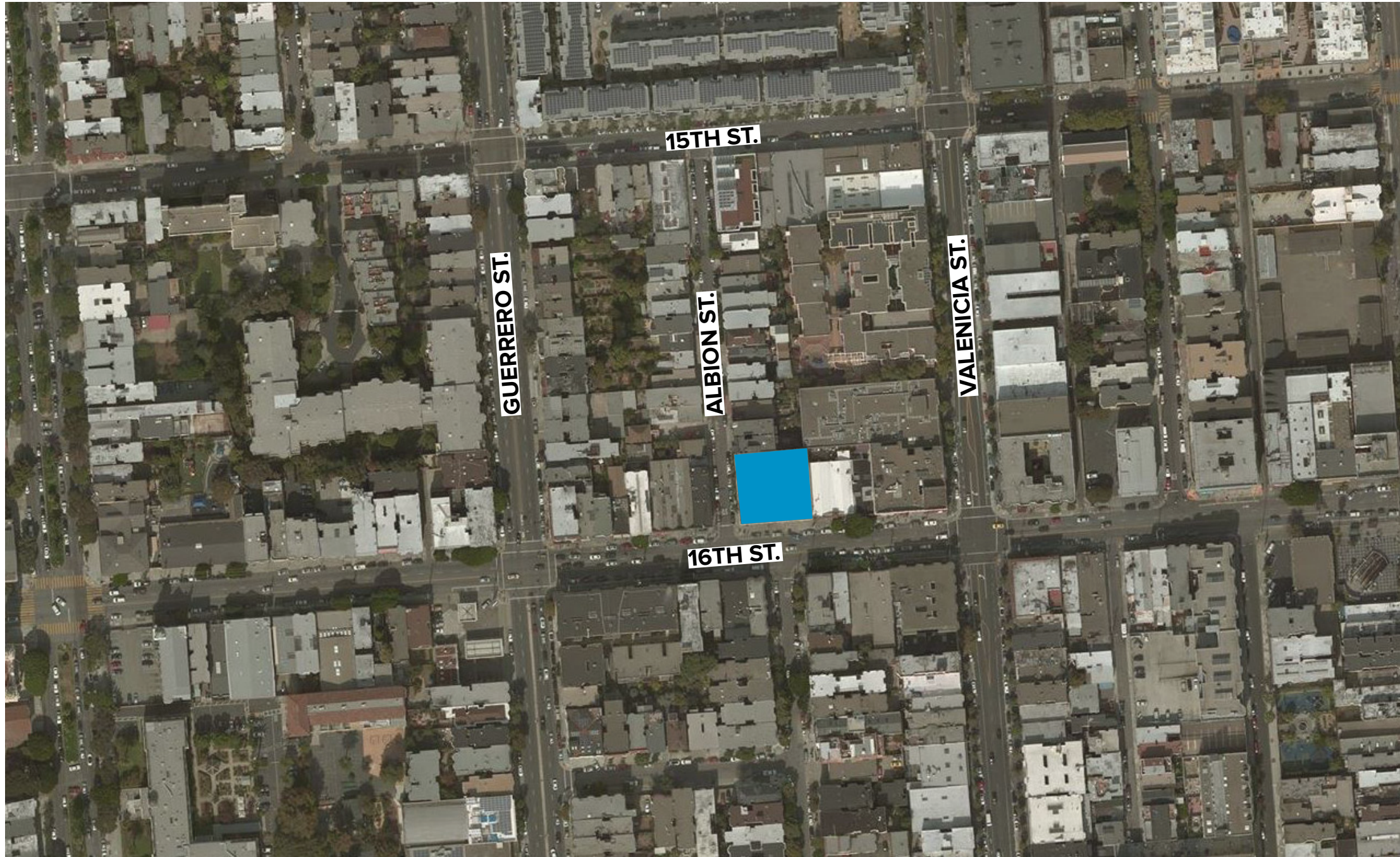


# 3140 16TH STREET

16TH AND ALBION, SAN FRANCISCO CA  
02.25.2016  
VARIANCE APPLICATION



## PROJECT DESCRIPTION

THE PROJECT PROPOSES TO CONVERT AN EXISTING TWO STORY PARKING GARAGE STRUCTURE AT THE CORNER OF 16TH AND ALBION INTO A MIXED-USE STRUCTURE. THE EXISTING GROUND FLOOR WILL BE ADAPTED TO ACTIVE STREET FRONTING NEIGHBORHOOD SERVING RETAIL FACING 16TH STREET, WITH A NEW RESIDENTIAL LOBBY OFF OF ALBION. PARKING FOR THE RESIDENTIAL AND RETAIL USES IS BARRIED BEHIND THE ACTIVE FRONTAGES. THE SECOND FLOOR WILL BE CONVERTED TO FOUR RESIDENTIAL UNITS. THE BARREL VAULTED ROOF WILL REMAIN UNDER A NEW RESIDENTIAL ROOF DECK AMENITY SERVED WITH TWO STAIRS AND ONE ELEVATOR PENTHOUSE. PROJECT SEEKS A REAR YARD VARIANCE.

## SHEET INDEX

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X	G0.04	PROJECT PHOTOS
X	A1.00	SITE PLAN
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X	A1.11	DEMO PLANS
X	A1.20	EXISTING EXTERIOR ELEVATIONS (16TH, ALBION)
X	A1.20	EXISTING EXTERIOR ELEVATIONS (REAR)
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BUILDING AREA TABULATIONS						
	Retail Core	Retail*	Residential	Residential	Parking	TOTAL
Level	GSF	GSF	Circulation	Units*	GSF	
1	550	4,854	1,461	0	3,123	9,988
2	0	0	650	8,881	0	9,531
<b>Total</b>	550	4,854	2,111	8,881	3,123	<b>19,519</b>

UNIT AREA TABULATIONS			
	Unit	Gross	Private
	Count	Leasable*	Courts
Unit A - 2 bdrm	1	2,256	0
Unit B - 2 bdrm	1	2,148	190
Unit C - 2 bdrm	1	2,147	190
Unit D - 2 bdrm	1	2,330	560
<b>Total (100% 2 bdrm)</b>	<b>4</b>	<b>8,881</b>	<b>940</b>

NOTE: GROSS RESIDENTIAL IS MEASURED TO EXTERIOR FACE OF EXTERIOR WALL, CORRIDOR FACE OF CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL

OPEN SPACE REQ.
100 SF COMMON / UNIT
400 SF REQ'D - PROJECT COMPLIES, SEE SHEET G0.02

CAR PARKING COUNT			
	Code	Allowed	Provided
Retail	1:1500 SF	2	2
Residential	1:2 DU	2	2
<b>Total</b>			<b>4</b>

BIKE PARKING COUNT			
	Code	Req'd	Provided
Res. Type 1	1:01 DU	4	4
Res. Type 2	1:20 DU	1	1
Retail Type 1	1:2500 SF	0	0
Retail Type 2	1:2500 SF	1	1

AREA TABULATION + PROJECT STATS

PLANNING CODE SUMMARY

**PROJECT ADDRESS:** 3140-50 16TH STREET  
SAN FRANCISCO, CA 94103

**BLOCK / LOT:** 3555 / 018

**LOT AREA:** 10,214 SF

**ZONING DISTRICT:** V-NCT - VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT  
MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT

**AREA PLAN:** MISSION AREA PLAN

**PERMITTED USES:** RESIDENTIAL USES PERMITTED - 40% 2-BEDROOM MIX REQUIRED - COMPLIES  
NON-RESIDENTIAL USES PERMITTED UP TO 2,999 SF - COMPLIES  
NON-RESIDENTIAL USES CONDITIONAL OVER 3,000 SF

**HEIGHT / BULK:** 55-X HIEGHT AND BULK

**ADD'L HEIGHT LIMITS:** ALBION IS A 40-FT R.O.W. AND THEREFORE SUBJECT TO SECTION 261.1  
10-FT SETBACK ABOVE 50-FT HEIGHT (40 x 1.25 = 50)  
BUILDING DOES NOT EXCEED 50-FT, THEREFOR NO SETBACK REQUIRED

**REAR YARD:** SECTION 134 APPLIES - SEE VARIANCE REQUEST SHEET G0.02

**OPEN SPACE:** SECTION 135 APPLIES - SEE COMPLIANCE DIAGRAM SHEET G0.02

**PARKING:** RESIDENTIAL: 0.5 SPACES/DU PERMITTED  
RETAIL: 1/1,500 SF PERMITTED

**OFF-STREET LOADING:** NOT REQUIRED FOR RESIDENTIAL UNDER 100,000 GSF  
NOT REQUIRED FOR RETAIL USES UNDER 10,000 GSF

**STREET FRONTAGE:** MIN. 25-FT DEPTH FOR ACTIVE GROUND FLOOR USES ON GROUND FLOOR -  
COMPLIES  
MIN. 14-FT FLOOR TO FLOOR FOR GROUND FLOOR NON-RESIDENTAIL USES -  
COMPLIES

HISTORIC PRESERVATION EVALUATION SUMMARY

NATIONAL REGISTER SURVEY STATUS: B - POTENTIAL HISTORIC RESOURCE

INNER MISSION NORTH HISTORIC RESOURCE SURVEY STATUS:  
A - HISTORIC RESOURCE PRESENT  
\* INDIVIDUAL HISTORIC RESOURCE & CONTRIBUTOR TO THE 16TH & VALENCIA  
POST-FIRE HISTORIC DISTRICT  
\* APPEARS ELIGIBLE FOR CA REGISTER OF HISTORICAL RESOURCES  
\* APPEARS ELIGIBLE FOR NATIONAL REGISTER BOTH INDIVIDUALLY AND AS A CONTRIBUTOR TO  
A NR ELIGIBLE DISTRICT THROUGH SURVEY EVALUATION

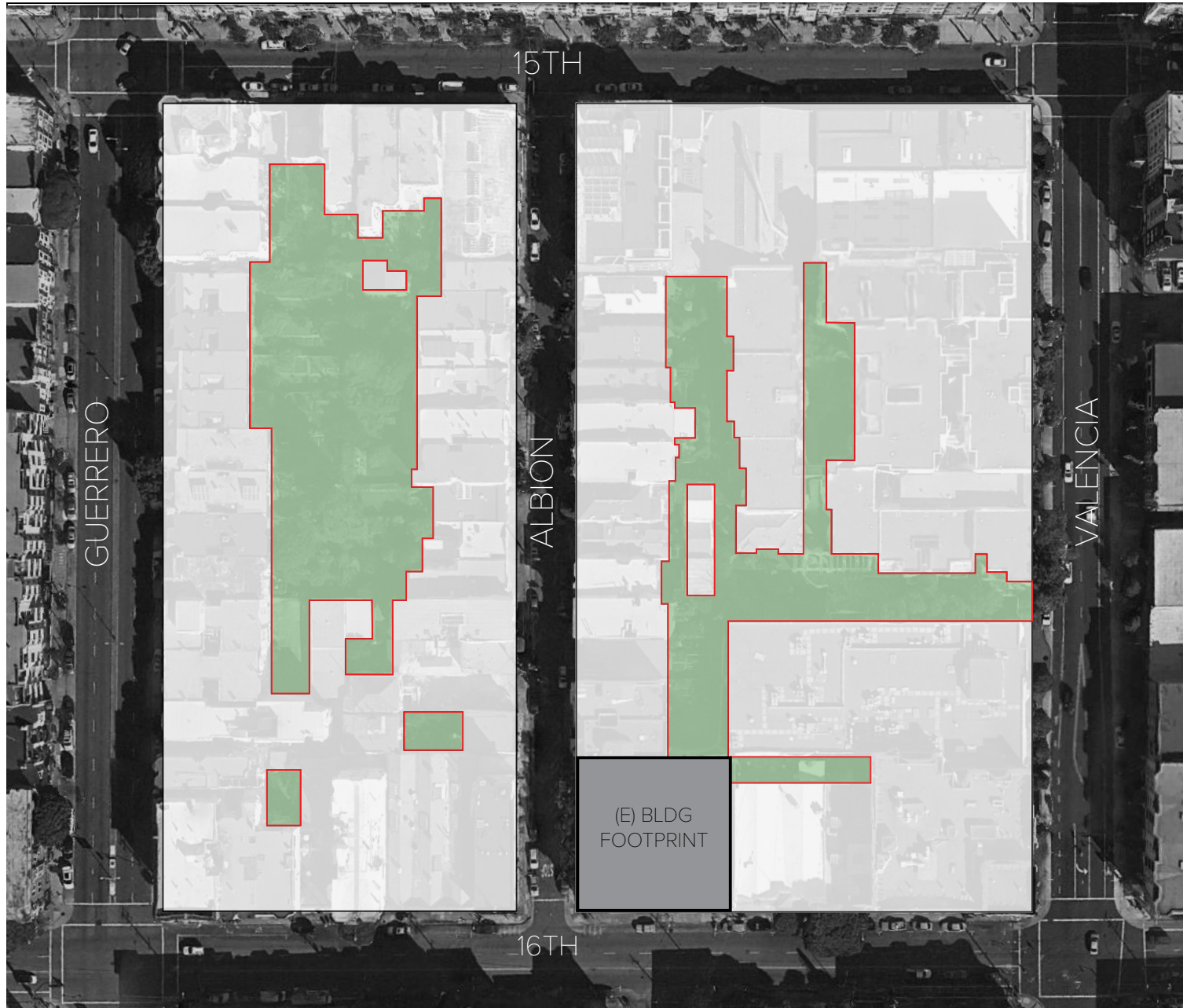
BUILDING CODE SUMMARY

OCCUPANCY: B, M - RETAIL  
S-2 - PARKING GARAGE  
R-2 - RESIDENTIAL

CONSTRUCTION TYPE: TYPE VB

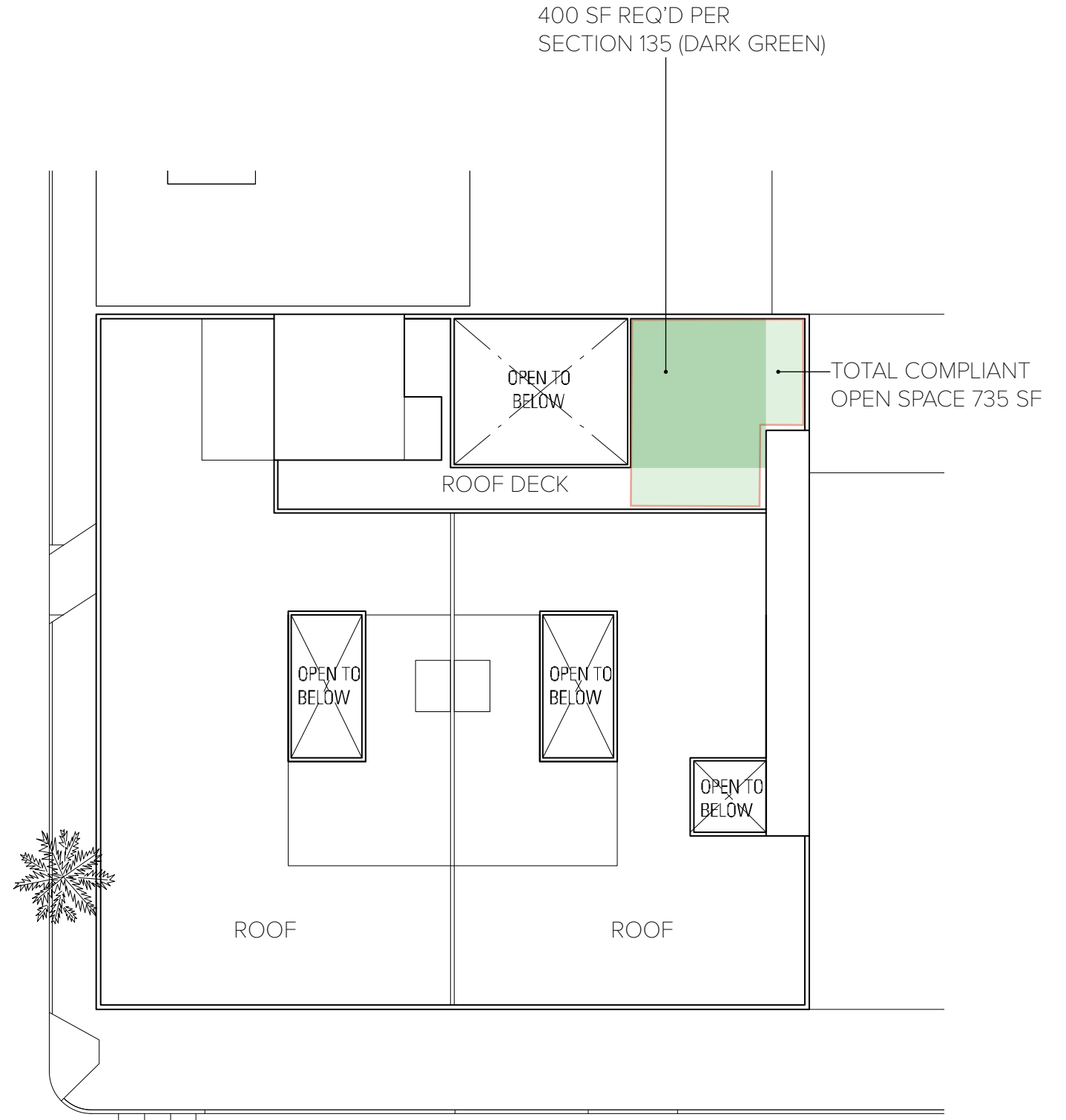
MAX. ALLOWABLE HEIGHT: 60-FT

MAX. NUMBER OF STORIES: 3



### REAR YARD VARIANCE REQUEST DIAGRAM

THE EXISTING STRUCTURE DOES NOT COMPLY WITH PLANNING CODE SECTION 134. IN ORDER TO KEEP THE EXISTING STRUCTURE, AND DUE TO THE BLOCK'S IRREGULAR REAR-YARD PATTERN, THE PROJECT SEEKS A REAR YARD VARIANCE.



### OPEN SPACE COMPLIANCE

THE PROPOSED PROJECT COMPLIES WITH, AND EXCEEDS, OPEN SPACE REQUIREMENTS.





1. 16th and Albion Streets - facing Southwest corner of site



2. 16th St. - looking west



3. 16th St. - looking east



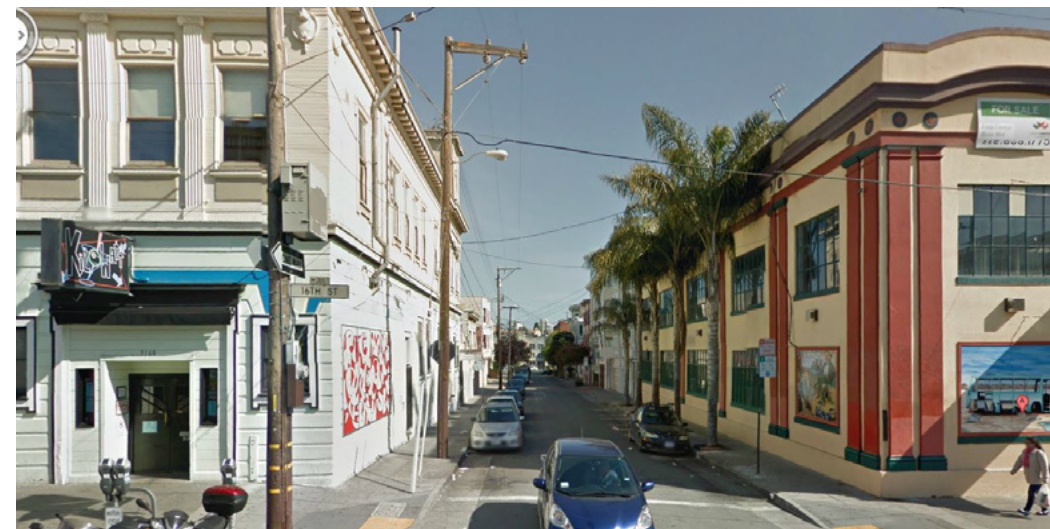
4. Looking South from 16th between Albion and Mission



5. Looking South from 16th between Albion and Guerrero



6. Looking Southwest from corner of 16th and Albion



7. Albion St. - Looking North



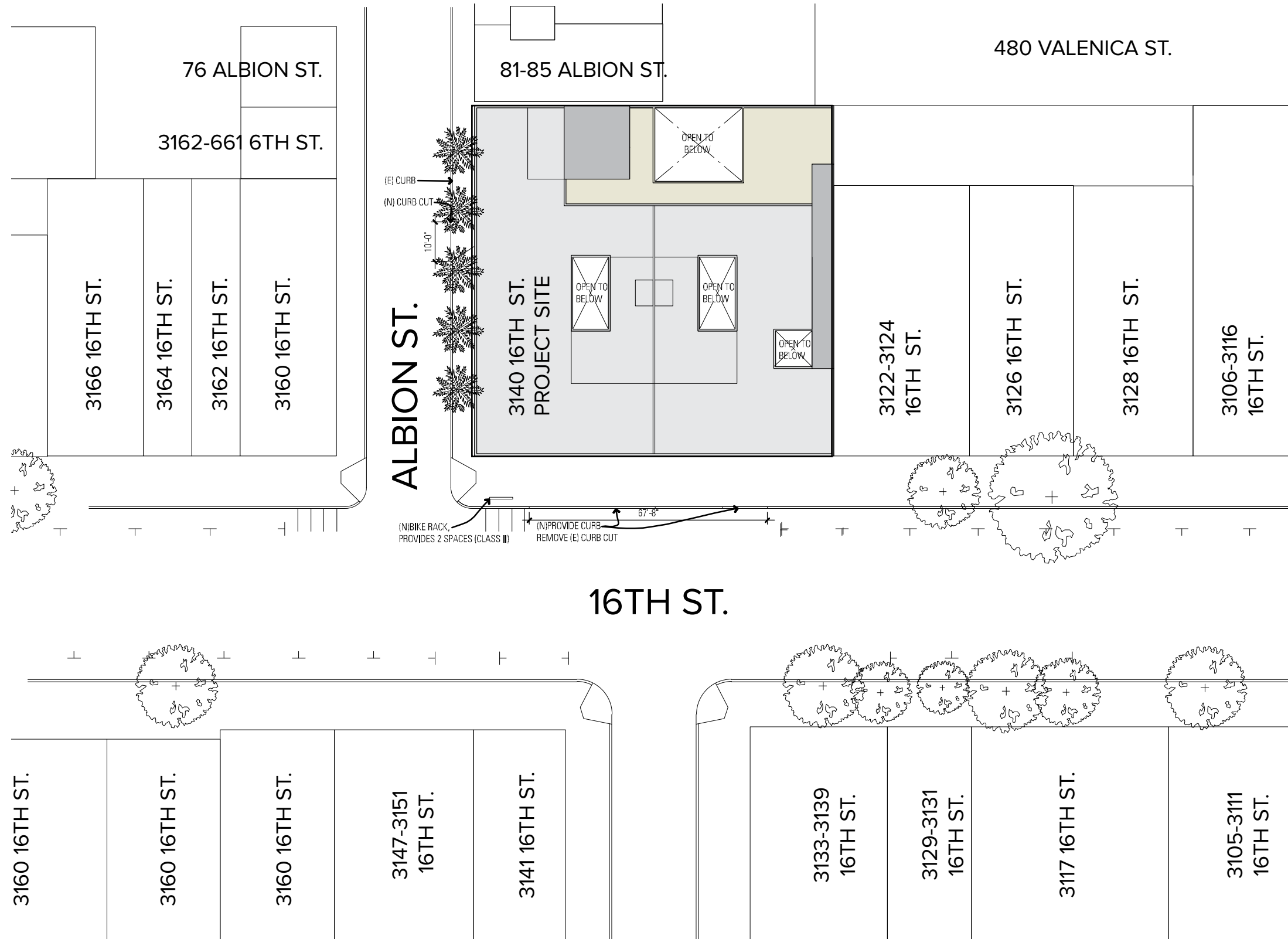




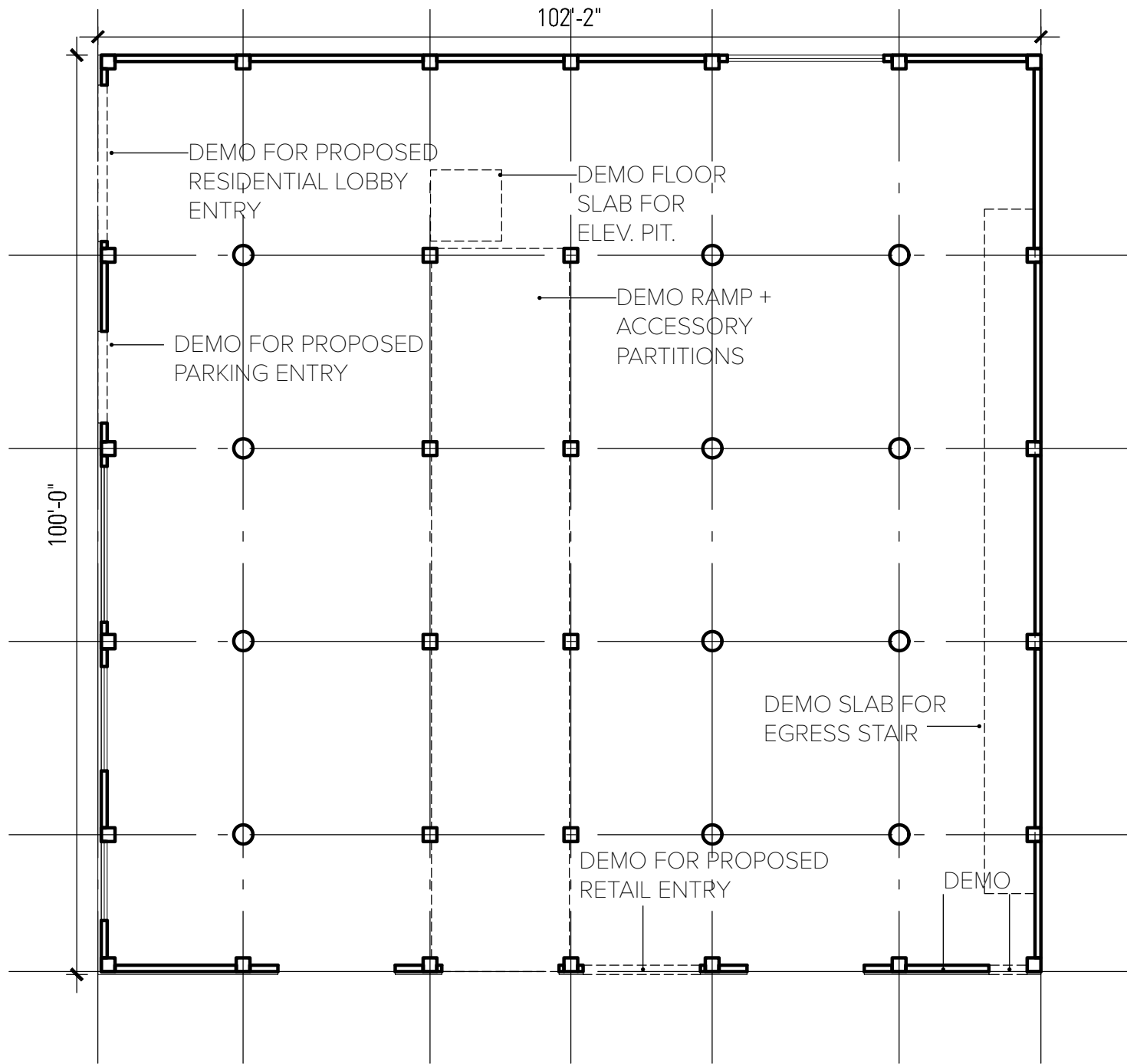
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Existing Building Photo's





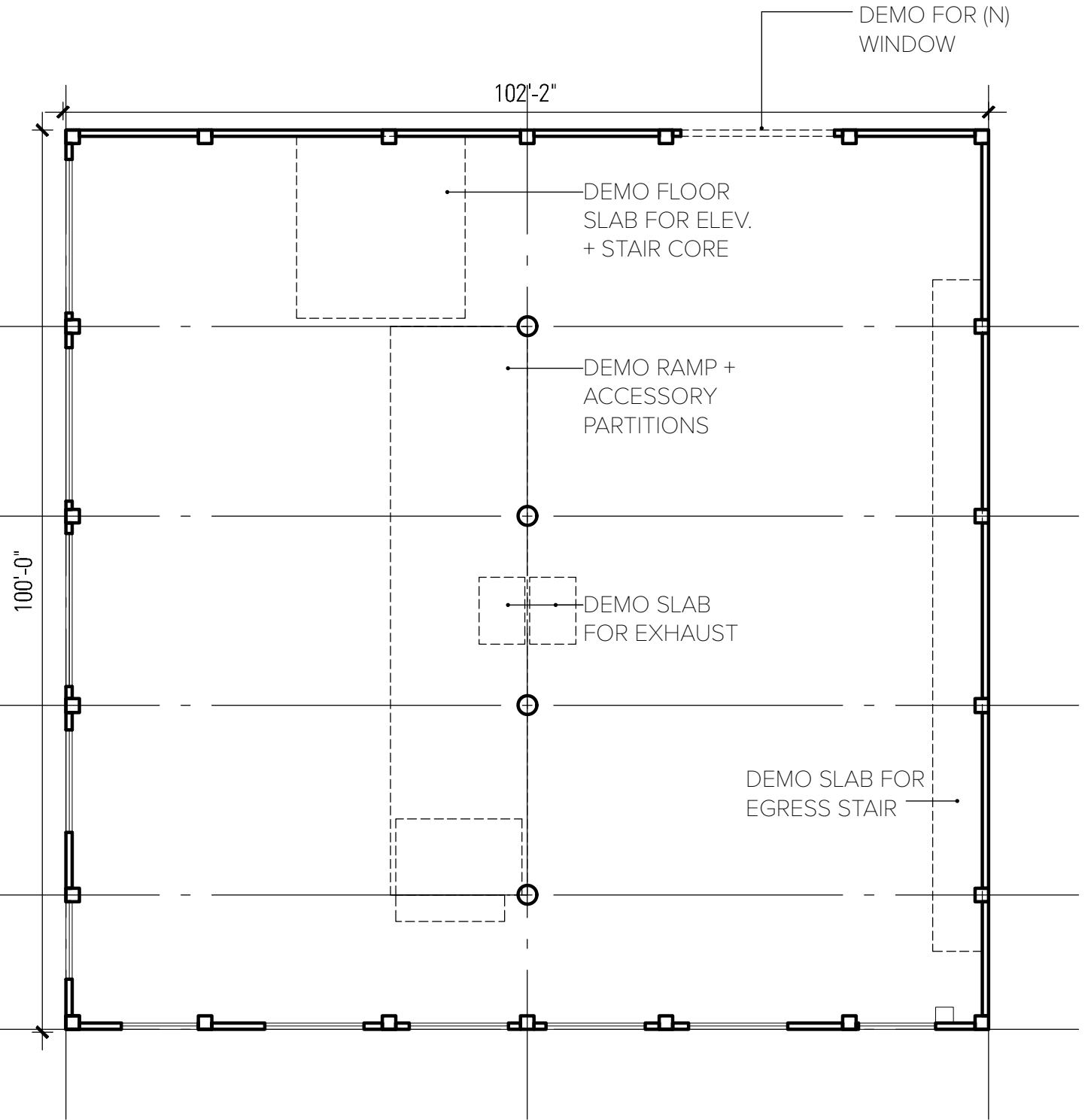
ALBION ST.



16TH ST.

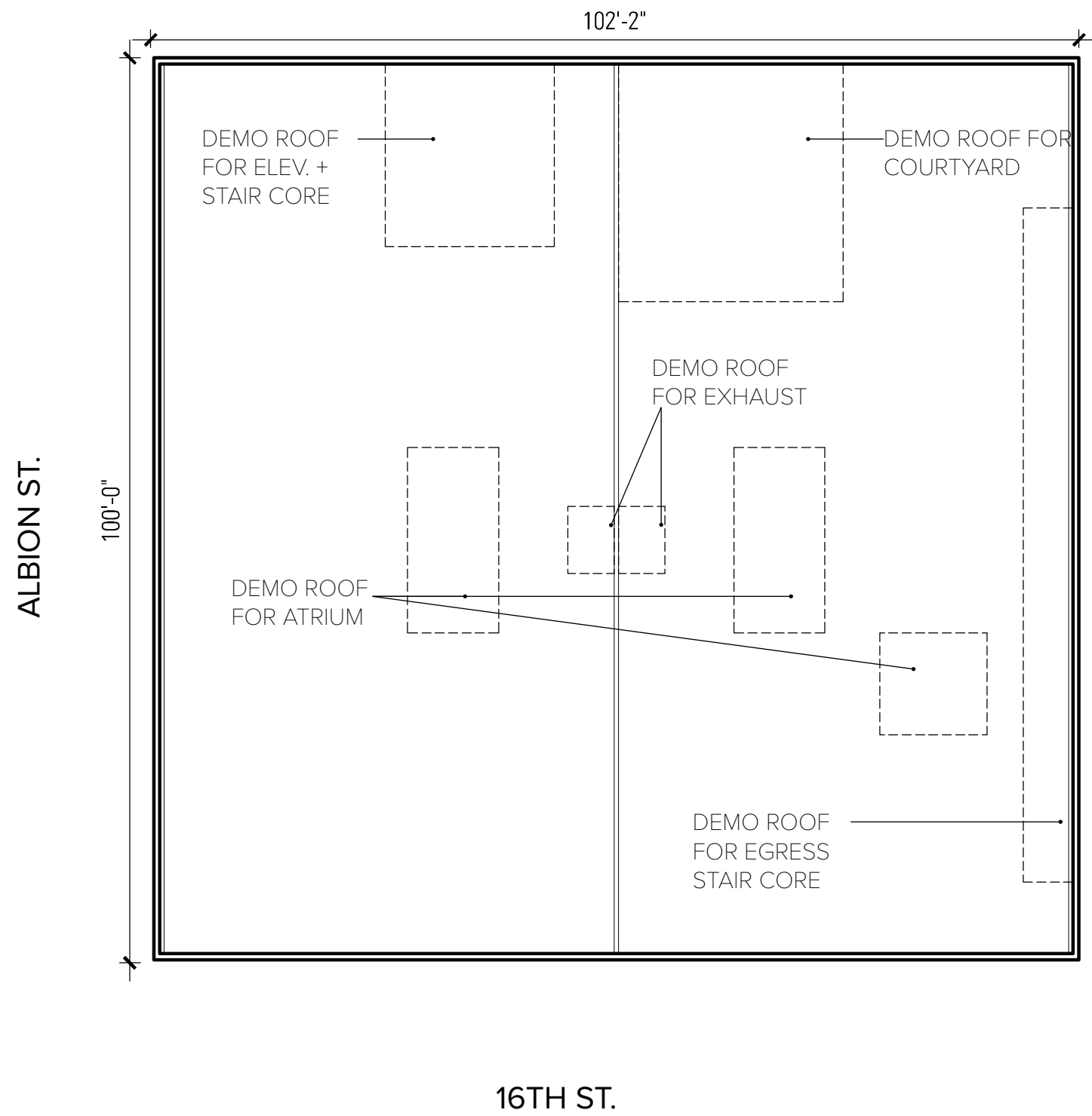
GROUND FLOOR DEMO PLAN

ALBION ST.



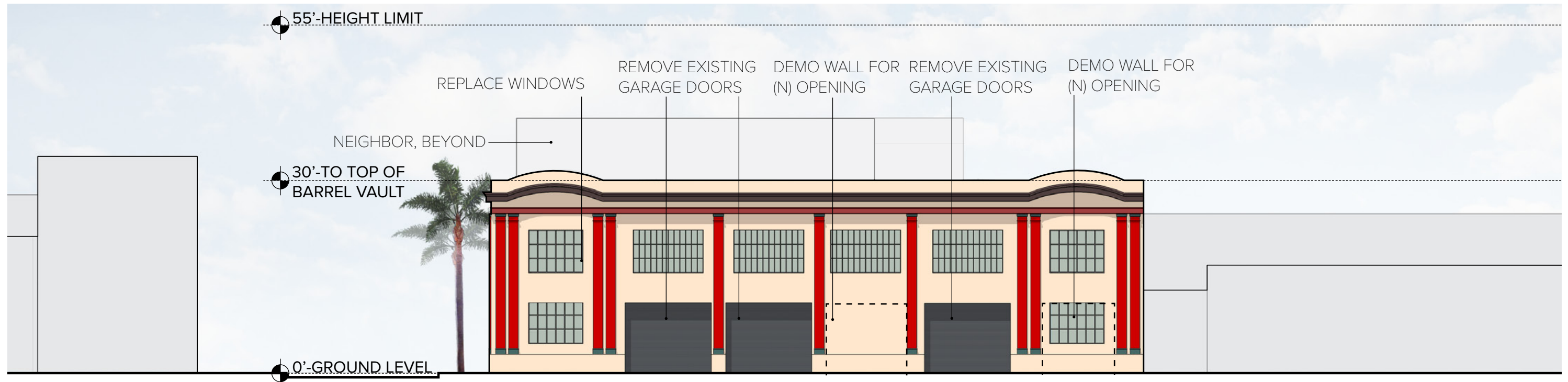
16TH ST.

2ND FLOOR DEMO PLAN

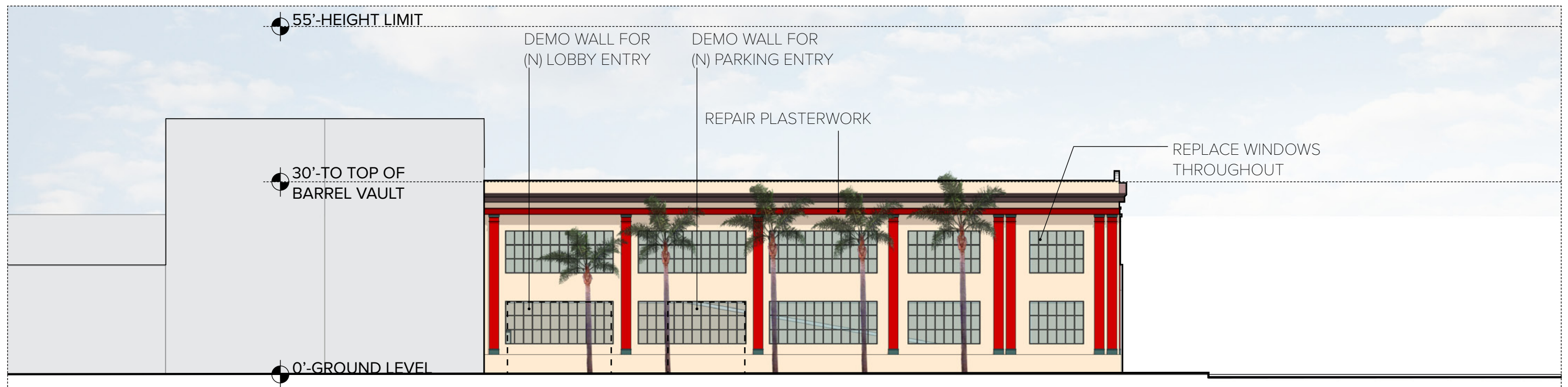


ROOF DEMO PLAN



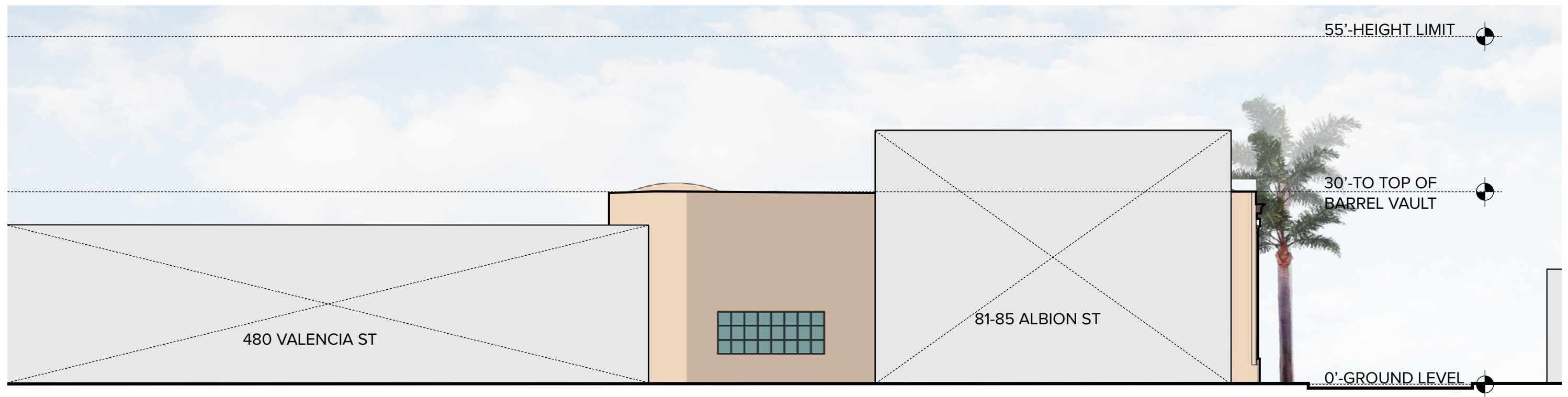


**SOUTH ELEVATION - DEMO**



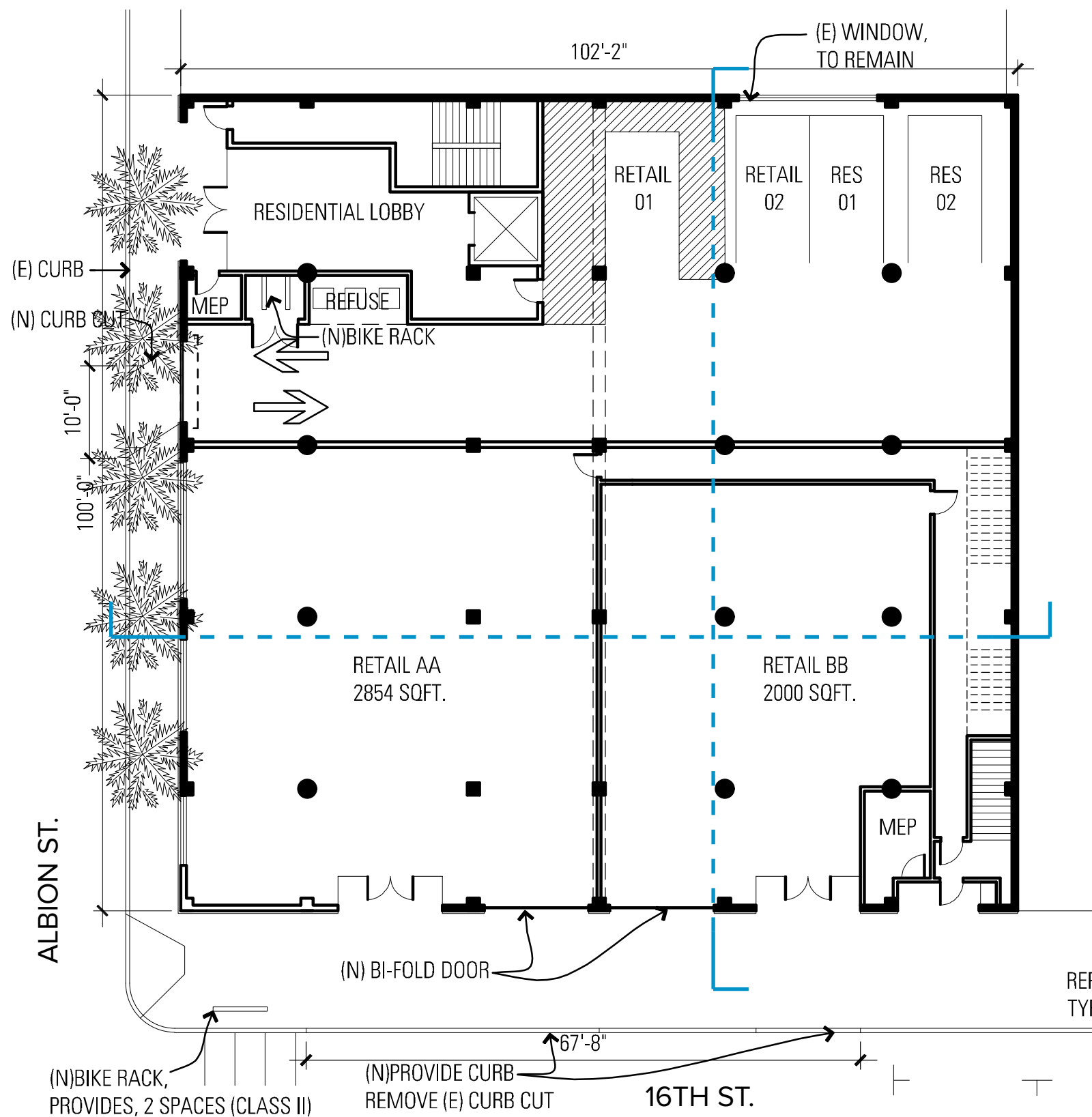
**WEST ELEVATION - DEMO**





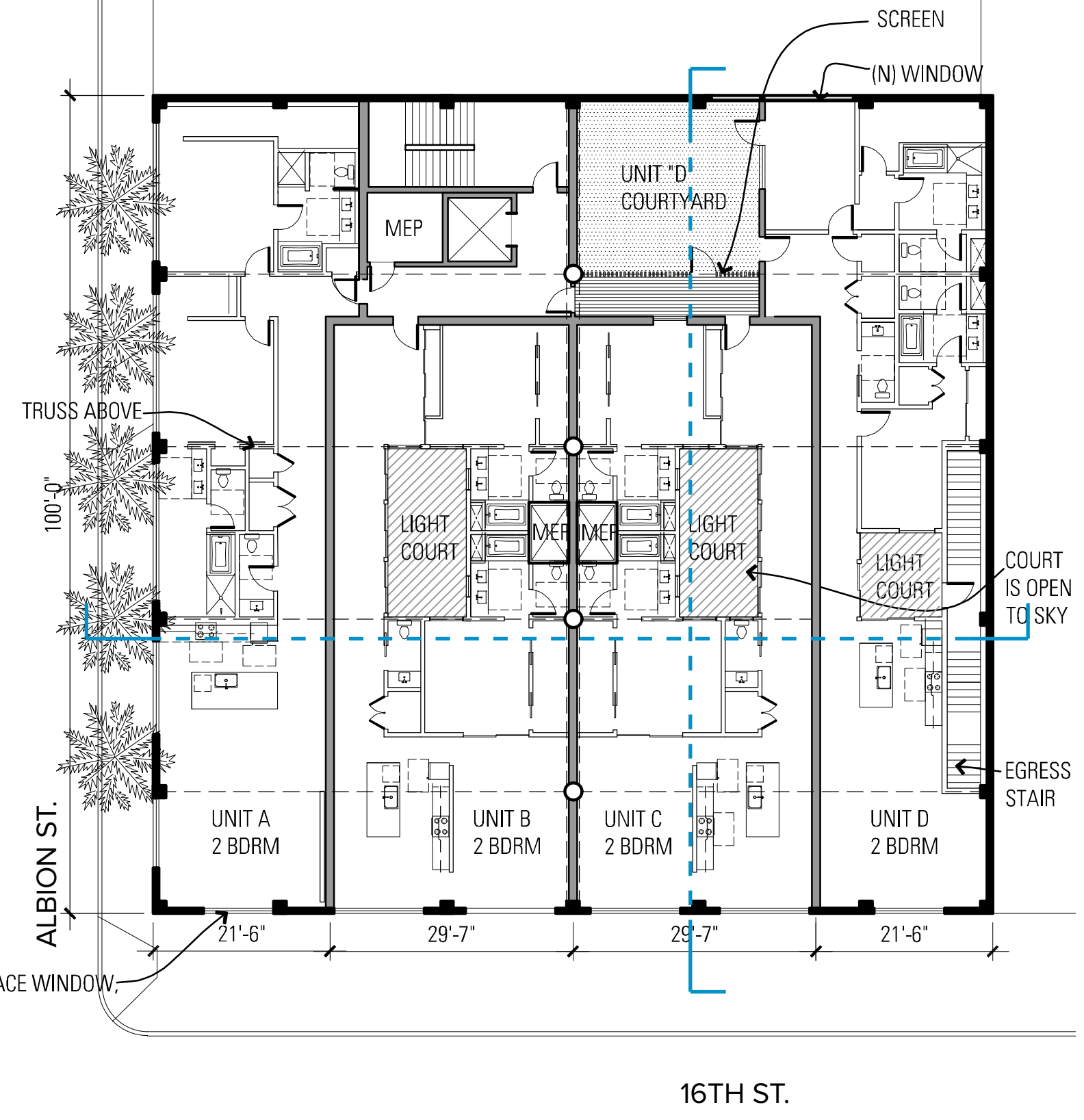
NORTH (REAR) ELEVATION- DEMO





**GROUND FLOOR PLAN**

- =(E) WALL
- =(N) PARTITION



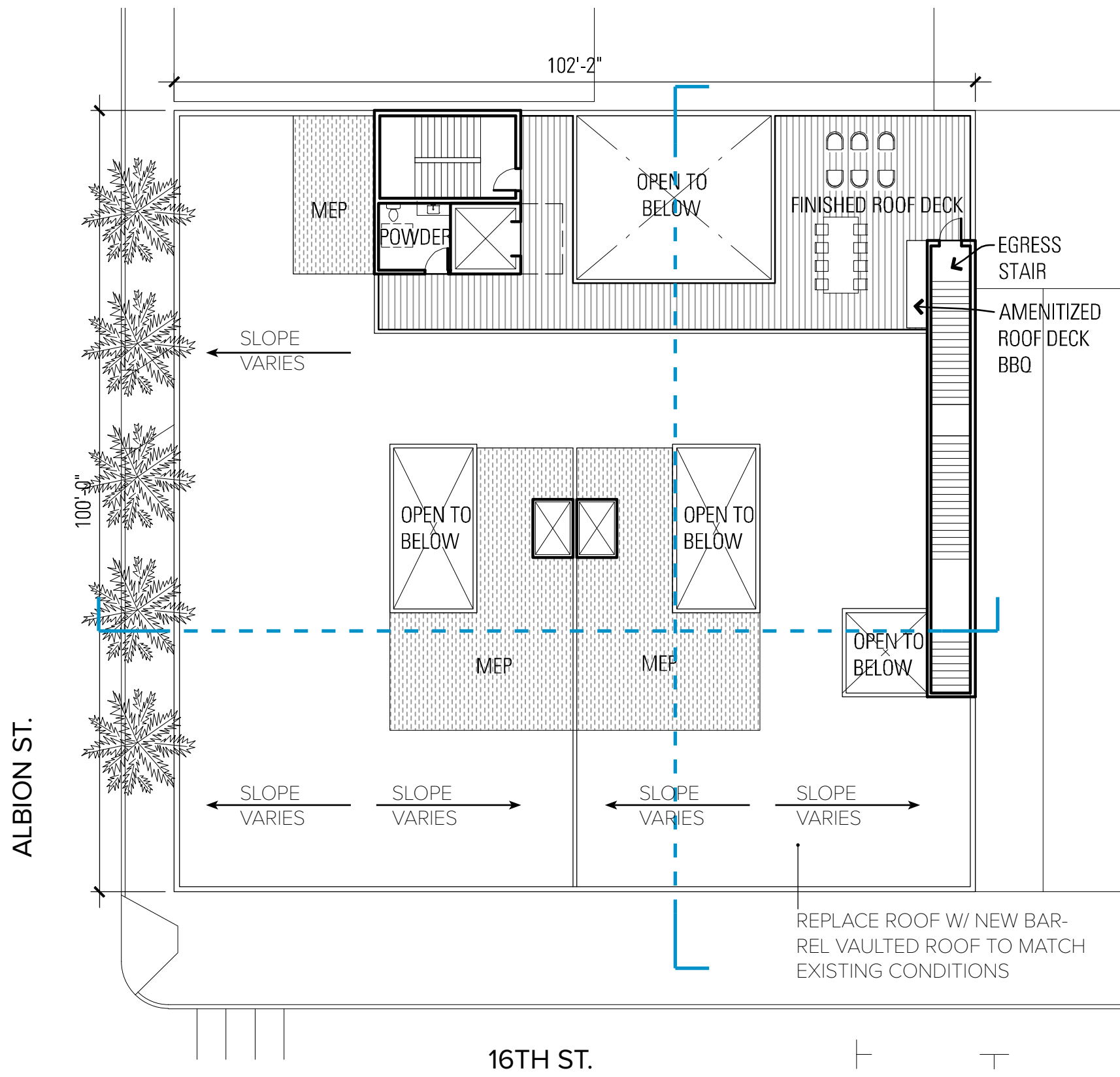
**2ND FLOOR PLAN**

- =(E) WALL
- =(N) PARTITION
- =(N) DEMISING WALL

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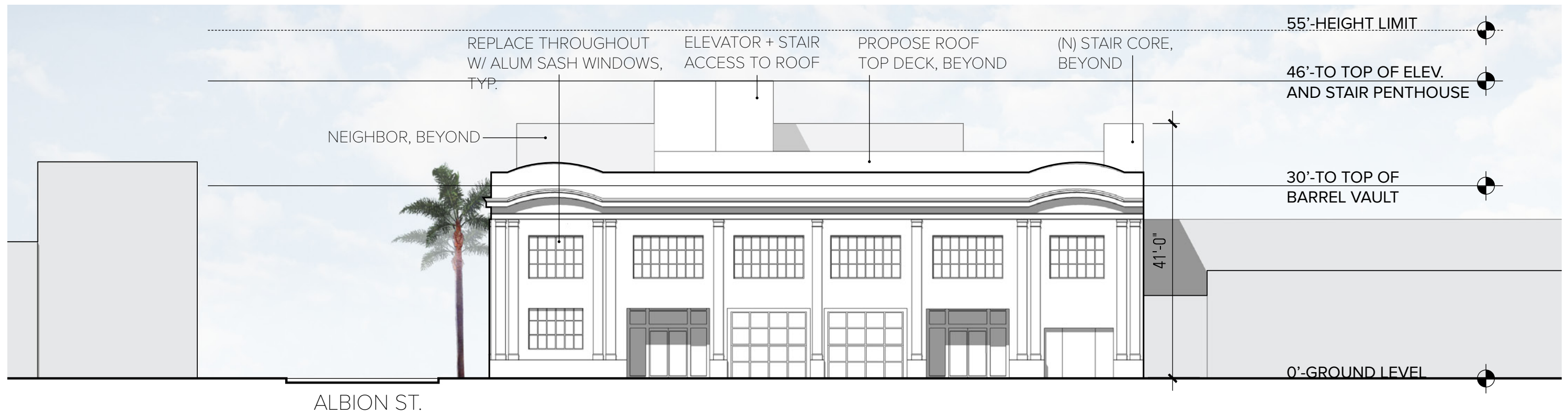
**PROPOSED FLOOR PLANS**



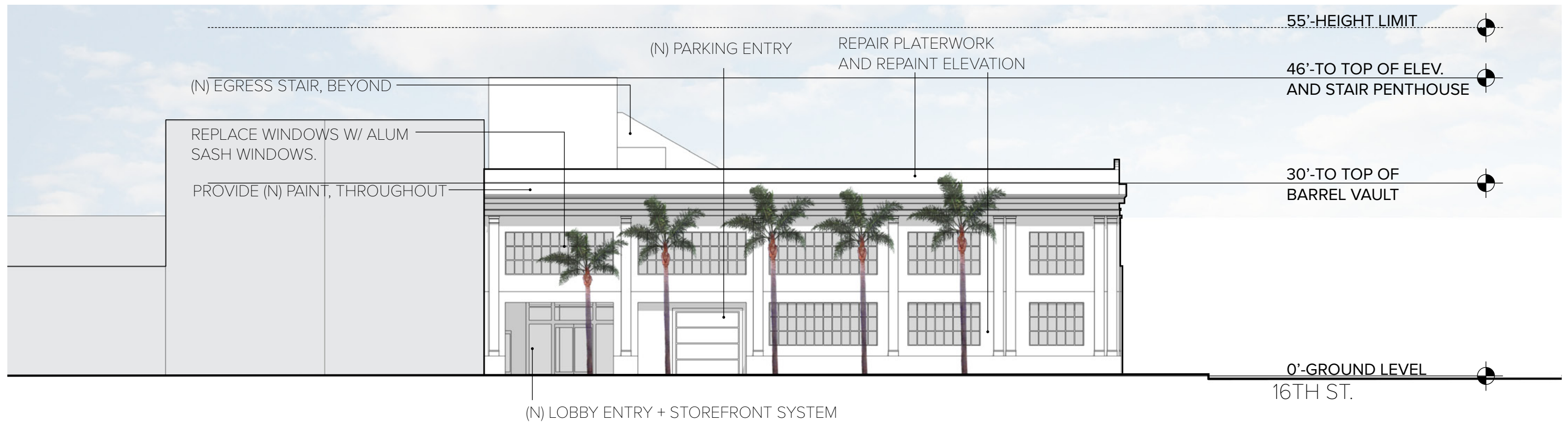


ROOF PLAN



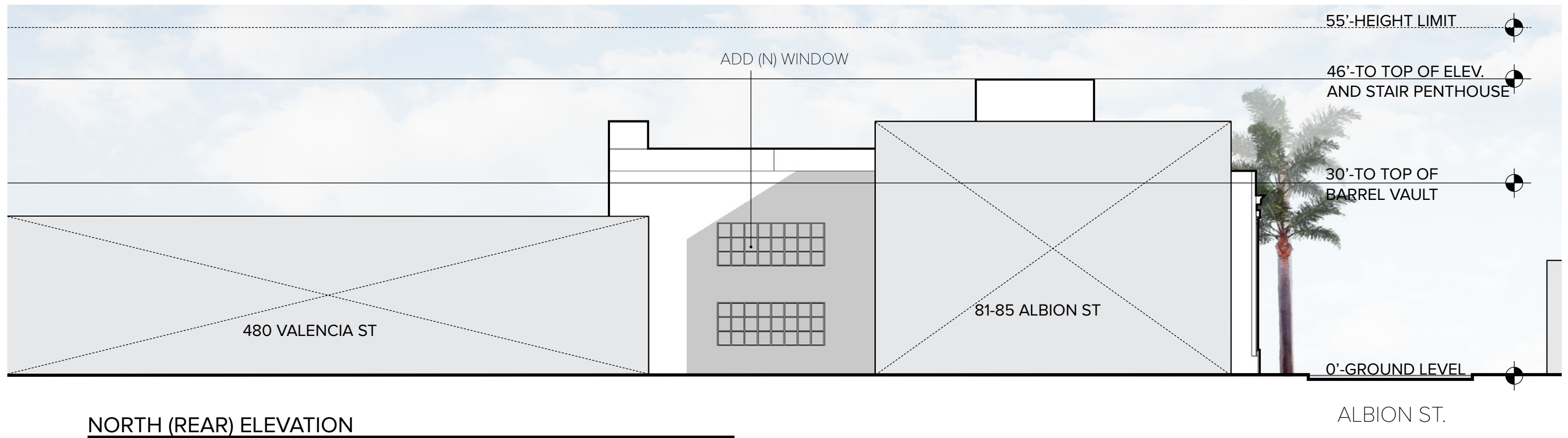


**SOUTH ELEVATION - 16th STREET**

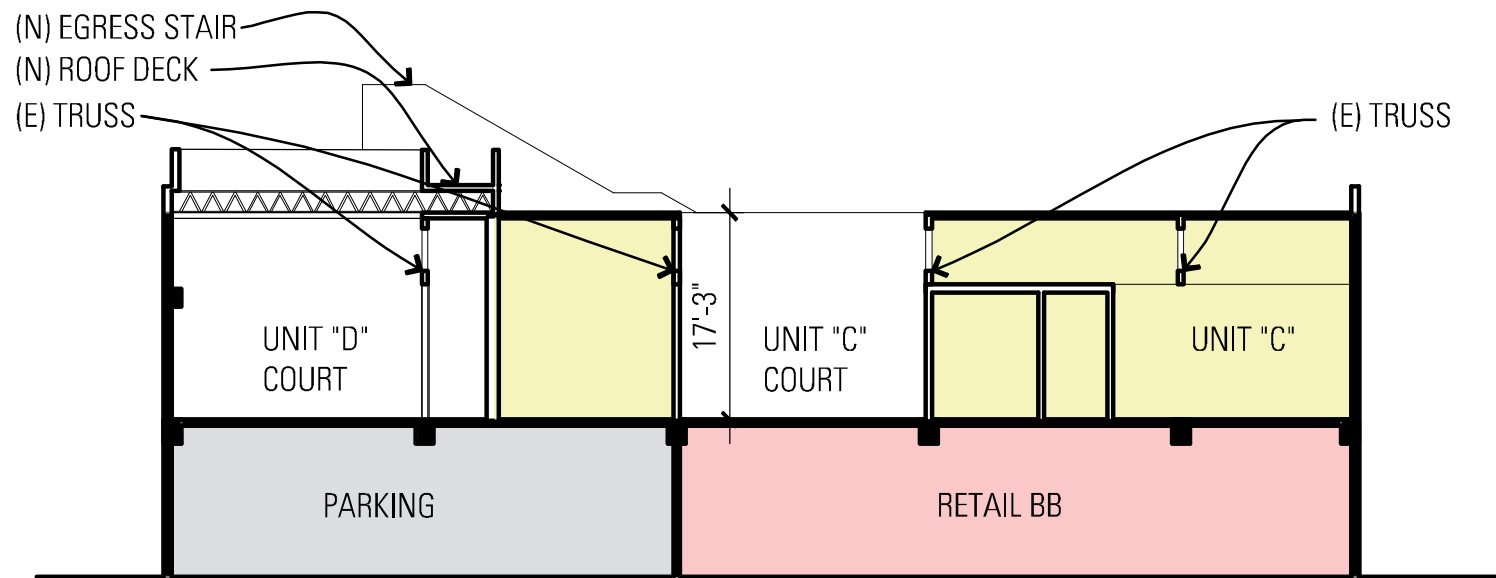


**WEST ELEVATION- ALBION STREET**

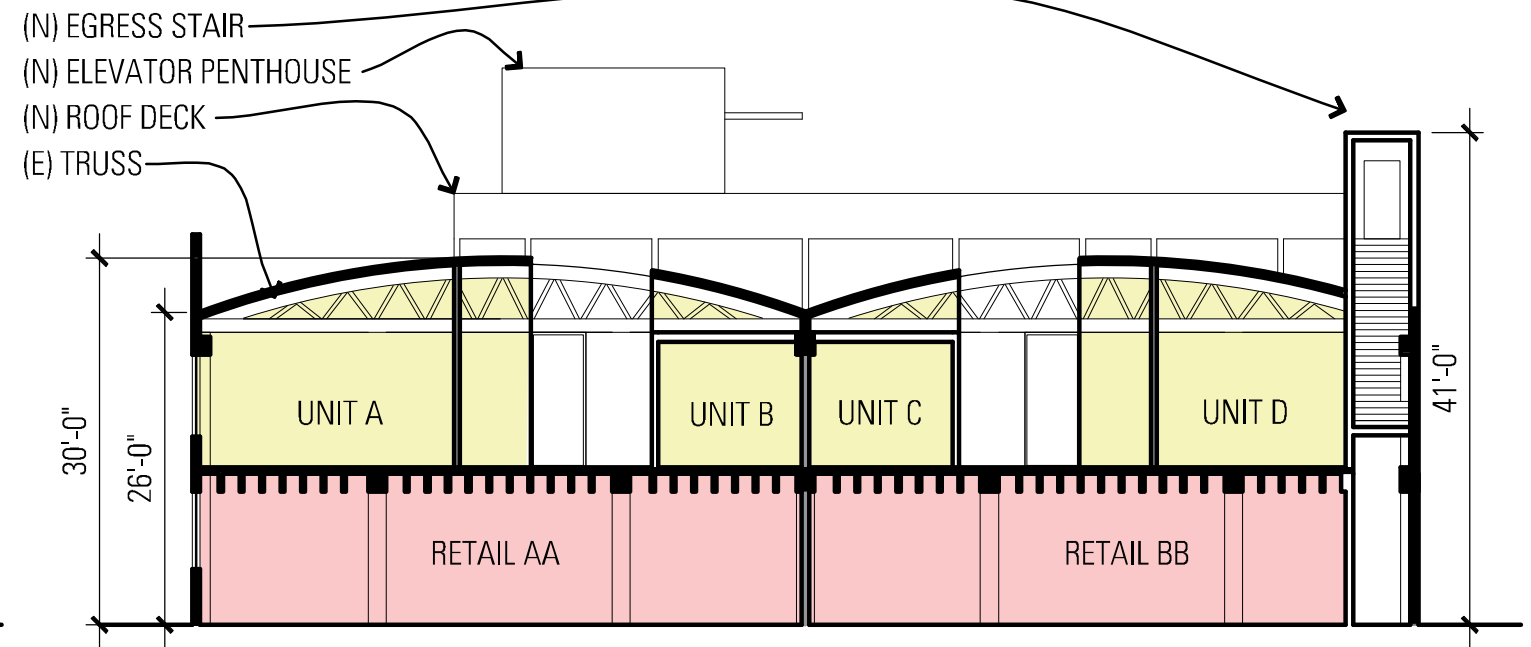








NORTH-SOUTH SECTION



EAST-WEST SECTION

- =(E) WALL
- =(N) PARTITION
- =(N) DEMISING WALL