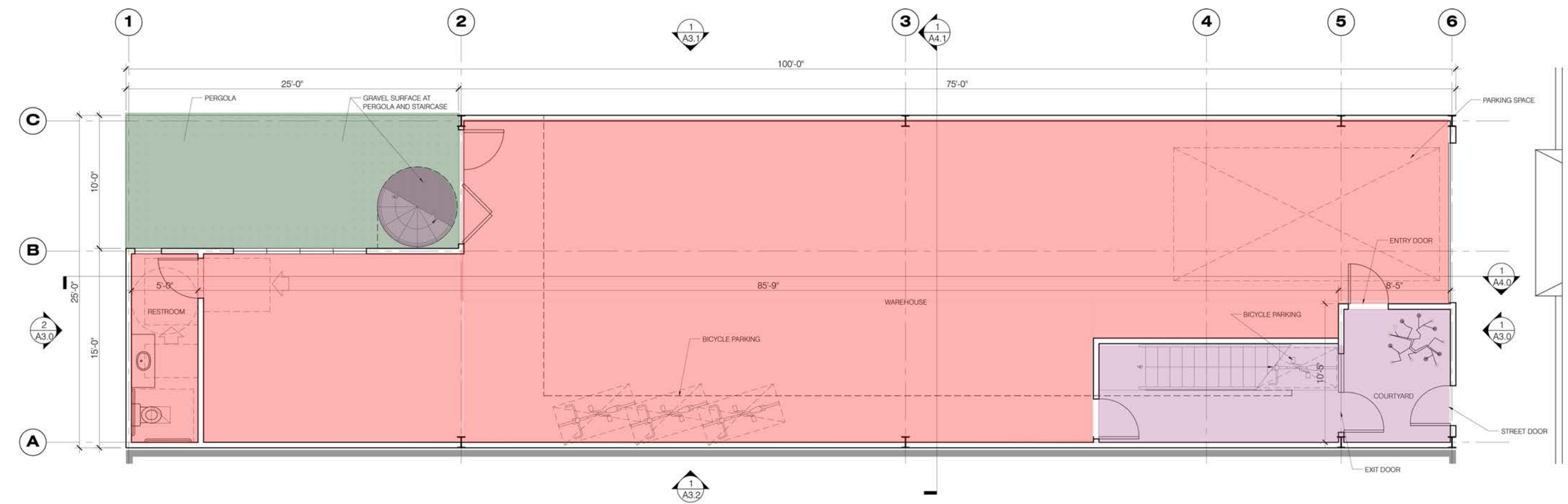
The proposed development shall be a total of 4986 SF and will consist of a warehouse space with office mezzanine on the ground floor and a two-story care-taker unit above. The warehouse space totals 3,342 SF, and the care-taker unit contains 1,644 SF. The building also includes balconies, a deck and rear courtyard space. It will provide 4 bicycle parking spaces and 1 vehicular parking space.

The structure will be 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. The building will use modern industrial materials that complement the surrounding environment creating a beautiful and functional structure.



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

COLOR LEGEND	
COLOR	DESCRIPTION
	WAREHOUSE
	CIRCULATION
	RESIDENTIAL
	OUTDOOR



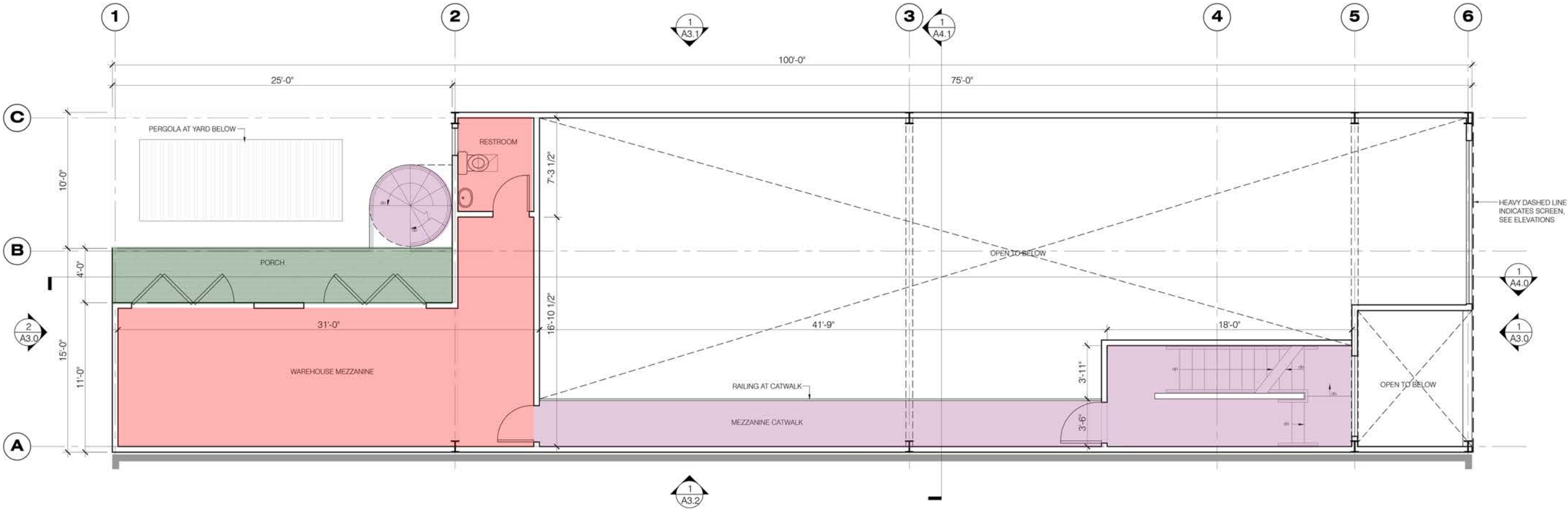
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A4.1
GROUND FLOOR PLAN

COLOR LEGEND	
COLOR	DESCRIPTION
	WAREHOUSE
	CIRCULATION
	RESIDENTIAL
	OUTDOOR

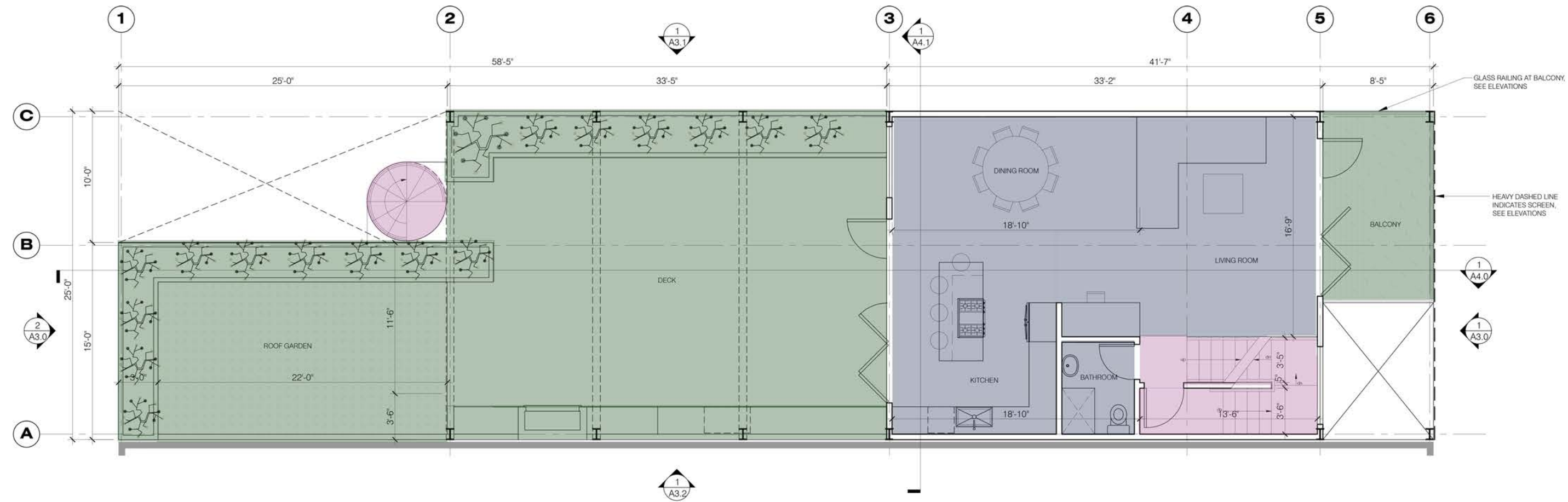


Scale 1/8" = 1'-0"



A4.2
MEZZANINE PLAN

COLOR LEGEND	
COLOR	DESCRIPTION
	WAREHOUSE
	CIRCULATION
	RESIDENTIAL
	OUTDOOR



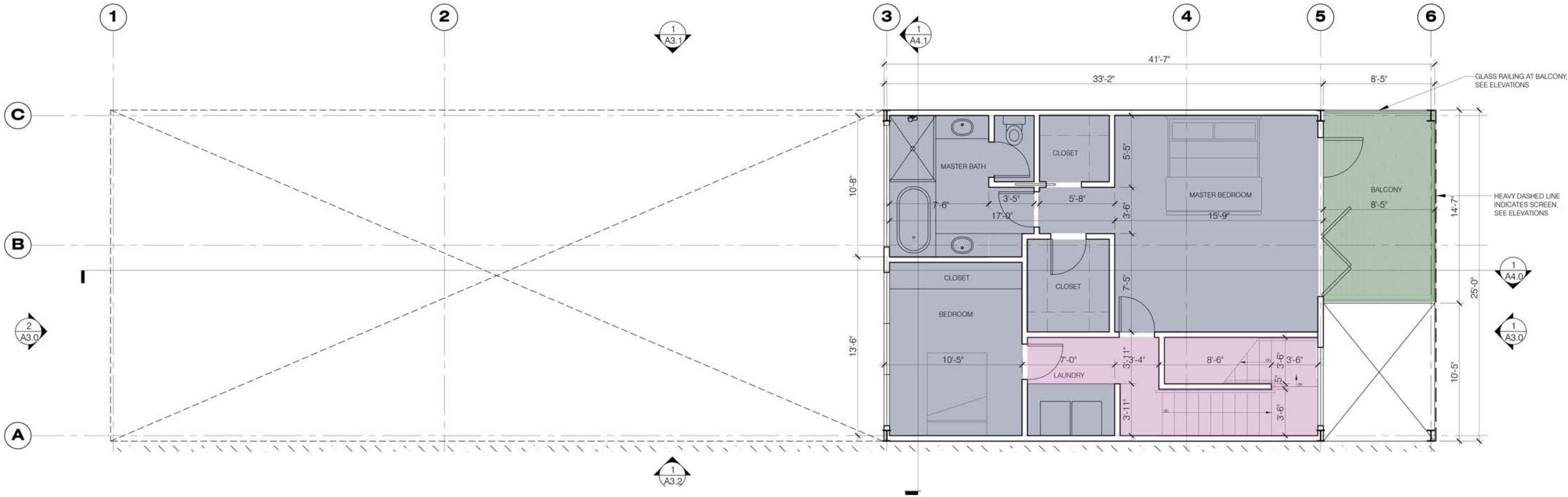
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A4.3
SECOND FLOOR PLAN

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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COLOR LEGEND	
COLOR	DESCRIPTION
	WAREHOUSE
	CIRCULATION
	RESIDENTIAL
	OUTDOOR

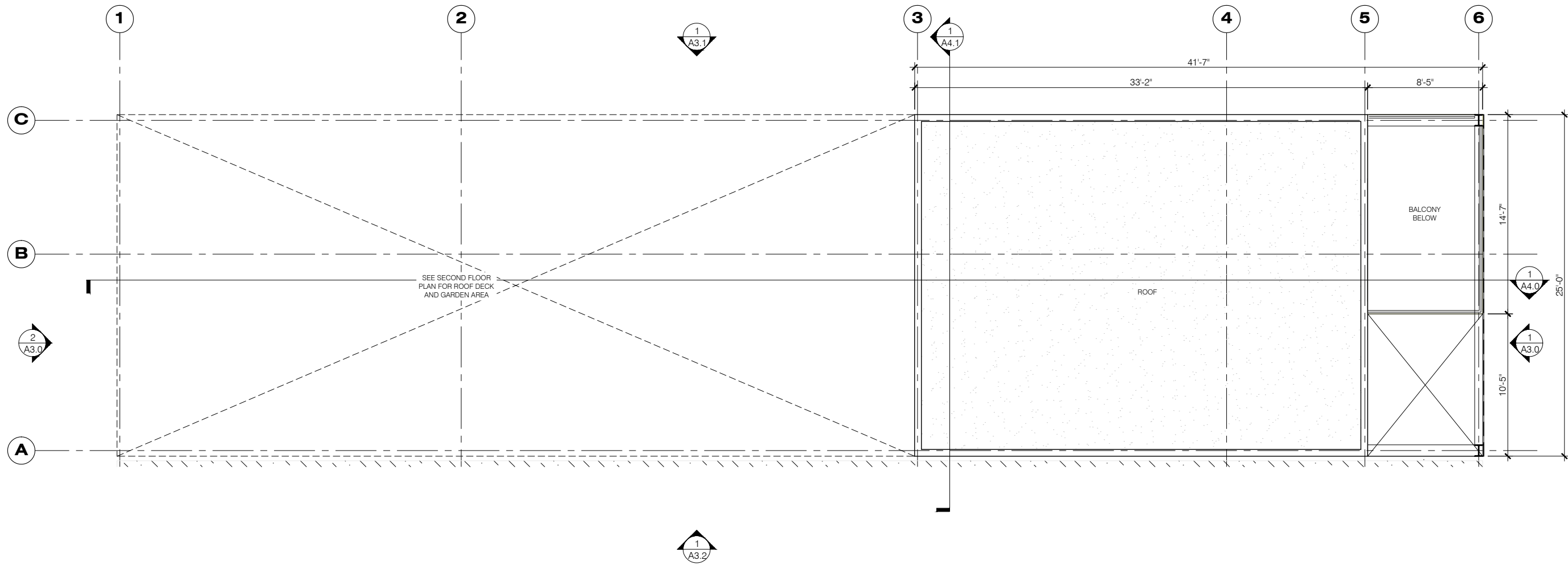


Scale 1/8" = 1'-0"



A4.4
THIRD FLOOR PLAN

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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Scale 1/8" = 1'-0"



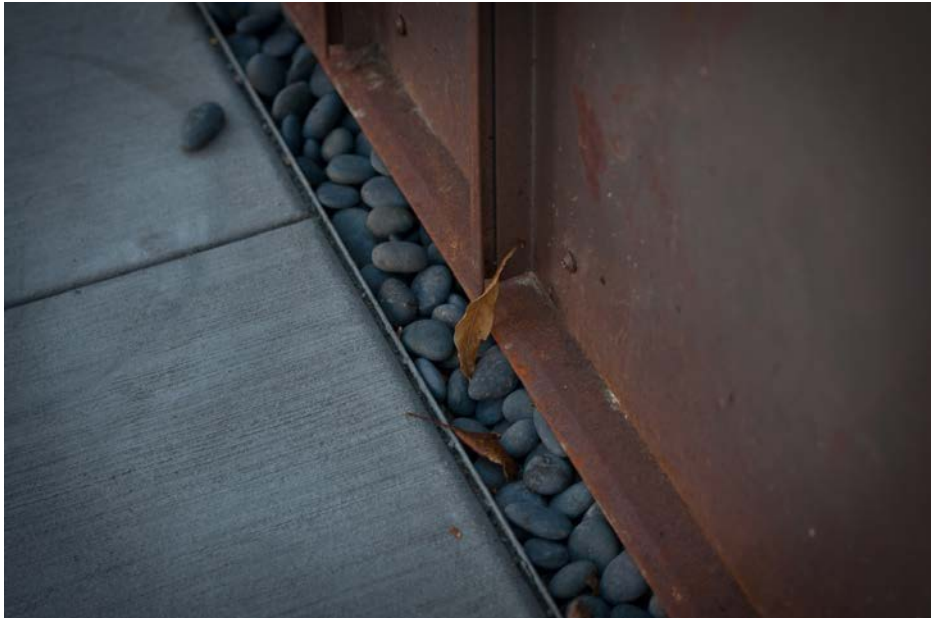
Gravel Ground Surface



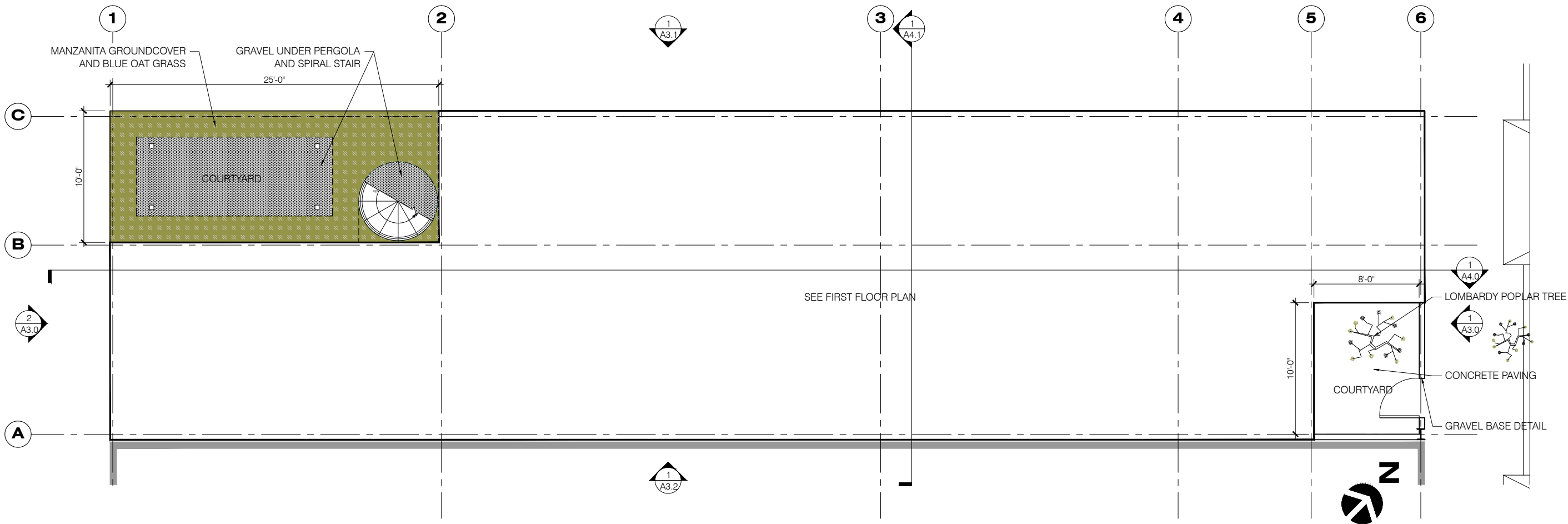
Brisbane Box Street Tree



Lombardy Poplar Tree



Gravel Base Detail at Corten Gate



Scale 1/8" = 1'-0"

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



Roof Garden



Manzanita groundcover



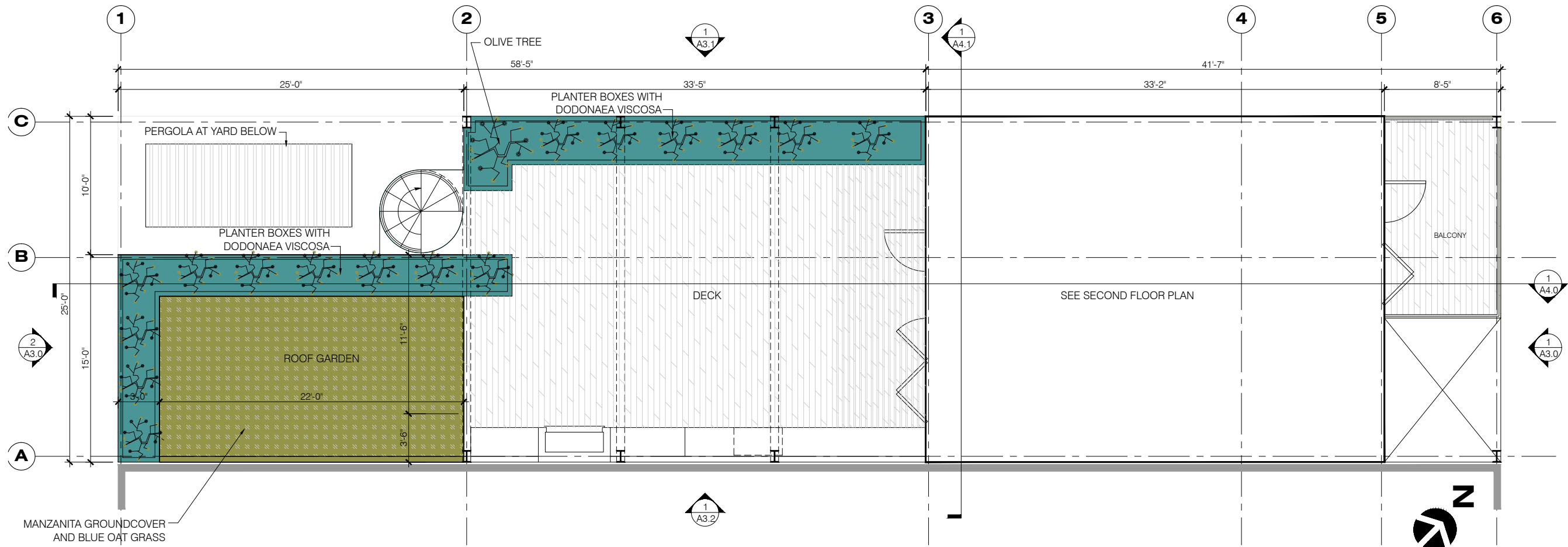
Blue oat grass



Dodonaea viscosa



Olive Tree



Scale 1/8" = 1'-0"

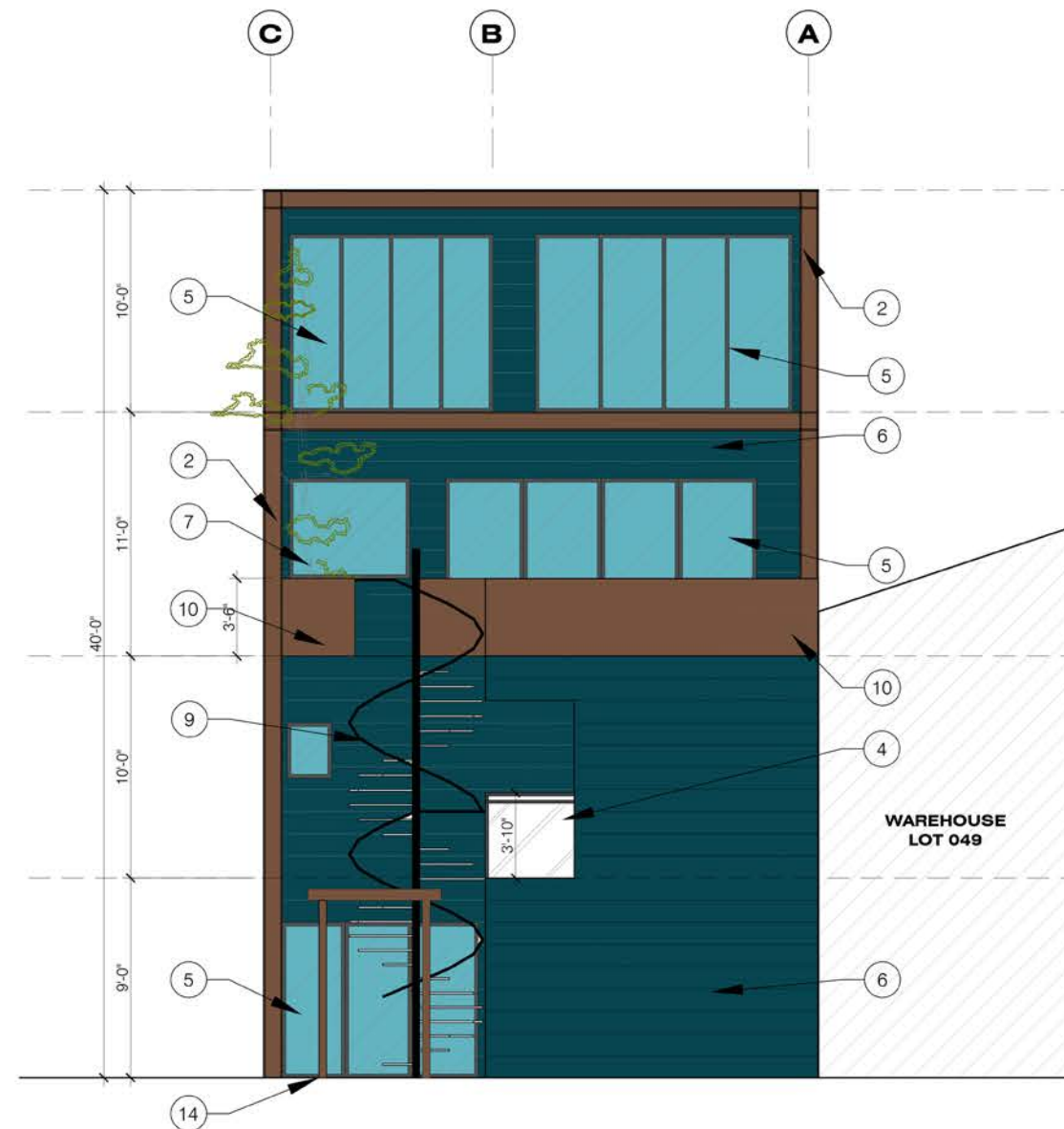
A4.7
DECK LANDSCAPE PLAN

MATERIAL SCHEDULE

- 1 CORTEN SLATTED FENCE AND GATE AT ENTRY
- 2 CORTEN I BEAMS
- 3 ROLL UP GARAGE DOOR
- 4 TEMPERED GLASS AND CORTEN ANGLE BALCONY RAILING, 3'-10"
- 5 DOUBLE PANED LOW E GLASS
- 6 12" SMOOTH PAINTED HARDIE PLANK RUN HORIZONTALLY
- 7 TREE
- 8 CIRCULAR CHAIN NETTING AS PRIVACY SCREEN (4" ID)
- 9 CORTEN SPIRAL STAIR CASE
- 10 CORTEN PLANTERS
- 11 IPE DECKING
- 12 GALVANIZED HOG WIRE RAILING
- 13 TEMPERED GLASS AND CORTEN ANGLE BALCONY RAILING, 3'-6"
- 14 CORTEN & WOOD PERGOLA



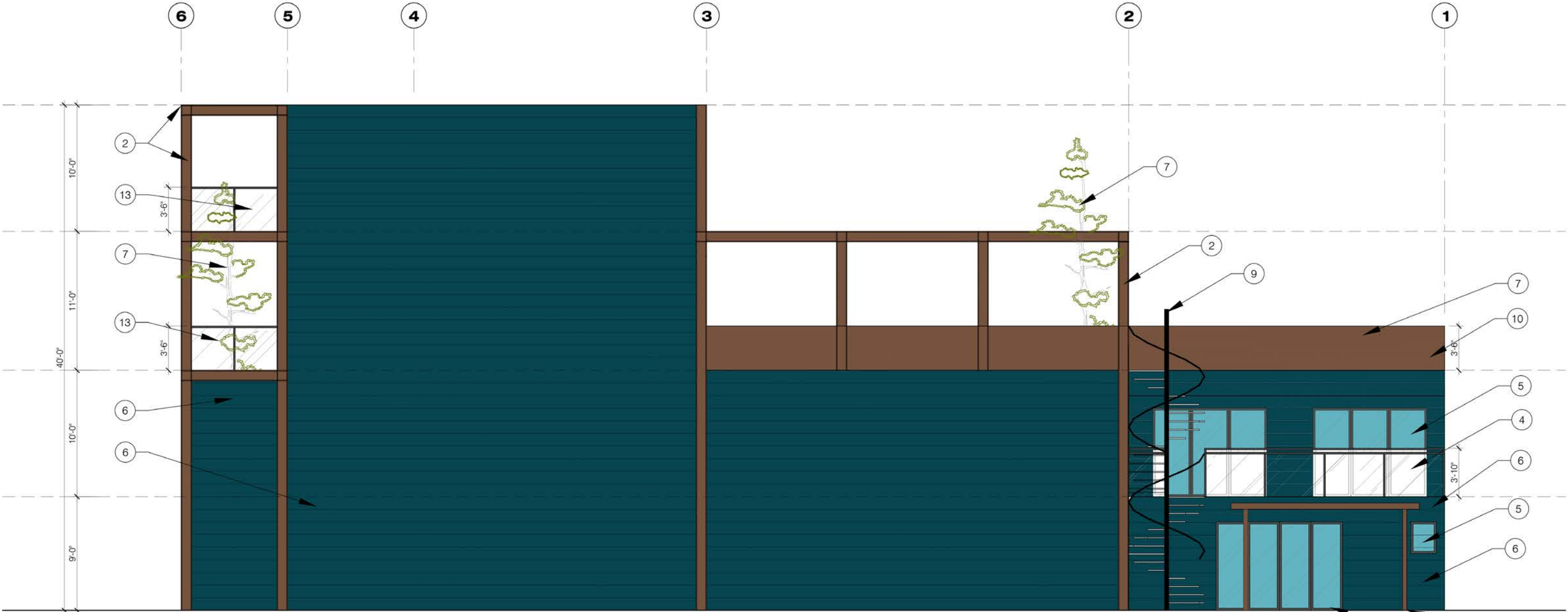
Scale 1/8" = 1'-0"



A5.0
NORTH/SOUTH ELEVATION

1627 JERROLD AVE, SAN FRANCISCO, CA 94124
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MATERIAL SCHEDULE	
1	CORTEN SLATTED FENCE AND GATE AT ENTRY
2	CORTEN I BEAMS
3	ROLL UP GARAGE DOOR
4	TEMPERED GLASS AND CORTEN ANGLE BALCONY RAILING, 3'-10"
5	DOUBLE PANED LOW E GLASS
6	12" SMOOTH PAINTED HARDIE PLANK RUN HORIZONTALLY
7	TREE
8	CIRCULAR CHAIN NETTING AS PRIVACY SCREEN (4" ID)
9	CORTEN SPIRAL STAIR CASE
10	CORTEN PLANTERS
11	IPE DECKING
12	GALVANIZED HOG WIRE RAILING
13	TEMPERED GLASS AND CORTEN ANGLE BALCONY RAILING, 3'-6"
14	CORTEN & WOOD PERGOLA



Scale 1/8" = 1'-0"

A5.1

EAST ELEVATION

EAST/SIDE ELEVATION

aa
aa
as not

3/27/1

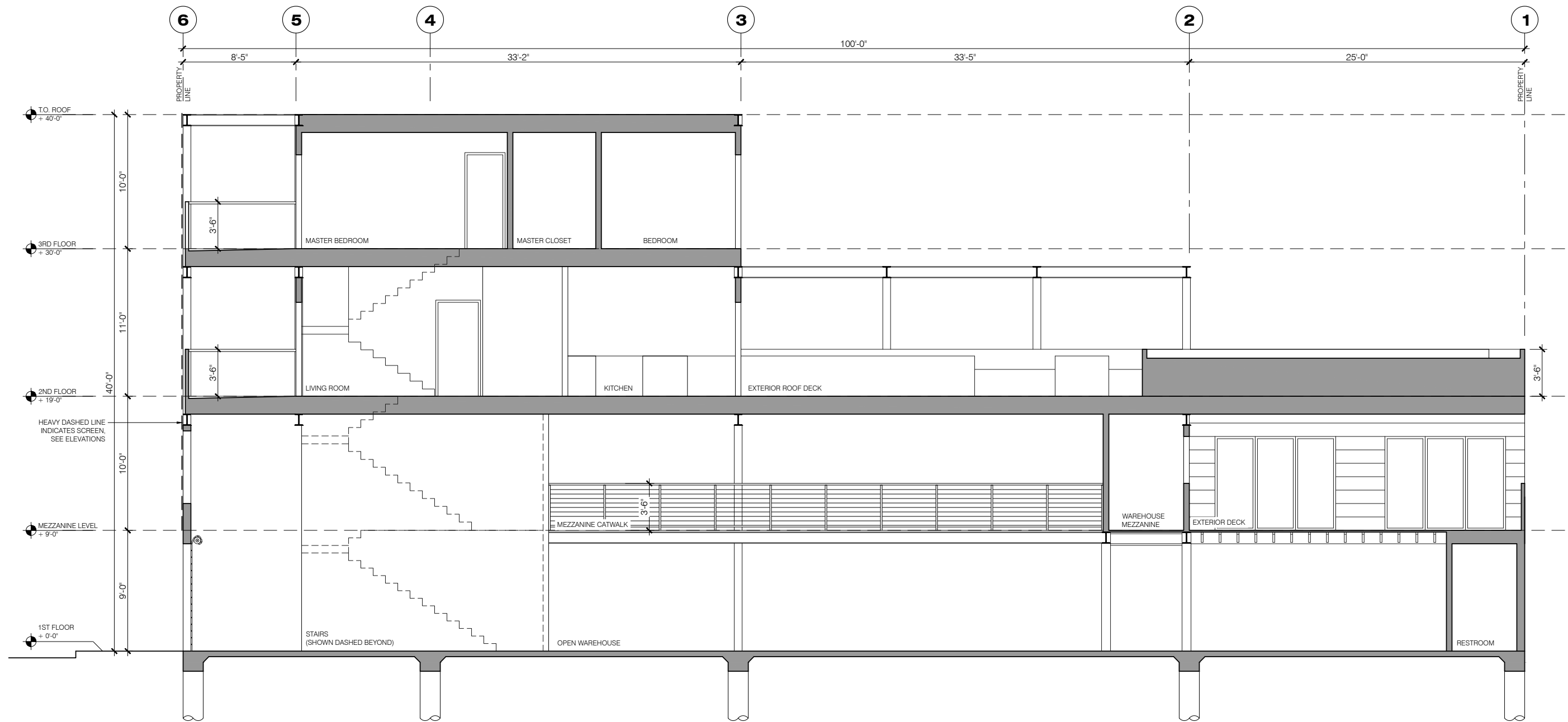
MATERIAL SCHEDULE	
1	CORTEN SLATTED FENCE AND GATE AT ENTRY
2	CORTEN I BEAMS
3	ROLL UP GARAGE DOOR
4	TEMPERED GLASS AND CORTEN ANGLE BALCONY RAILING, 3'-10"
5	DOUBLE PANED LOW E GLASS
6	12" SMOOTH PAINTED HARDIE PLANK RUN HORIZONTALLY
7	TREE
8	CIRCULAR CHAIN NETTING AS PRIVACY SCREEN (4" ID)
9	CORTEN SPIRAL STAIR CASE
10	CORTEN PLANTERS
11	IPE DECKING
12	GALVANIZED HOG WIRE RAILING
13	TEMPERED GLASS AND CORTEN ANGLE BALCONY RAILING, 3'-6"
14	CORTEN & WOOD PERGOLA



Scale 1/8" = 1'-0"

A5.2
WEST ELEVATION

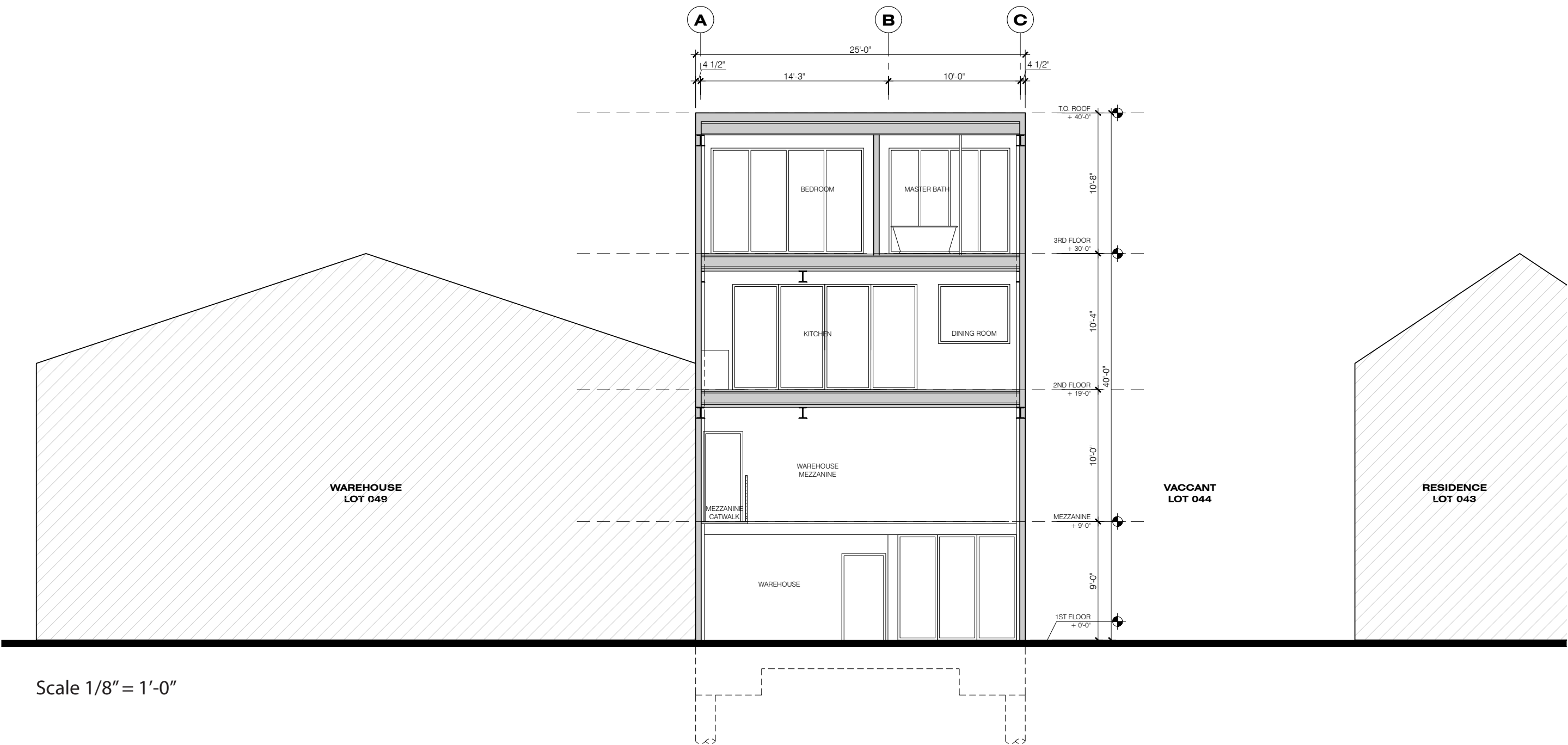
1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE



Scale 1/8" = 1'-0"

A6.0
LONGITUDINAL SECTION

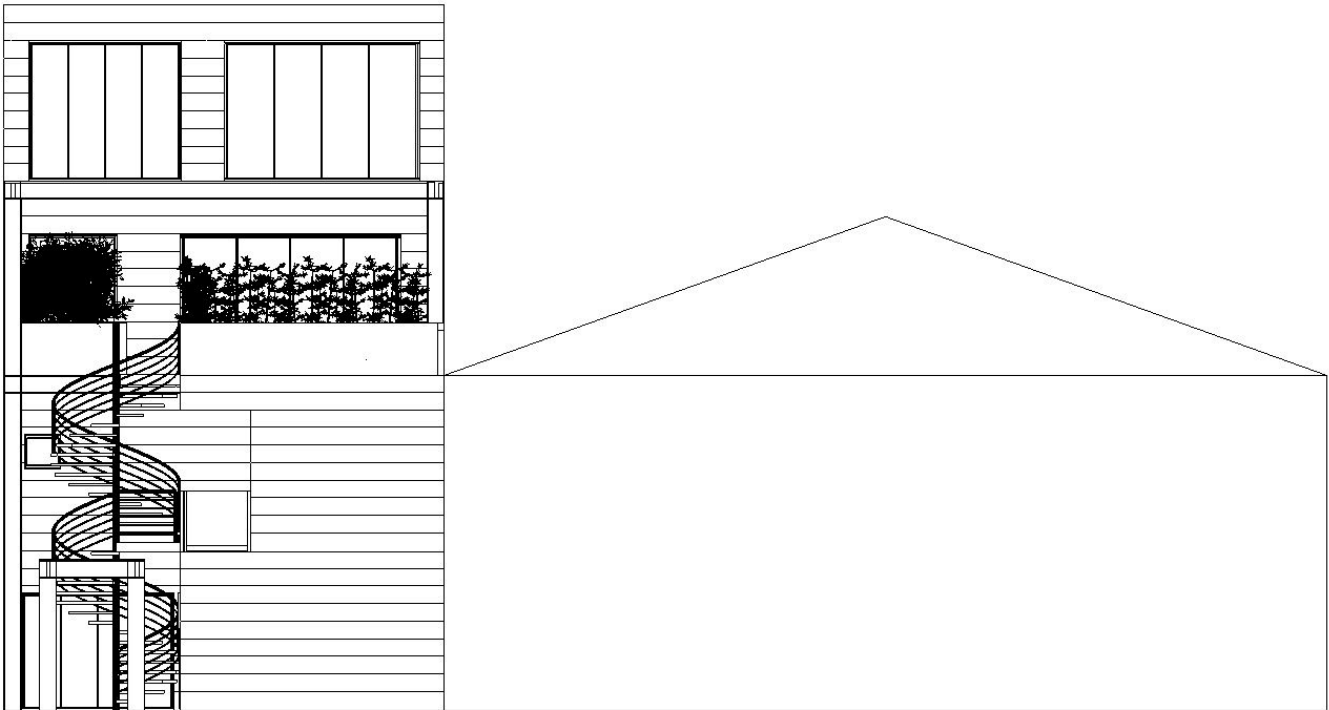
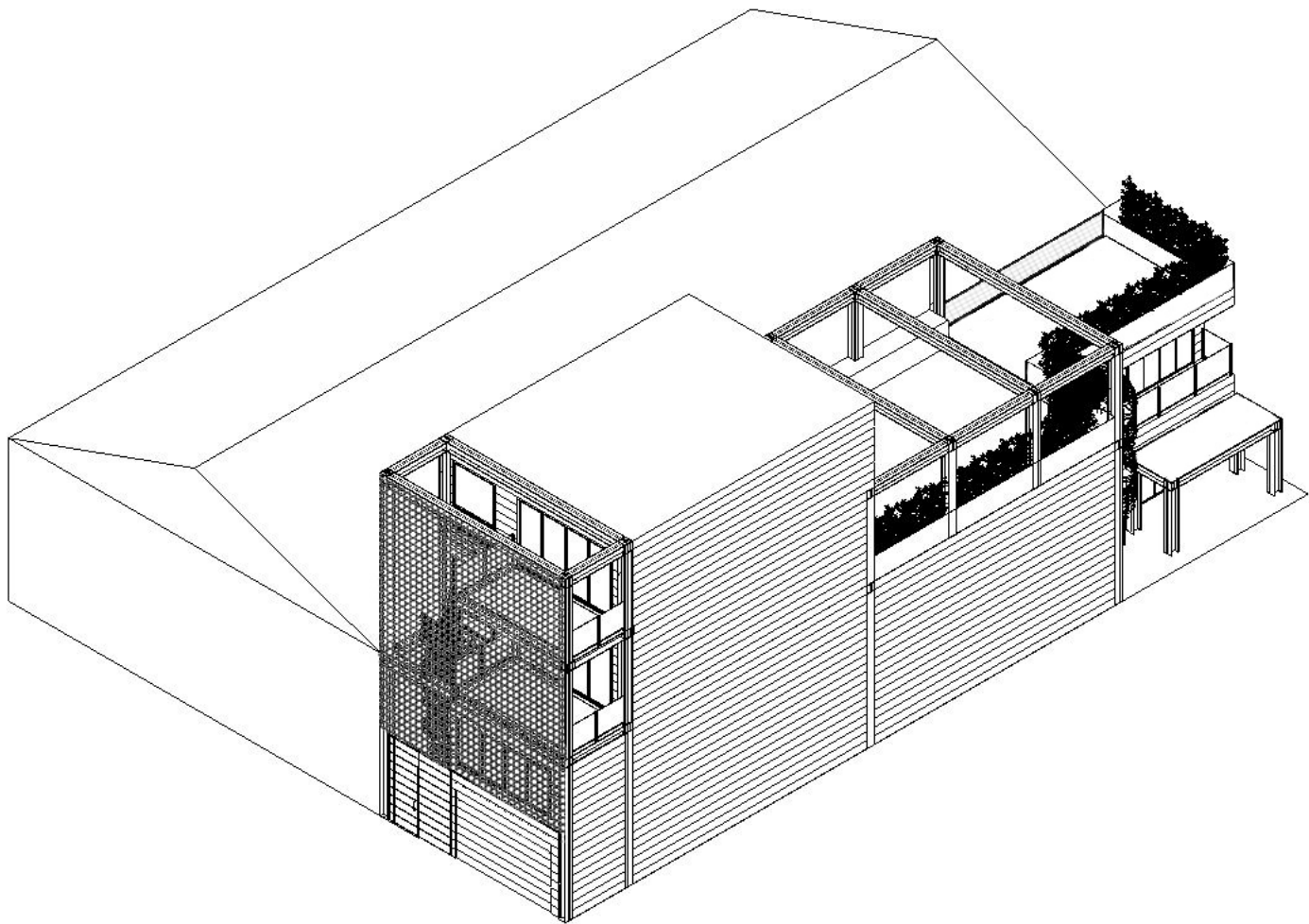
1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE



A6.1
LATERAL SECTION

MEETING OCII & SF PLANNING REQUIREMENTS

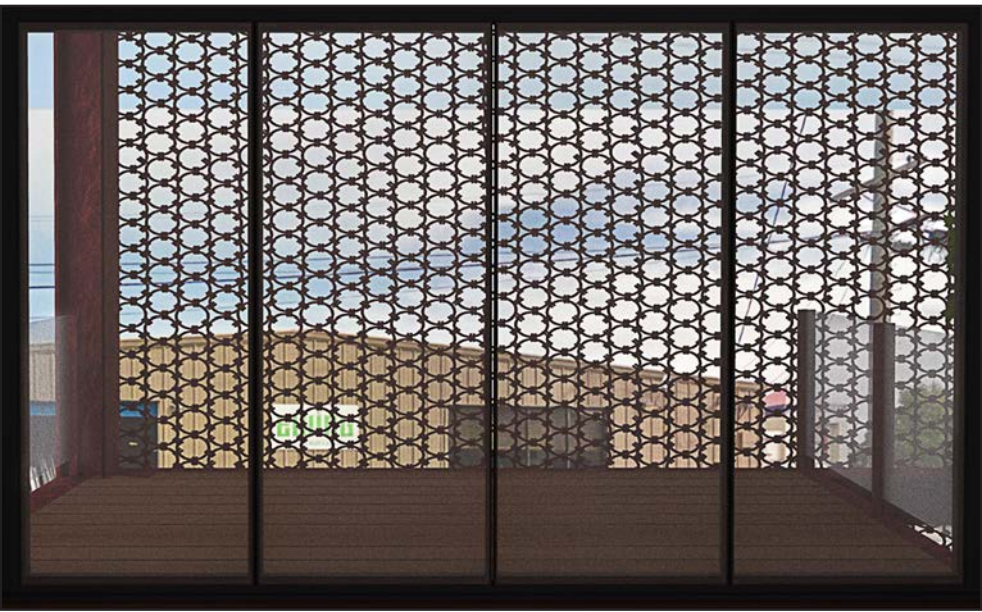
The design provides an efficient use of space within the allowable envelope of the property. The proposed building meets all development controls. No variance or conditional use is being requested.



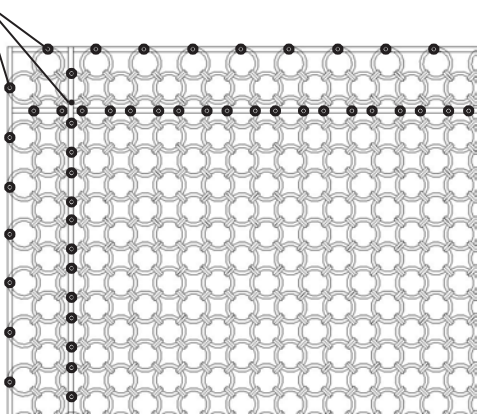
1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

CIRCULAR SCREENING MATERIAL

The circular screening material on the facade is a multifarious feature serving many functions to the proposed building. Initial inspiration came from the history of the neighborhood, it's namesake, Bayview, and the nautical/wharf culture. It integrates with the vernacular of surrounding architecture, connecting both utilitarian warehouse simplicity with ornate Victorian architecture, by using a post-modern interpretation of the classic “scallop” decorative detail found on neighboring homes. The screen allows for a more open building facade, using balconies and atrium, than a traditional warehouse. Yet still provides a cohesive material front, which creates an interesting visual experience from the interior and exterior. Finally, this screen netting is a found material, actually used to harvest scallops, and will be an item sold in the architectural salvage business on the warehouse level.



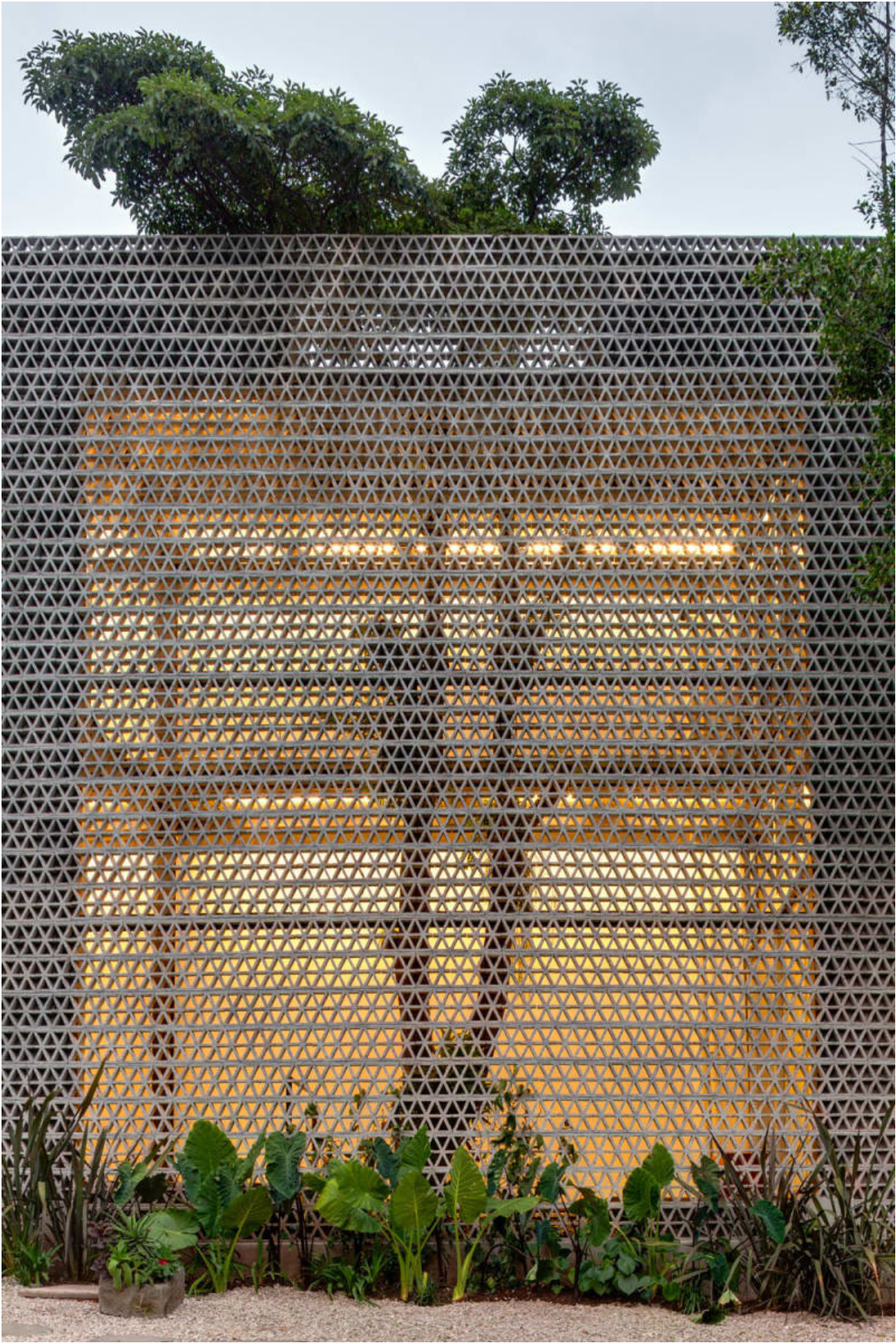
WELD POINTS
AT I BEAM, TYP.



Circular Screening Material
Attachment Detail

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

ARCHITECTURAL INSPIRATION



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

SAN FRANCISCO POLICE DEPARTMENT - 3RD STREET

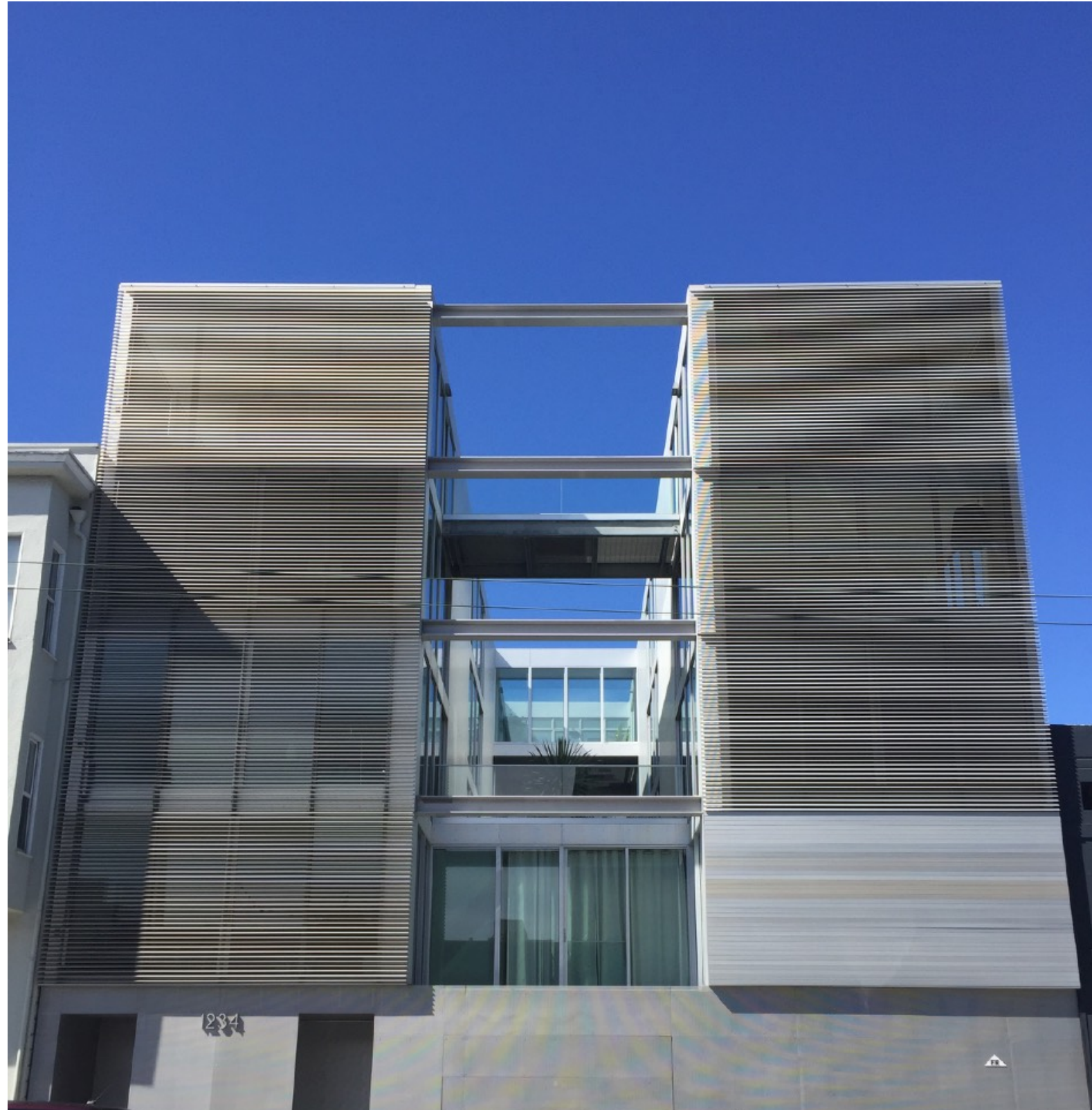


1627 JERROLD AVE, SAN FRANCISCO, CA 94124
VEROKOLT / ARTERBERRY COOKE

BRYANT - 3RD STREET



1234 HOWARD ST, SAN FRANCISCO



A9.3
SCREEN PRECEDENT IMAGES

BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA & DESIGN FOR DEVELOPMENT:

The Project Area of Bayview Industrial Triangle Redevelopment Plan designates the 1627 Jerrold Ave project site as District 2, light industrial. The standards allow a maximum floor area ratio of 2:1 with a maximum height of 40 feet. The rear setback requirements are within 15' of the rear property line, building height must not exceed 20'. Off street parking is required for buildings over 5,000 SF. Off-street loading is required for buildings over 10,000 SF. At least one bicycle parking is required for every 15,000 SF, plus two additional bicycle space per new development.

DESIGN CRITERIA

It is recommended that all new buildings and substantial renovations adhere to the following design guidelines. The design criteria below apply to each design district except where noted. Projects that follow these design criteria will be implementing the urban design goals of the Bayview Industrial Triangle project. These design guidelines require subjective analysis and shall be items of discussion during the design review procedure discussed in Section VIII.

ARCHITECTURE GUIDELINES

- Develop building expression responsive to the area's traditional lot and building configurations. Facade articulation or building modulation should reflect the prevailing neighborhood front lot line increment of 25 feet.
- Develop horizontal building features responsive to the prominence of cornices and variations in roof lines in the area's traditional architecture.
- Use industrial building forms and materials in a creative manner.
- Integrate color and graphics with the total design of buildings, sites, and surroundings.
- Develop special corner statements where building corners coincide with street corners, such as the corner bays common in the area.
- Compose and screen rooftop mechanical equipment to minimize its visual impact on views from surrounding residential hillsides. Consider the use of light colored roofing, green roofing materials and other natural cooling techniques.
- Incorporate energy conservation features into the design of buildings.

SITE GUIDELINES

- Off-Street Parking: Off-street parking is discouraged in front of buildings. All parking visible from any street should be screened by landscaping or other means. The number of curb cuts and the width of curb cuts should be minimized.
- Curb cuts, driveway slopes and paving shall be aligned with the established sidewalk-scoring pattern where possible.
- Off-Street Loading: Loading spaces shall be properly screened and located at the side or back of buildings. Off-street loading spaces along Third Street are prohibited. Off-street loading bays shall be of adequate height, width, and depth so as to encourage use. It is recommended that loading areas share curb cuts with off-street parking access and egress.

SIGNAGE REQUIREMENTS

- Integrate signs with the total design of buildings, sites, and surroundings.
- Each business may have one major identification sign with a maximum area of 40 square feet.
- Each business is allowed one nameplate sign at a maximum program area of 2 feet.
- Each sign shall be of a character, size, shape, material, typography, color, manner, and is harmonious with surrounding spaces and development.
- Billboards and general off-premise advertising signs are prohibited in the Project Area.
- Blinking bulbs or flashing signs are prohibited.
- Roof signs or signs projecting above the parapet of any building are prohibited.

LANDSCAPING GUIDELINES

- Landscaping and screening is highly encouraged between all industrial uses and abutting property(s) in residential use. Screen potentially unsightly outdoor areas with fencing, walls, berms, planting, or other means integral with the design of the site. Screen open storage areas, including refuse storage, with a solid wall, fence, or landscape berm.
- The use of wood is encouraged for fencing as an element of warmth. Any chain link or wire mesh fencing fabric should be wood-framed and articulated in modules.
- Underground all utilities throughout the site is encouraged where feasible.
- Use paving patterns and materials consistent with the total design of the site and surroundings, including the textures and treatment of public sidewalk areas.
- Provide outdoor lighting adequate for the security of those using the site, the sidewalk, and adjacent areas while maintaining a pleasing visual environment at all times.
- Provide easy surveillance of all public portions of the site both from within the building and from public rights-of-way.
- Use at least one thematic species and one display species from the Bayview Industrial Triangle Plant List as the dominant trees within open space of parking areas. (See Section VI. Landscaping Plant List.)
- Select and mass plantings to approximate a continuation of the facade line established by surrounding development.
- Cluster trees in irregularly spaced groups designed to vary and reduce the scale of building masses. Provide more setback trees along a building's frontage than there are street trees on the same frontage.
- Use foundation plantings along sides of buildings; not flush to property lines.
- Augment walls and fences with screen or background species selected from the Plant list and with vines and mounting as appropriate. (See Section VI. Landscaping Plant List.)
- Plant parking areas, providing at least one planter island for each ten parking spaces with capacity for 15 gallon canopy trees, shrubs, and groundcover. Island areas may be combined for variety and need not be evenly spaced, as long as coverage of the paved area is adequate. Side parking setbacks shall be planted with screen trees at not fewer than 12 feet on center, with shrubs at not fewer than 6 feet on center, and with ground cover.
- Select species with high tolerance for wind, drought, poor soil, and low maintenance. The use of native California plants is encouraged.
- Install irrigation systems adequate for the establishment and maintenance of the species planted.
- Condition the site with soil amendments and other measures adequate to insure plant growth. The ground between plants shall be covered with mulching or ground cover to present a finished and attractive appearance after planting.
- Submit a maintenance schedule and budget adequate to ensure the continued growth and attractiveness of the material planted. A maintenance contract with a recognized local landscape maintenance firm, and incorporating this schedule shall be submitted to the Agency at completion of the project.

BUILDING TYPE: VB

BUILDING USE: MIXED OCCUPANCY:

- FIRST FLOOR: F-2 WITH MEZZANINE
- SECOND AND THIRD FLOORS: R-3

SEPARATION BETWEEN OCCUPANCIES: 1-HOUR PER CBC TABLE 508.4

SPRINKLERED: YES, ALL LEVELS

R-3 REQUIRED (903.2.8)

F-2 NOT REQUIRED (warehouse will be sprinklered to meet minimum travel distances)

FIRE SEPARATION:

BETWEEN USES = 1 HR SPRINKLERED (508.4)

WALLS WITHIN 5' OF PROPERTY LINE = 1 HR (601)

For walls facing a street frontage, the distance to the property line is measured from the centerline of the street.

HEIGHT AND AREA LIMITATIONS PER CBC TABLE 501:

OCII'S HEIGHT AND AREA LIMITATIONS ARE MORE RESTRICTIVE

F-2: ALLOWABLE STORIES: 3 STORIES (INCLUDES 1 STORY INCREASE FOR SPRINKLERED), ALLOWABLE HEIGHT: 60 FT (INCLUDES 20 FT INCREASE FOR SPRINKLERED), ALLOWABLE AREA: 13,000 SF

R-3: ALLOWABLE STORIES: 4 STORIES (INCLUDES 1 STORY INCREASE FOR SPRINKLERED), ALLOWABLE HEIGHT: 60 FT (INCLUDES 20 FT INCREASE FOR SPRINKLERED), ALLOWABLE AREA: UNLIMITED

NUMBER OF OCCUPANTS:

F = 1ST FLOOR AREA 3,342 SF / 100 = 34

R-3 = 2ND FLOOR AREA 822 / 200 = 5

R-3 = 3RD FLOOR AREA 822 / 200 = 5

TOTAL OCCUPANT LOAD = 44

CBC TABLE 1015.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:

F = 49 OCCUPANTS

R = 20 OCCUPANTS (PER CBC 1015.1 EXCEPTION 1)

CBC 1014.3 COMMON PATH OF EGRESS TRAVEL:

F = 100' SPRINKLERED

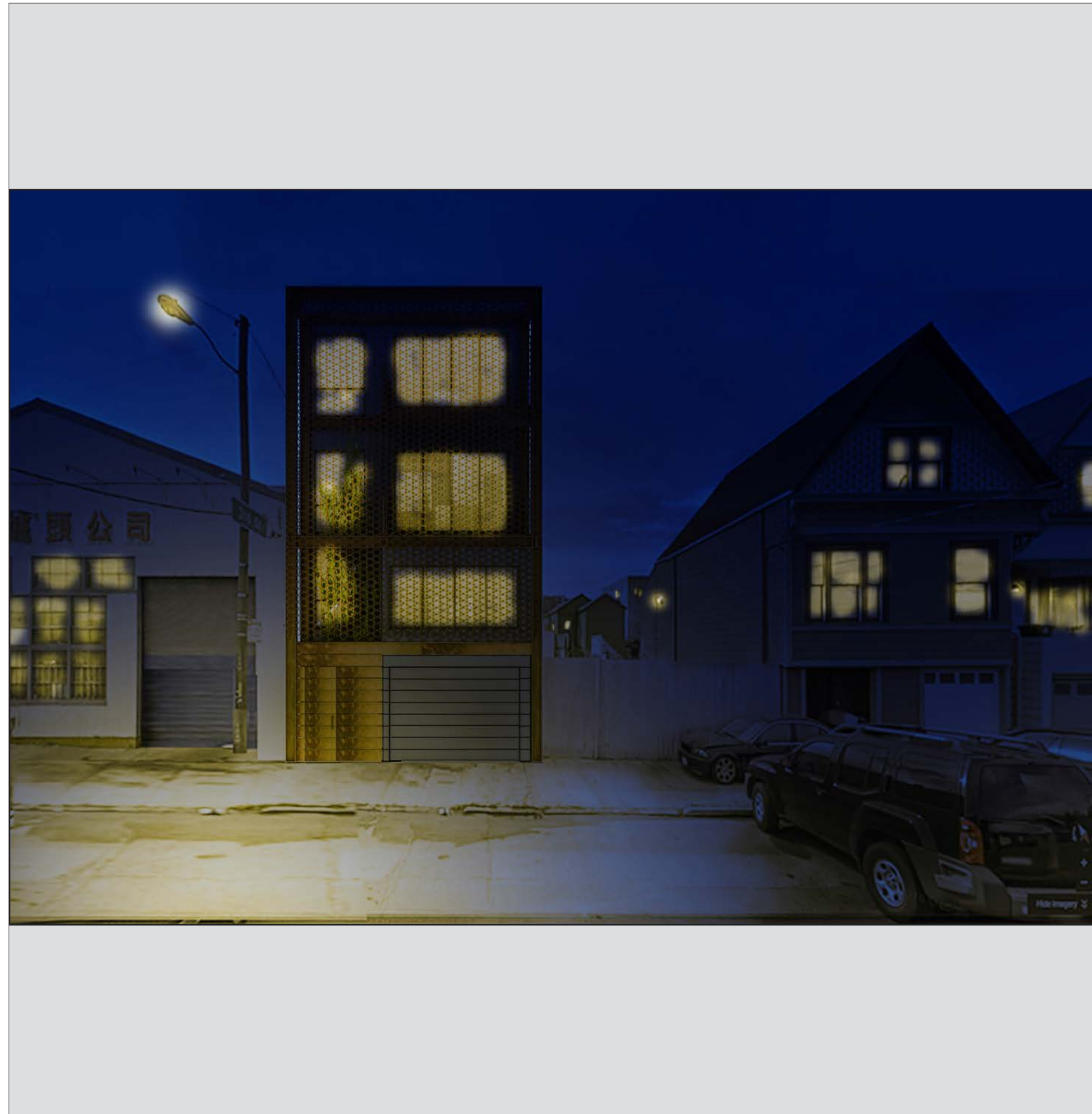
R-3 = 125' SPRINKLERED

1014.4: FOR HABITABLE LEVELS OR BASEMENTS IN R-3 OCCUPANCIES OR TOWNHOUSES THAT ARE LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT SHALL NOT EXCEED 50'.

CBC TABLE 2021.2 (1) MIXED OCCUPANCIES WITH ONE EXIT R-3 IS NA IF SPRINKLERED AND AN EMERGENCY ESCAPE IS PROVIDED

CBC TABLE 2021.2 (2) MIXED OCCUPANCIES WITH ONE EXIT

F = 49 OCCUPANTS FOR 1ST STORY ABOVE OR BELOW GRADE PLANE AND 100' MAXIMUM TRAVEL DISTANCE (INCLUDES EXCEPTION B FOR SPRINKLERED)





ATTACHMENT 2

Bayview Hunters Point Citizens Advisory Committee

Michael Hamman, Chair
Ellouise Patton, Vice Chair

March 2, 2017

Office of Community Investment and Infrastructure
City and County of San Francisco
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Project:
1627 Jerrold Avenue
San Francisco, CA 94124

Commissioners:

On March 1, 2017, representatives for 1627 Jerrold Avenue made a presentation on behalf of their project to the Bayview Hunters Point Citizens Advisory Committee. The committee voted to give a positive recommendation and approval of the project.

The Committee asks if any major change happen to this project in the near future they come back to the CAC for review.

Sincerely,

Michael Hamman, Chair
Bayview Hunter Point Citizen Advisory Committee