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Executive Summary
Conditional Use Authorization

HEARING DATE: AUGUST 9, 2012

Date:	August 2, 2012
Case No.:	**2011.0931EC**
Project Address:	**4-20 OCATAVIA BOULEVARD (AKA 8 0CTAVIA BOULEVARD; CENTRAL FREEWAY PARCEL "V")**
Zoning:	Moderate-Scale Neighborhood Commercial Transit District (NCT-3) Hayes Gough Neighborhood Commercial Transit District 50-X/85-X Height and Bulk District
Block/Lot:	0855/011
Project Sponsor:	Mark McDonald of Octavia Gateway Holdings LLC 448 Linden Street San Francisco, CA 94102
Staff Contact:	Aaron Hollister – (415) 575-9078 aaron.hollister@sfgov.org

PROJECT DESCRIPTION

The proposal is to construct a new development reaching a maximum height of five to eight stories containing up to 49 dwelling units, approximately 2,085 square feet of ground floor commercial uses, and 25 off-street parking spaces (24 residential, 1 commercial) with access from the Octavia Boulevard frontage road. The ground-floor retail will be located at the Market Street frontage and will partially wrap around the corner onto Octavia Boulevard. The Haight Street frontage and portions of the Octavia Boulevard frontage will contain residential entries. The building will maintain a consistent roofline as Octavia slopes from south to north with the eight-story massing located on southerly portion of the lot and the five-story massing located on the northerly portion of the lot. The building will be broken into three masses via deep voids along the Octavia Boulevard frontage and will be clad in a glass curtain wall with vertical colored sunshades. The dwelling units would be offered as condos and the inclusionary affordable housing would be provided on-site. In 2007, the project was the winner of the San Francisco Prize Design competition for Central Freeway Parcel "V".

SITE DESCRIPTION AND PRESENT USE

The project site is a 12,244-square-foot lot located on the east side of the Octavia Boulevard frontage road and runs the full length of the block from Haight Street to Market Street in the Market and Octavia Area Plan. The project site slopes downward from north to south with the Haight Street frontage approximately 20 feet higher in elevation than the Market Street frontage. The lot was formerly occupied by the Central Freeway, which was removed by 2003, and has remained vacant since 2003.

The site is split-zoned with each zoning and height and bulk district each occupying approximately half

the lot area. The NCT-3 Zoning District and the 85-X Height and Bulk District occupy the half of the lot that fronts on Market Street, while the Hayes-Gough NCT and the 50-X Height and Bulk District occupy the half of the lot that fronts on Haight Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding properties and neighborhood are located in the Market and Octavia Plan Area. The immediately surrounding area primarily consists of mixed-use buildings of varying heights along Market Street and three to five-story residential buildings along Haight Street. The Market and Octavia Area Plan envisions that mixed-use buildings will flank Octavia Boulevard on former Central Freeway parcels. Projects have been approved and some constructed on select former Central Freeway parcels, while others currently contain temporary installations such as the Proxy Project and community gardens.

Beyond the immediately surrounding vicinity, ground-floor retail and restaurant uses are found along Hayes Street to the north of the Project Site in the commercial center of Hayes Valley, while other isolated commercial establishments are scattered throughout the neighborhood. The Civic Center District is located to the northeast, and includes various government buildings, museums, libraries, and performance spaces, while the Mid- and Upper-Market areas are located respectively to the east and west. Open spaces in the vicinity include the Hayes Valley Playground, Patricia's Green, Koshland Park, and the Page and Laguna Mini-Park.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on July 20, 2012, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review per Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Market and Octavia Area Plan and was encompassed within the analysis contained in the Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Market and Octavia Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 20, 2012	July 2, 2012	38 days
Posted Notice	20 days	July 20, 2012	July 5, 2012	35 days
Mailed Notice	20 days	July 20, 2012	July 18, 2012	22 days

PUBLIC COMMENT

- The Department has received three letters in support of the project from organizations including SPUR, the San Francisco Housing Action Coalition and the Hayes Valley Neighborhood Association.

  One adjacent neighbor at 67 Haight Street has contacted the Department and indicated that the Project may affect sunlight reception of photovoltaic panels located on the rooftop of 67 Haight Street.

ISSUES AND OTHER CONSIDERATIONS

- **Project History.** The project team for 8 Octavia was originally selected in 2007 through a Request for Proposal process by the Office of Economic & Workforce Development that included well-developed design concepts with the intent to achieve exceptional design. Several teams competed and short-listed teams were given an opportunity to present their designs and qualifications before final selection. The subject project was thought to embody the design standards the process sought. This process was preceded by a similar competition in 2005 (the San Francisco Prize) that sought to establish a vision and set high design standards for the former Central Freeway Parcels to complement Octavia Boulevard.

- **Project Design.** The existing development in the area surrounding the Project site is varied in scale and intensity. The Project is taller than some buildings in the vicinity, and occupies a relatively large lot. However, the Project would be respectful of the existing built environment. Residential structures along Haight Street are primarily three to five stories with full lot coverage, while buildings along Market Street vary in height from low- to high-rise heights with full lot coverage. The Project would be respectful of the surrounding built context by proposing a five-story massing along Haight Street where the built environment is shorter and finer grained, while the larger, eight-story massing would be located at the Market Street frontage where existing building heights and sizes are larger.

  Existing buildings in the area exhibit an eclectic architectural character, with no prevailing style establishing a dominant visual pattern for the neighborhood. The scale of development also varies somewhat in the vicinity. Existing development is primarily constructed in the late 19th and early 20th Century in a finer-grained pattern of individual buildings situated on narrow lots located near the Haight Street frontage. Buildings along Market Street vary in height from low- to high-rise heights with full lot coverage. There are also examples of recent in-fill construction in the area, such as the former parcel "Q" located, at the southwest corner of Oak Street and Octavia Boulevard.

  While no single architectural style or development pattern predominates, the Project reflects the disparate elements of this context while establishing its own contemporary language. Although the Project occupies a relatively large lot, the building is articulated as a series of smaller masses across the Octavia Boulevard frontage, separated by a procession of deep voids. The building therefore relates to the larger scale and forms of the newer developments in the area, while also

breaking down massing to acknowledge the narrower lot pattern of older development in the vicinity. Additionally, the Project mimics buildings located across Octavia Boulevard (especially the First Baptist Church building) by keeping a consistent roof height across the length of the project site as site slopes up from Market Street to Haight Street.

- **Rear Yard.** Planning Code Section 134(a)(1)(C) stipulates that Central Freeway Parcel V is not required to provide rear yards at any level of the building, provided that the project fully meets the usable open space requirement for dwelling units per Planning Code Section 135, the exposure requirements of Section 140, and gives adequate architectural consideration to the light and air needs of adjacent buildings given the constraints of the project site.

  Parking Entrance. Off-street parking access into the parking garage would be located on the northbound Octavia frontage road, mid-block along the project site's Octavia Boulevard frontage. The Octavia Boulevard frontage is the most desirable location for the off-street parking access amongst the three street frontages fronting the Project Site. Pursuant to Planning Code Section 155(r)(2), off-street parking access is not allowed along the entire portion of Market Street from The Embarcadero to Castro Street. In October 2011, the SFMTA approved the conversion of the one-block portion of Haight Street, along the northern edge of the project site, to two-way traffic for transit vehicles only. The existing parking lane on the south edge of Haight Street will be changed to a transit-only lane for inbound Muni buses, which would not allow for off-street parking access from Haight Street. As outlined in the CPE prepared for the Project, the Haight Street roadway conversion would not impact the entrance to the proposed garage, nor change the turning movements at the intersection of Haight Street and Octavia Boulevard frontage road.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve two Conditional Use authorizations. One would allow development on a lot greater than 10,000 square feet (Planning Code Section 121.1). The second authorization, per Planning Code Section 155(r)(3)(H), requires Conditional Use authorization for the proposed off-street parking access to be located on Octavia Boulevard.

BASIS FOR RECOMMENDATION

- The project would add 49 dwelling units to the City's housing stock in a walkable and transit-rich area suited for dense, mixed-use development.
- The project would fulfill its inclusionary affordable housing requirement on-site by providing 7 BMR units on-site.
- The project fulfills the intent of the Market & Octavia Plan to focus new housing transit-served locations and to create active streetscapes, especially along Market Street
- The proposed ground-floor commercial spaces will expand the spectrum of retail goods and services available in the area.
- The project includes a mix of studio, one-bedroom, and two-bedroom units to serve a diversity of household sizes and people with varied housing needs.
- The project meets all applicable requirements of the Planning Code, aside from the requested Conditional Use authorization requests.

RECOMMENDATION:	**Approval with Conditions**

Attachments:
Draft Motion
Mitigation, Monitoring and Reporting Program
Block Book Map
Sanborn Map
Aerial Photograph
Zoning Map
Correspondence Regarding the Project
Affordable Housing Affidavit
Project Sponsor Submittal Package:
- Project Sponsor Submittal Letter
- Approved Plans/Renderings

Attachment Checklist

- [x] Executive Summary
- [x] Draft Motion
- [x] Environmental Determination
- [x] Zoning District Map
- [x] Height & Bulk Map
- [x] Parcel Map
- [x] Sanborn Map
- [x] Aerial Photo
- [x] Context Photos
- [x] Site Photos

- [x] Project sponsor submittal

  Drawings: Existing Conditions (11″ by 17″)

  - [x] Check for legibility

  Drawings: Proposed Project (11″ by 17″)

  - [x] Check for legibility
- [ ] Wireless Telecommunications Materials
  - [ ] Health Dept. review of RF levels
  - [ ] RF Report
  - [ ] Community Meeting Notice
- [x] Housing Documents
  - [x] Inclusionary Affordable Housing Program: Affidavit for Compliance
  - [x] Residential Pipeline

Exhibits above marked with an "X" are included in this packet AJH

Planner's Initials