



SAN FRANCISCO PLANNING DEPARTMENT

Initial Study – Community Plan Evaluation

Case No.: 2016-007695ENV
Project Address: 1420 Hampshire Street/ 2801 26th Street
Zoning: RH-2 (Residential-House Two-Family)
40-X Height and Bulk District
Block/Lot: 4334/001
Lot Size: 12,159 square feet
Plan Area: Eastern Neighborhoods Area Plan (Mission)
Project Sponsor: Tommy Lee, Merced Residential Care – (415) 218-6776
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PROJECT DESCRIPTION

The project site is located at the corner of 26th Street and Hampshire Street in San Francisco's Mission neighborhood. The proposal is to construct a two-story addition to an existing single-story-over-basement, approximately 17,000-square-foot residential care facility with 33 beds constructed in 1968. The proposed new, approximately 15,000-square-foot addition would add 56 beds, a recreation room, restroom facilities, and shower facilities on the second and third floors. The proposed project would result in increased building height from approximately 16 feet to 32 feet (up to 38 feet including the elevator penthouse). The facility currently has eight staff. The project would include up to eight additional staff. The project site currently has approximately 1,200 square feet of open space. The project includes an additional 1,600 square feet of open space for a total of approximately 2,800 square feet of open space.

The facility has an existing basement-level parking garage that accommodates 10 vehicles and one ADA accessible van, accessed from a driveway on Hampshire Street. The project proposes 12 new *class 1*¹ bicycle parking spaces within the existing garage and four new *class 2*² bicycle parking spaces along Hampshire Street, and no new vehicle parking spaces. The project site has an existing 40-foot-long passenger loading zone on 26th Street. The passenger loading zone on 26th Street will be relocated to Hampshire Street. The project site currently has an existing back up diesel generator, and no additional generators are proposed as part of the project.

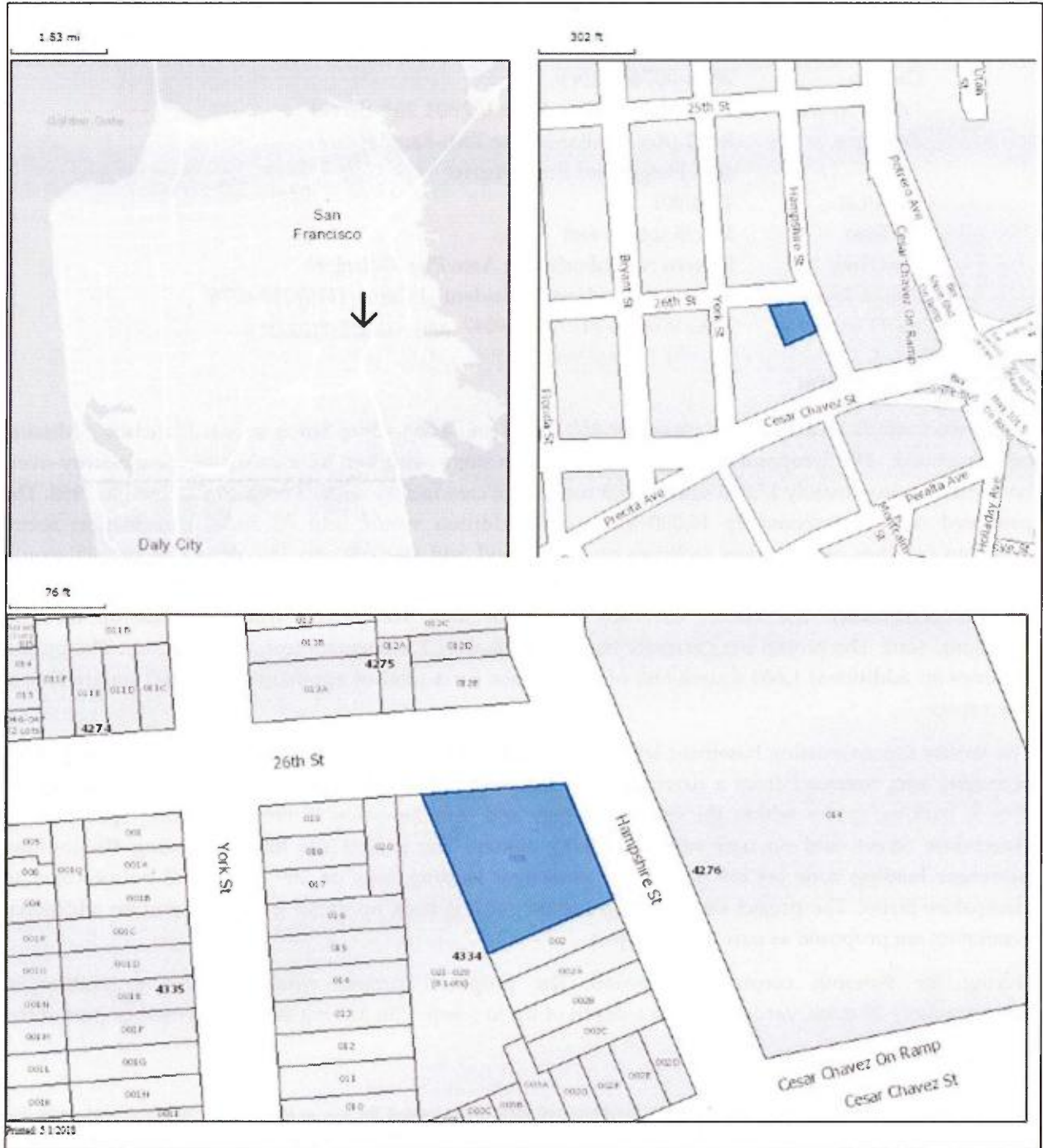
During the 9-month construction period, the proposed project would involve excavation of approximately 20 cubic yards of soil to a depth of up to 5 feet. Pile driving is not proposed as part of the

¹ *Class 1* bicycle parking spaces are secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees. San Francisco Planning Code Section 155.1.

² *Class 2* bicycle parking spaces are racks located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use. San Francisco Planning Code Section 155.1.

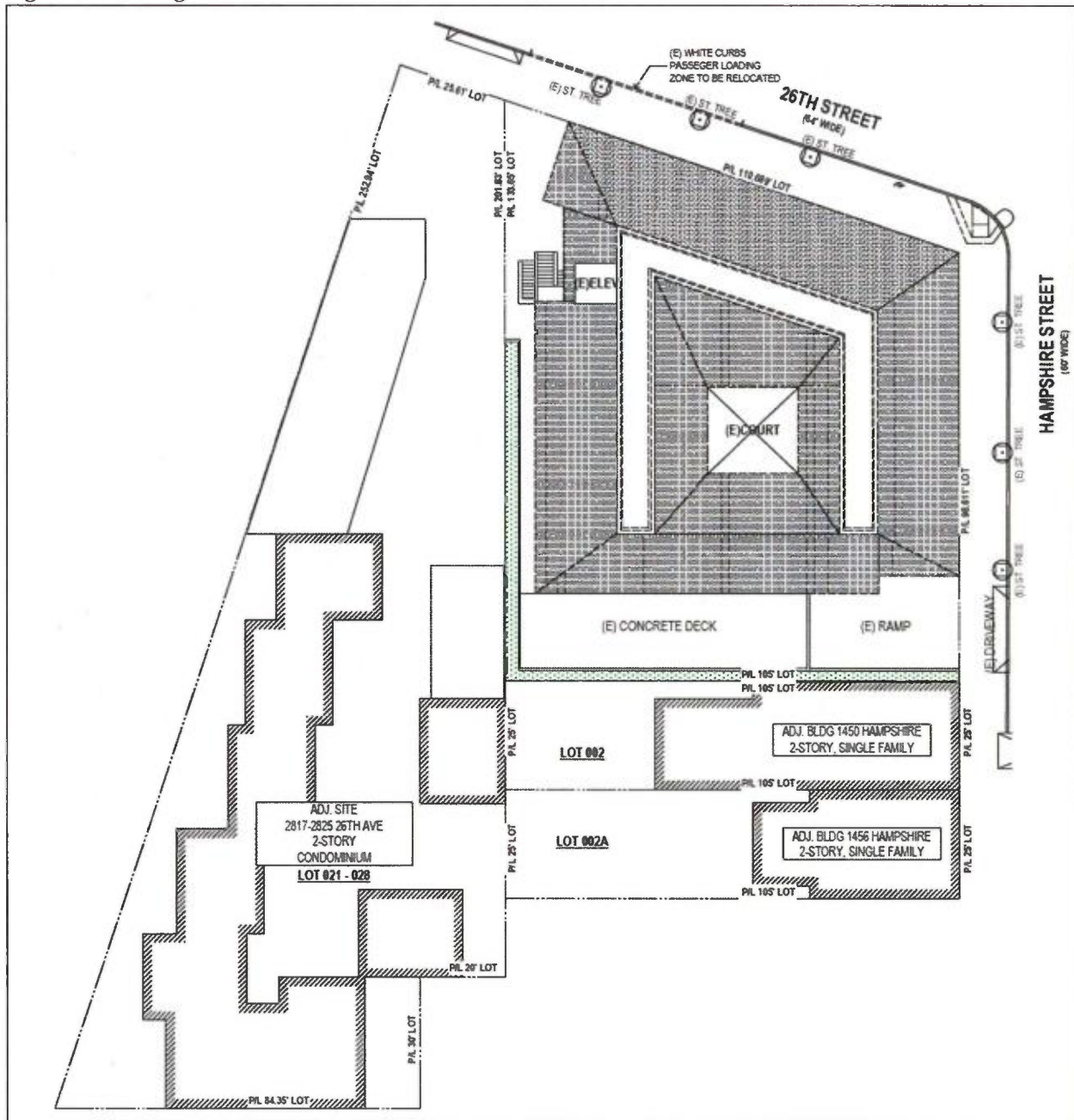
project. The project proposes to temporarily relocate existing residents during project construction to other residential care facilities located at 257-259 Broad Street and 159 Girard Street.

Figure 1: Project Location



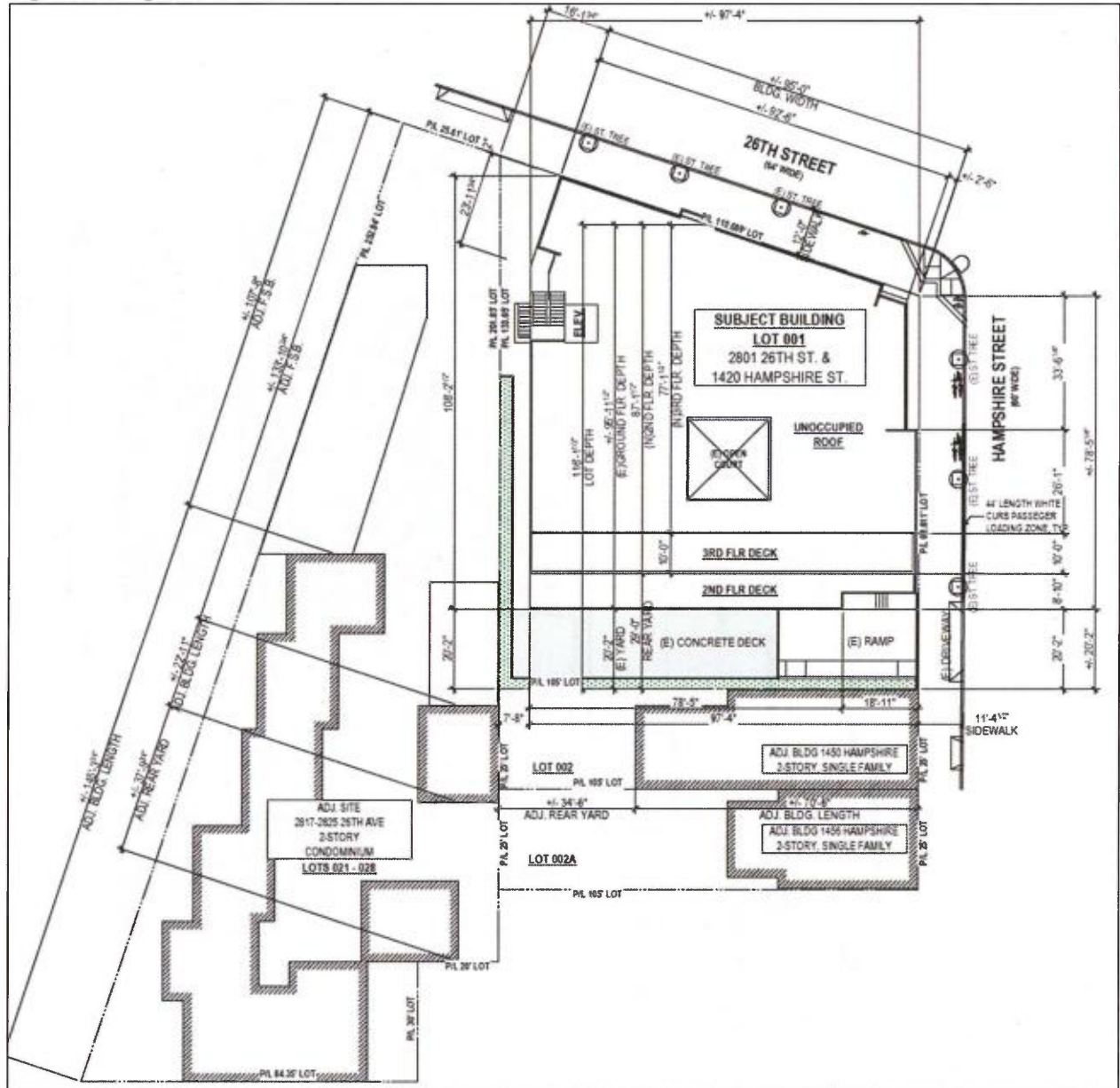
Source: San Francisco Planning Department, May 2018.

Figure 2: Existing Site Plan



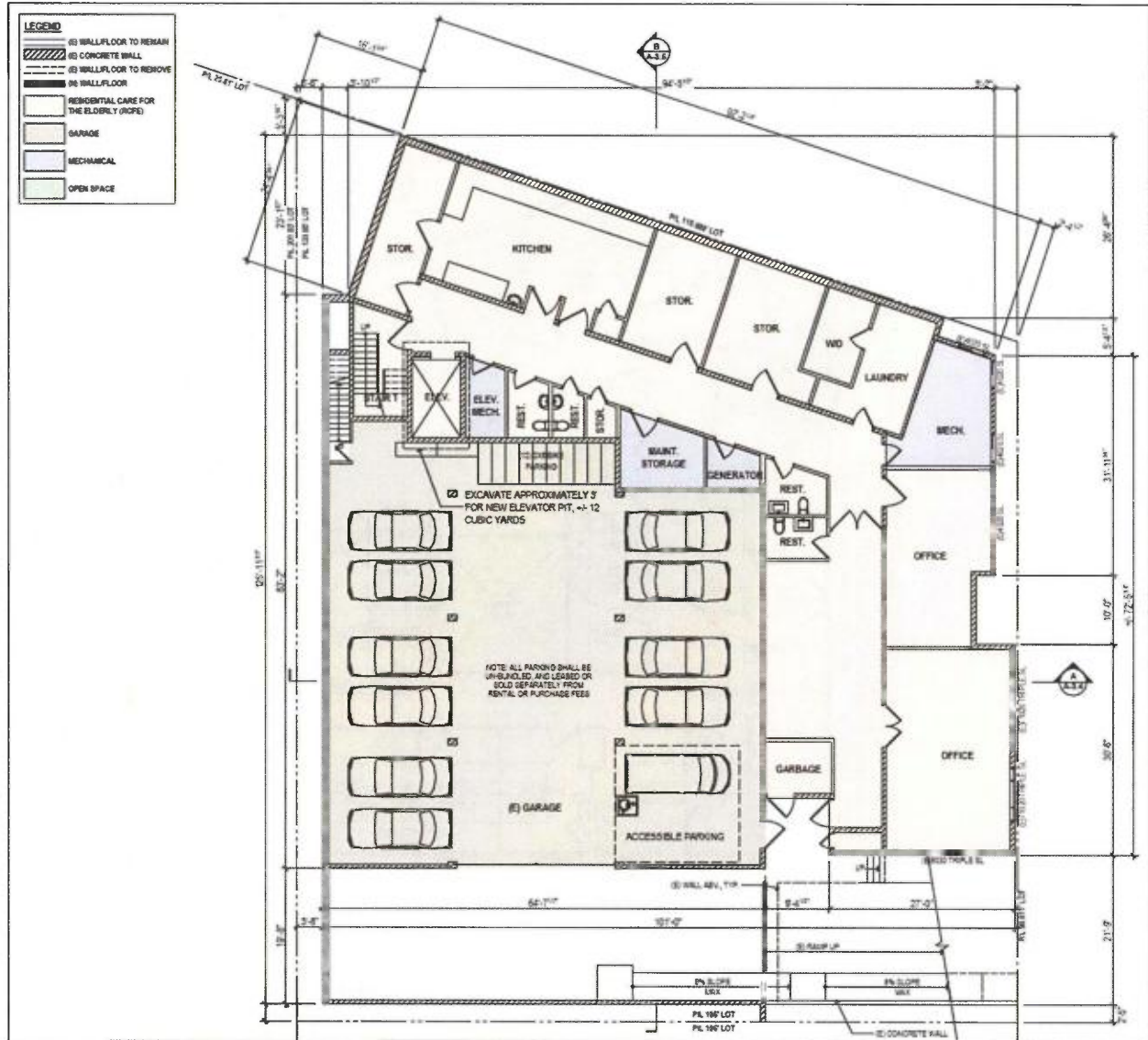
Source: Schaubly Architects Inc., May 2018.

Figure 3: Proposed Site Plan



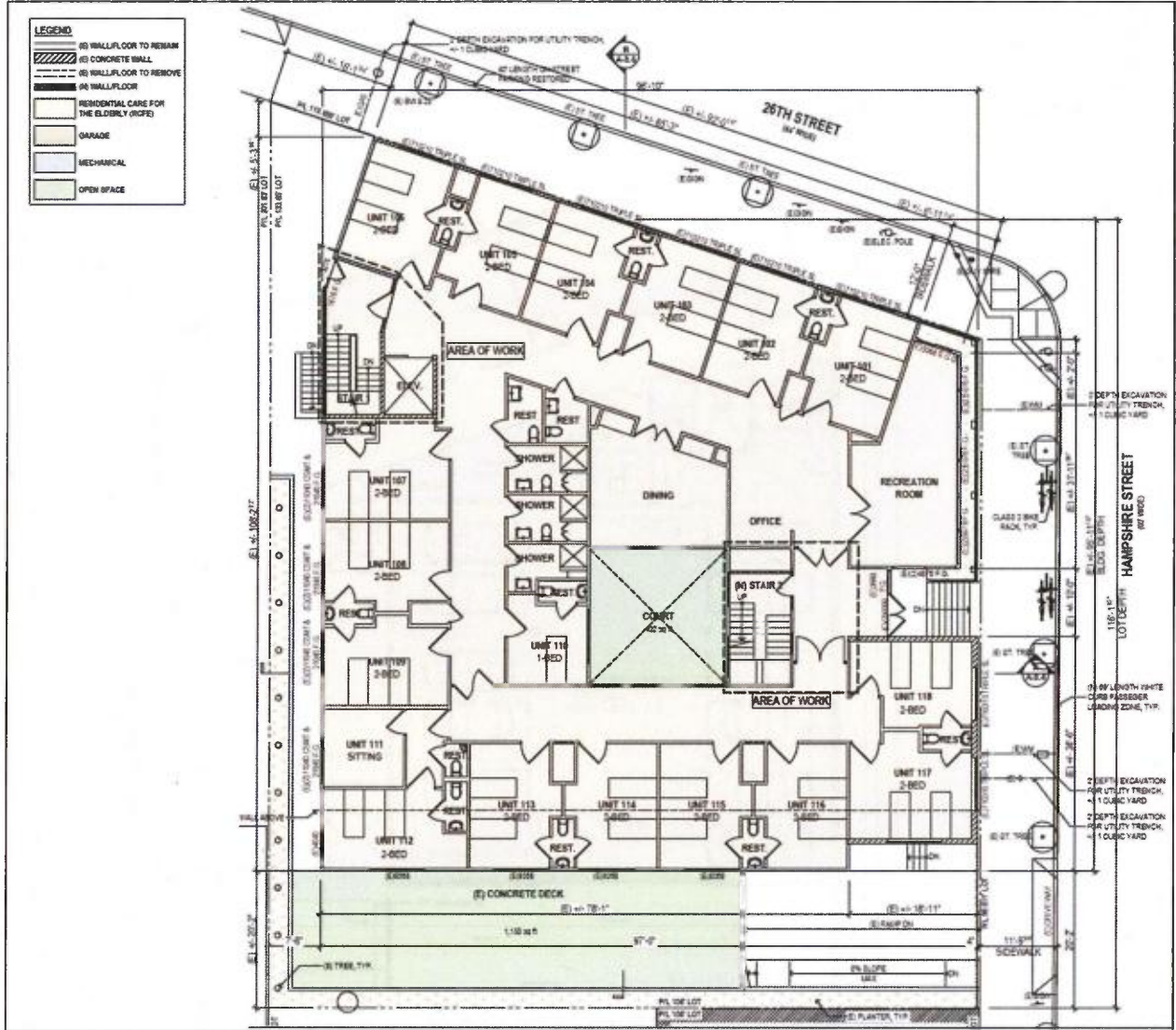
Source: Schaubly Architects Inc., May 2018.

Figure 4: Basement Plan



Source: Schaubly Architects Inc., May 2018.

Figure 5: Ground Floor Plan



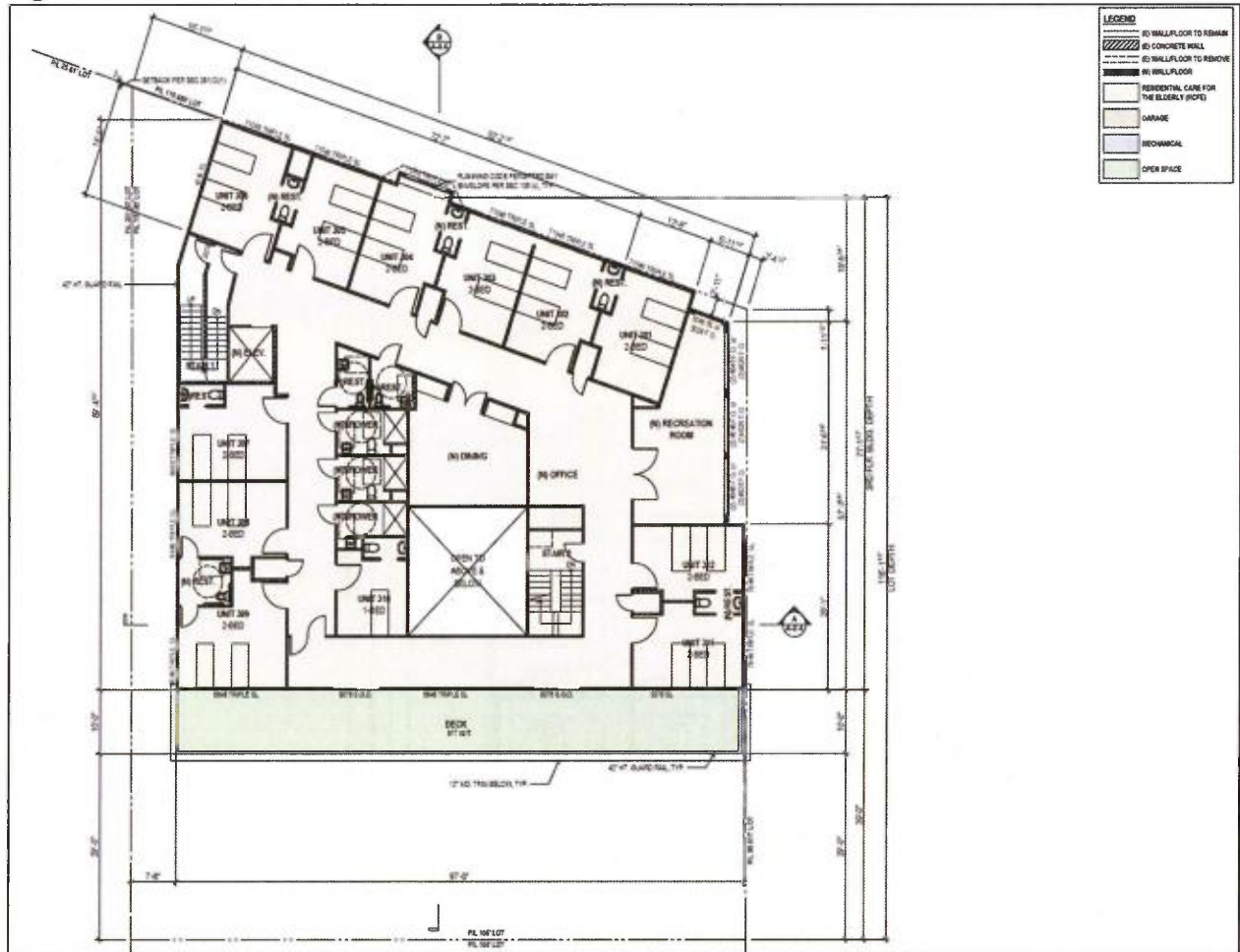
Source: Schaubly Architects Inc., May 2018.

Figure 6: Second Floor Plan



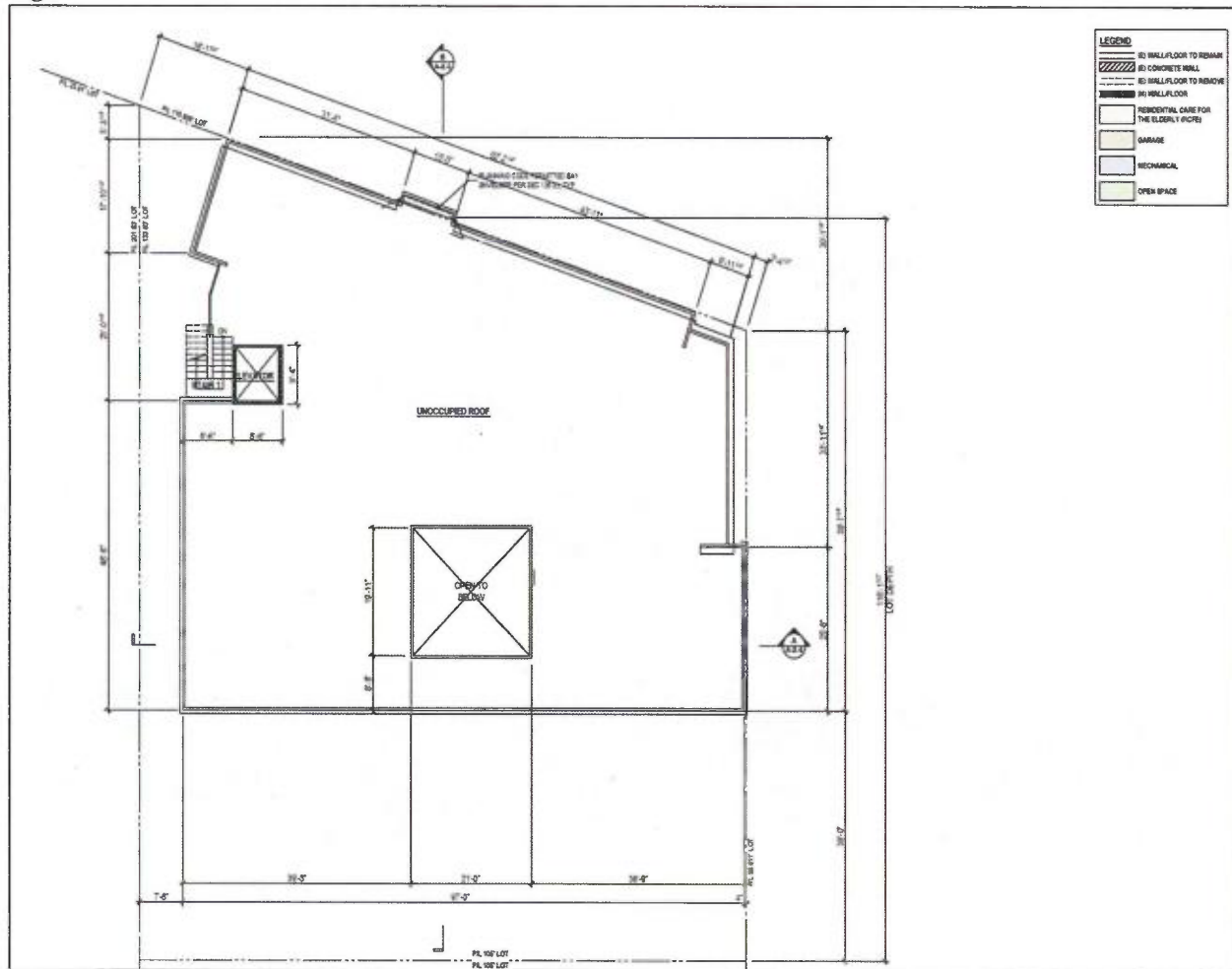
Source: Schaubly Architects Inc., May 2018.

Figure 7: Third Floor Plan



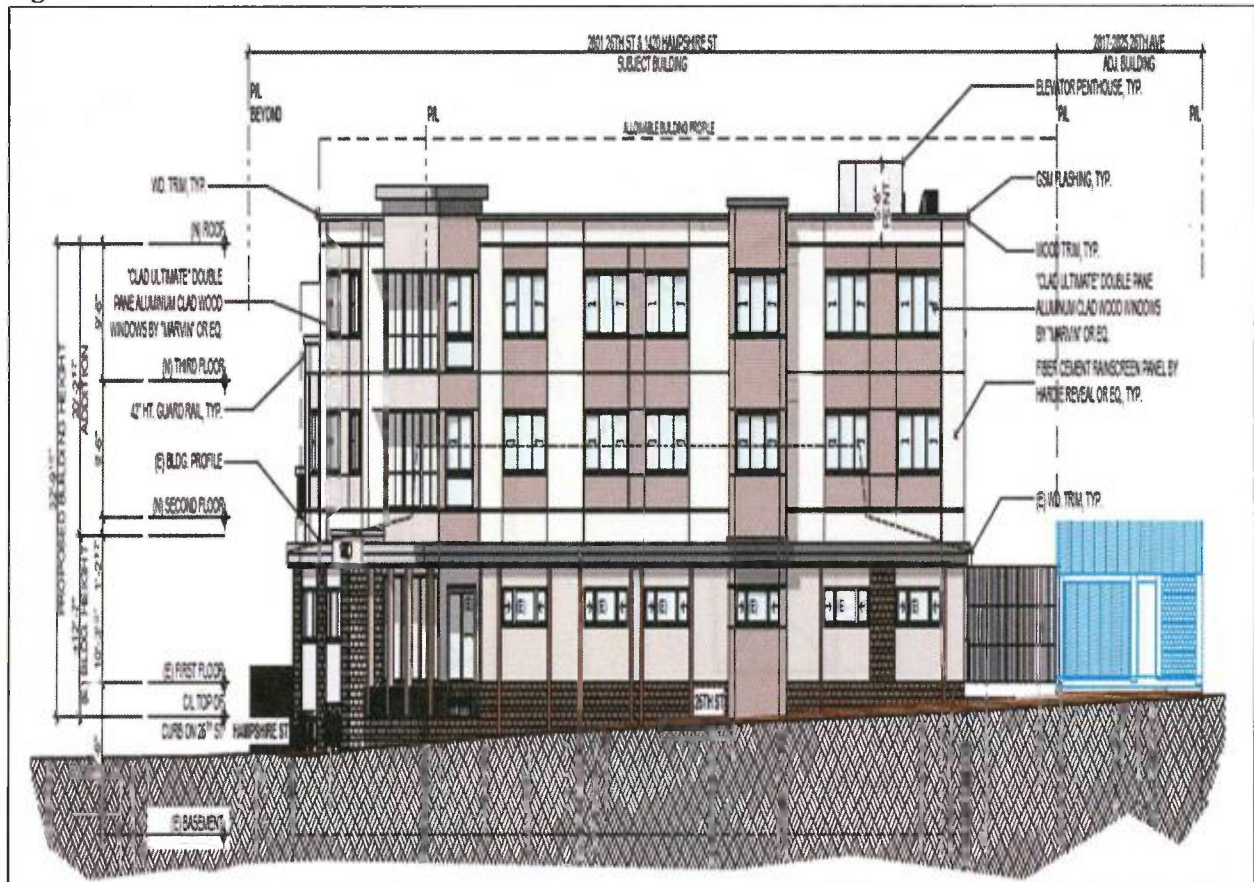
Source: Schaubly Architects Inc., May 2018.

Figure 8: Roof Plan



Source: Schaubly Architects Inc., May 2018.

Figure 9: Elevation on 26th Street



Source: Schaubly Architects Inc., May 2018.

Figure 10: Elevation on Hampshire Street



Source: Schaubly Architects Inc., May 2018.