



# SAN FRANCISCO PLANNING DEPARTMENT

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## Initial Study – Community Plan Evaluation

*Case No.:* 2016-007877ENV  
*Project Address:* 235 Valencia Street  
*Zoning:* NCT-3 (Moderate Scale Neighborhood Commercial Transit) District  
50-X Height and Bulk District  
*Block/Lot:* 3532/019B  
*Lot Size:* 9,000 square feet  
*Plan Area:* Market and Octavia Area Plan  
*Project Sponsor:* Craig Hamburg, DDG 235 Valencia Realty LLC, (415) 692-5054,  
[cnh@ddgpartners.com](mailto:cnh@ddgpartners.com)  
*Staff Contact:* Jennifer McKellar, (415) 575-8754,  
[Jennifer.Mckellar@sfgov.org](mailto:Jennifer.Mckellar@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project site is located at the southeast corner of Valencia Street and Clinton Park, on a block bound by Duboce Avenue to the north, Mission Street to the east, 14th Street to the south, and Valencia Street to the west in the Mission neighborhood of San Francisco. The site is within the Market-Octavia Area Plan.

The block is partially or fully bisected by two north-south streets, Stevenson and Woodward, and one east-west street, Clinton Park. The project site consists of a single, 9,000-square-foot rectangular lot that has frontage along Valencia, Clinton Park, and Stevenson streets. A vacant, one-story, 9,210-square-foot commercial building currently occupies the lot. The existing building was constructed in 1924 and was formerly used as a motorcycle shop and, more recently, as an automobile repair shop.

The proposed project would demolish the existing building and construct a new five-story, 50-foot-tall (55-foot-tall at the section containing the ground-floor active commercial use), approximately 33,268-sf mixed-use building with 40 dwelling units and two ground-floor commercial units totaling 5,188 square feet. The residential units would be accessed from a lobby fronting Valencia Street. One of the commercial units would be accessed from both Valencia Street and Clinton Park, the other would be accessed from Clinton Park. The residential mix would include 18 studio units, two one-bedroom units, 18 two-bedroom units and two three-bedroom units.

No off-street vehicle parking is proposed; however, 41 class 1 bicycle parking spaces would be provided on the ground floor of the new building (40 residential and one commercial). In addition, five class 2 spaces would be provided on the Clinton Park and Valencia Street sidewalks (two residential and three commercial). About 4,166 square feet of usable open space would be provided in the form of a private deck on the fourth floor and common terraces on the fourth, fifth and roof levels.

The project also proposes improvements to Clinton Park, including a sidewalk bulbout beginning at the corner of Valencia Street and Clinton Park and pavers, seating and landscaping along Clinton Park to create a "living alley" to identify and honor the legacy of Hap Jones, the former owner of the site. The three existing curb cuts (one on Valencia Street and two on Clinton Park) would be removed and replaced with a 40-foot-wide commercial loading zone at the terminus of Clinton Park.

The proposed project would be supported by a new mat slab foundation that may require drilled piers for shoring and underpinning. Construction of the proposed new building and associated street improvements would occur over a 16-month period and require excavation over the entire site to a maximum depth of 2.5 feet below ground surface and remove approximately 834 cubic yards of soil.

## **PROJECT SETTING**

As described above, the project site fronts Valencia Street, Clinton Park and Stevenson Street. Valencia Street is a three-lane, two-way, north/south street with bicycle lanes oriented in both directions. Clinton Park and Stevenson Street are single-lane alleys running west and north, respectively. Parallel parking is permitted on both sides of Valencia Street, the west side of Clinton Park and the east side of Stevenson Street. The project site is located within a half mile of the 16th Street & Mission (Bay Area Rapid Transit) BART transit stop and within a quarter mile of several local San Francisco Municipal Transportation Agency (Muni) transit lines, including 14-Mission, 14R-Mission Rapid, 49-Van Ness/Mission, 55-16<sup>th</sup> Street, F-Market & Wharves, J-Church, KT-K-Ingleside/T-Third Street, L-Owl, M-Ocean View and N-Judah.

The project vicinity is characterized by a mix of one- to five-story buildings containing residential, retail, entertainment, institutional and production, distribution and repair (PDR) uses. The buildings are predominately mixed-use residential buildings with commercial uses on the ground floor. Numerous restaurants, bars, and other retail and services establishments are located within a few blocks of the project site. Nearby institutions include San Francisco Friends School, situated directly opposite the project site on Valencia Street and Annunciation Greek Orthodox Cathedral, situated directly south of the project site. The San Francisco Armory is located two blocks southwest of the project site. There is limited public open space in the immediate vicinity; however, Page and Laguna Mini-Park and Koshland Park are located within one-quarter mile of the project site and numerous open space areas, including Mission Dolores Park, Alamo Square and Duboce Park, are located within one mile of the project site.

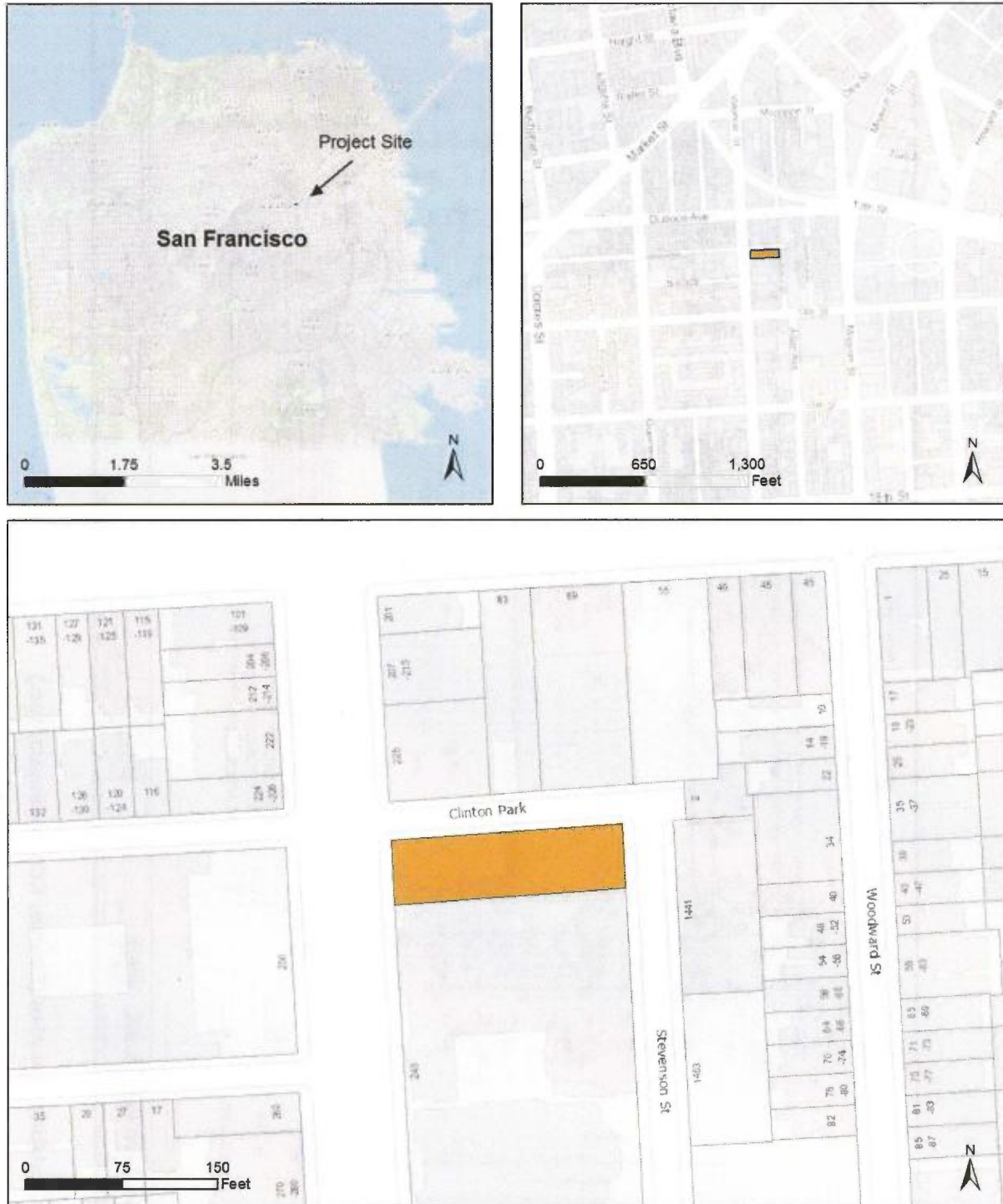


Figure 1. Site location (Source: San Francisco Planning Department)



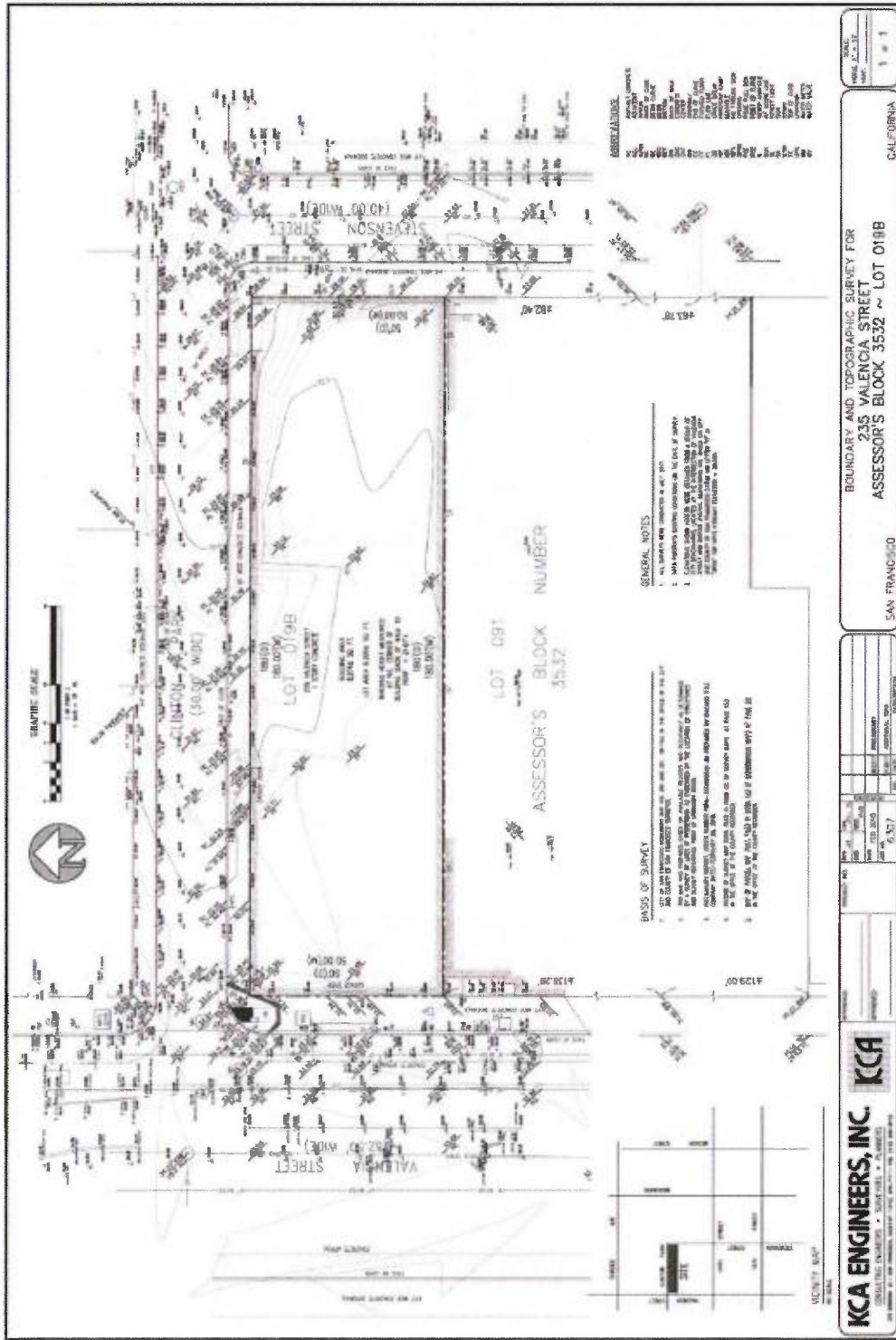


Figure 2. Existing plot plan (Source: KCA Engineers, Inc.)

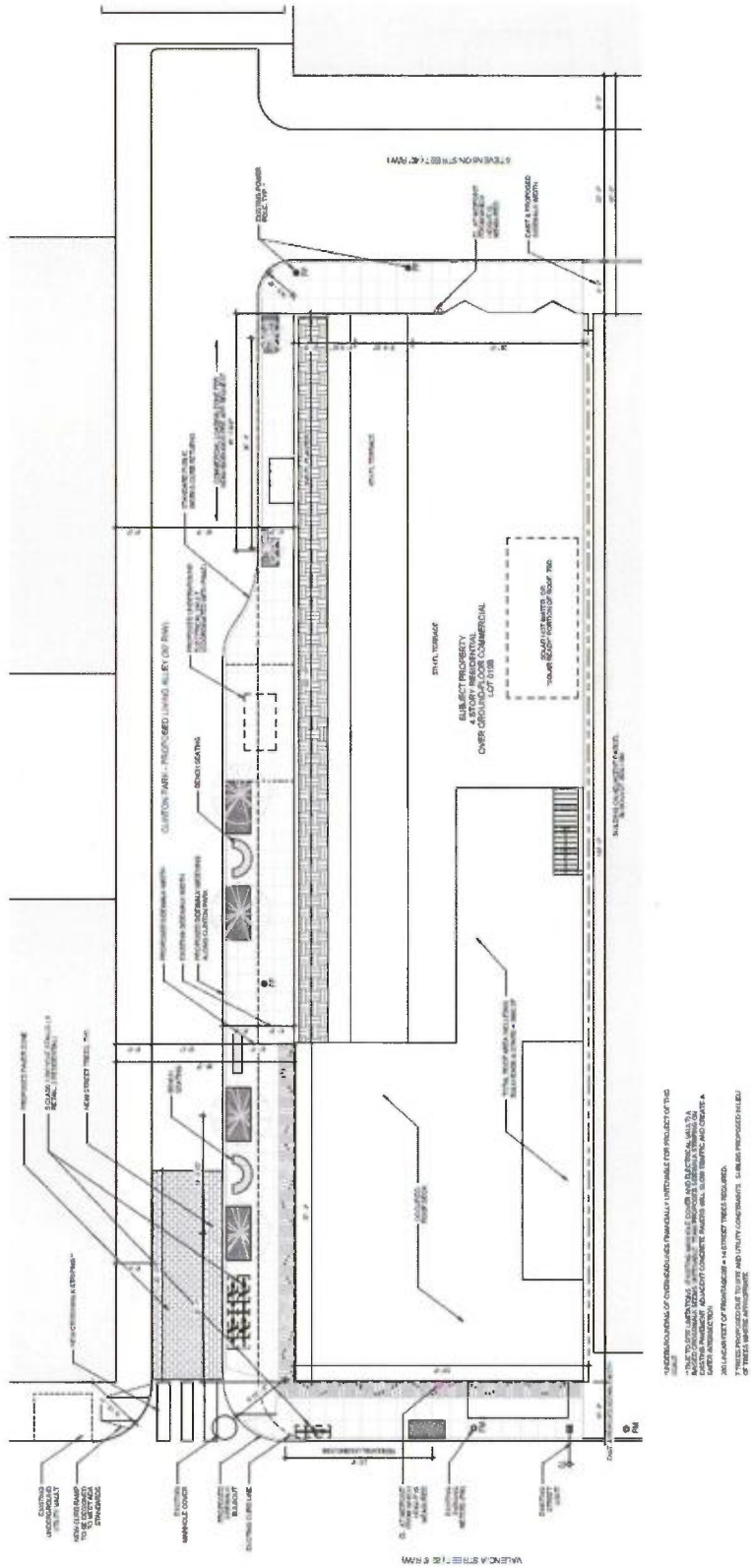


Figure 3. Proposed plot plan (Source: Heller Manus Architects)

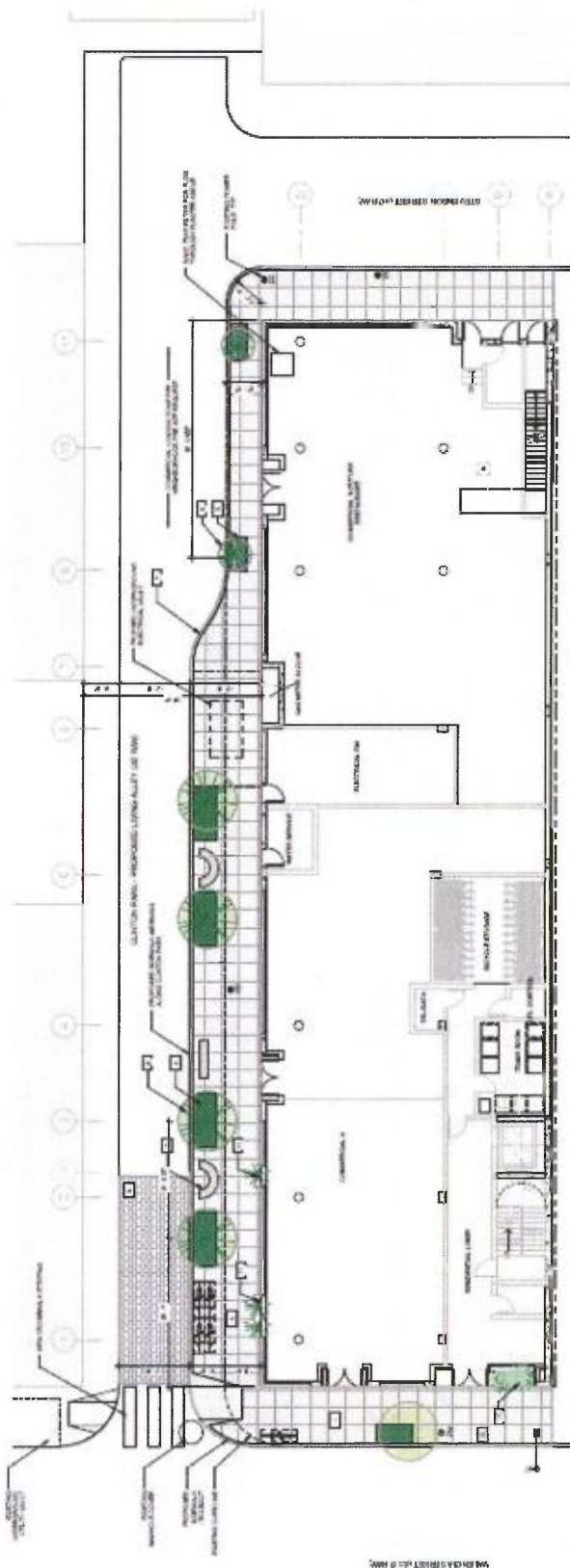


Figure 4. Ground floor plan (Source: Heller Manus Architects)

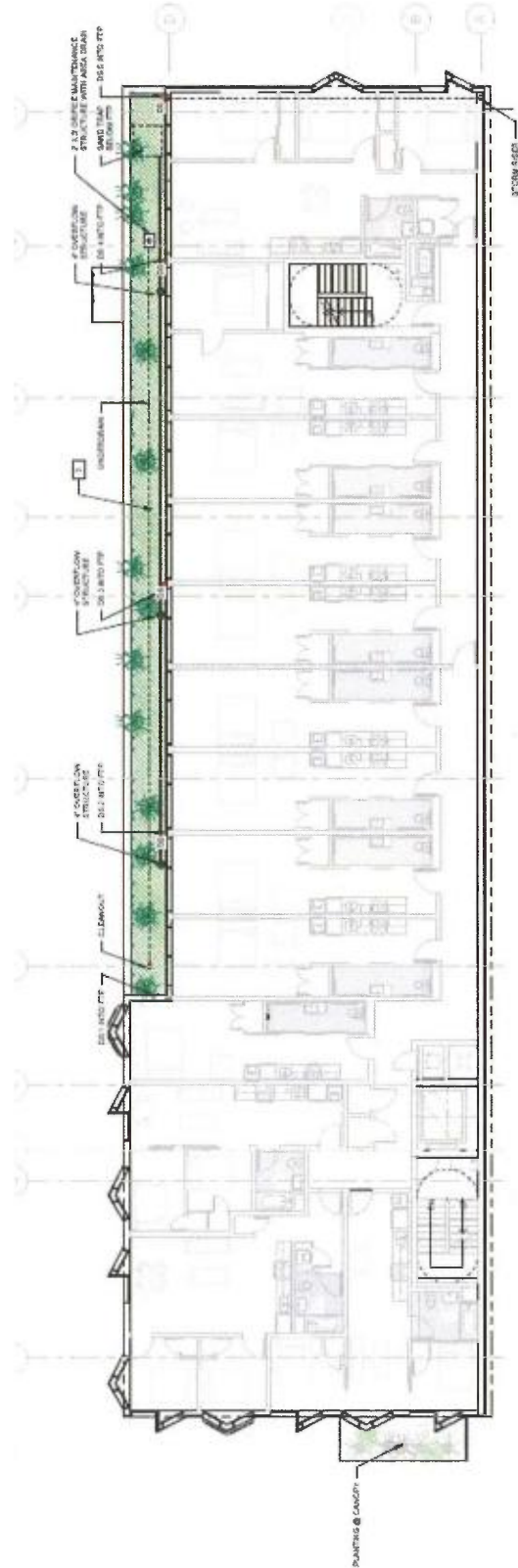


Figure 5. Second floor plan (Source: Heller Manus Architects)

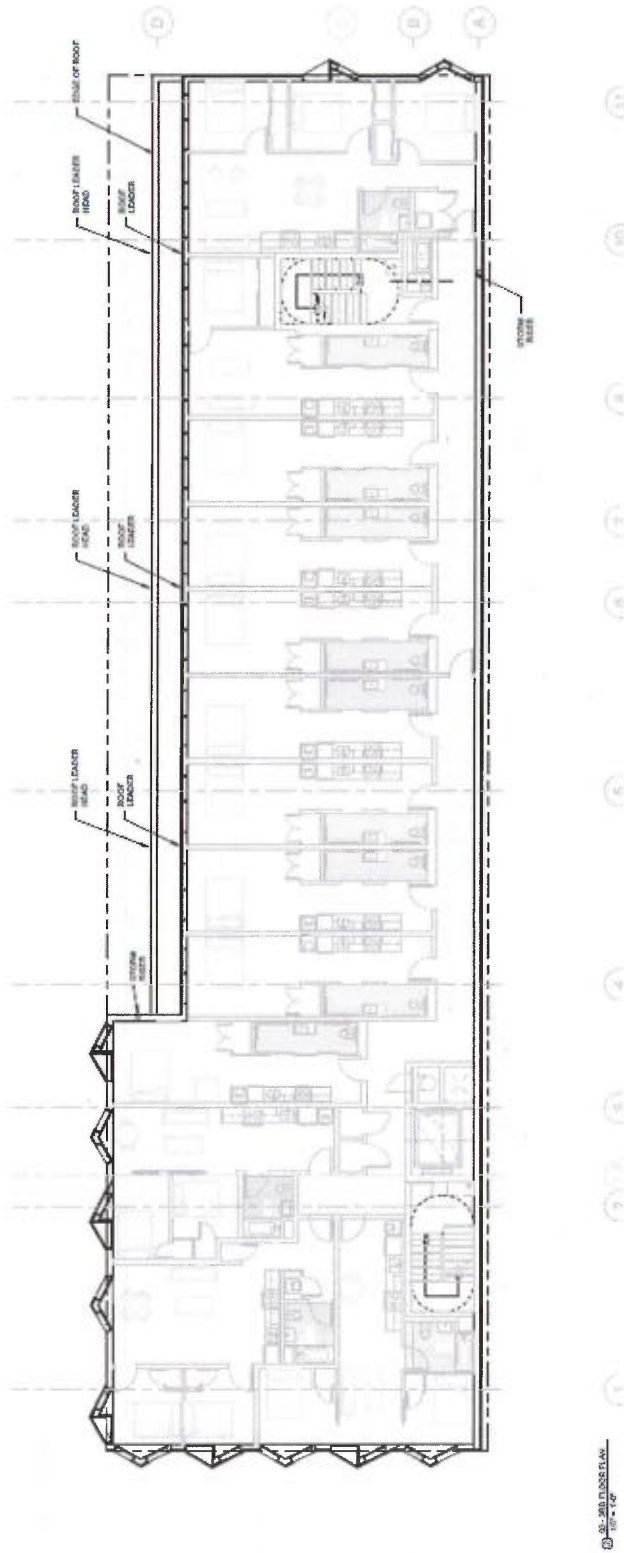
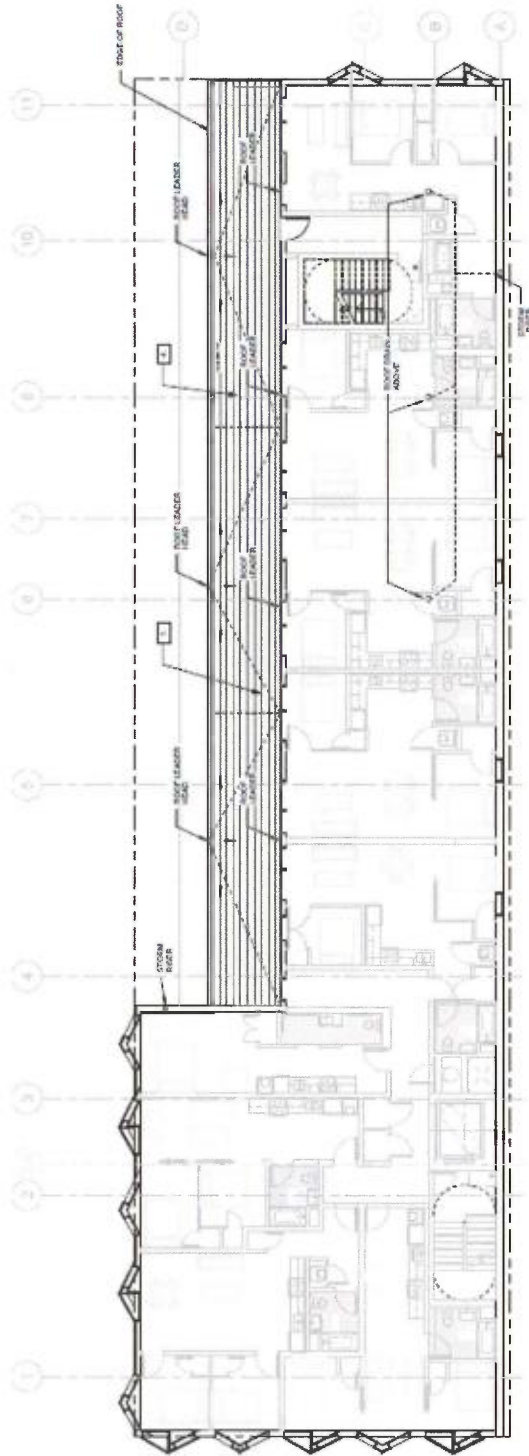


Figure 6. Third floor plan (Source: Heller Manus Architects)





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Figure 7. Fourth floor plan (Source: Heller Manus Architects)

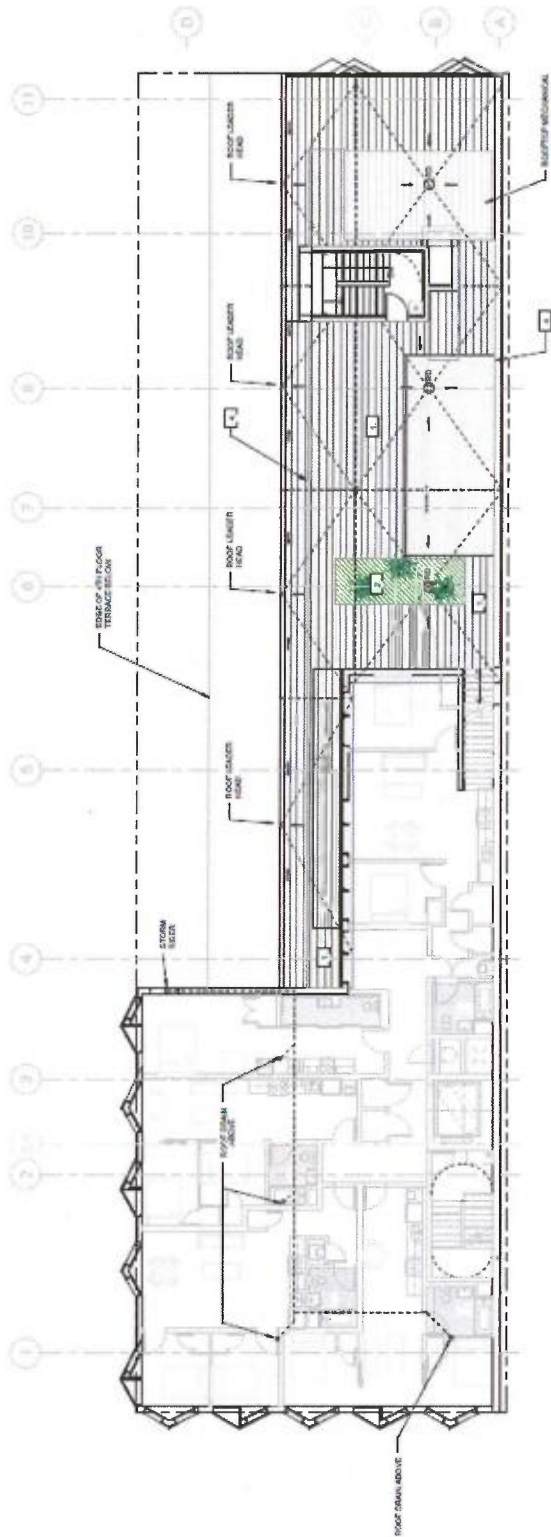


Figure 8. Fifth floor plan (Source: Heller Manus Architects)

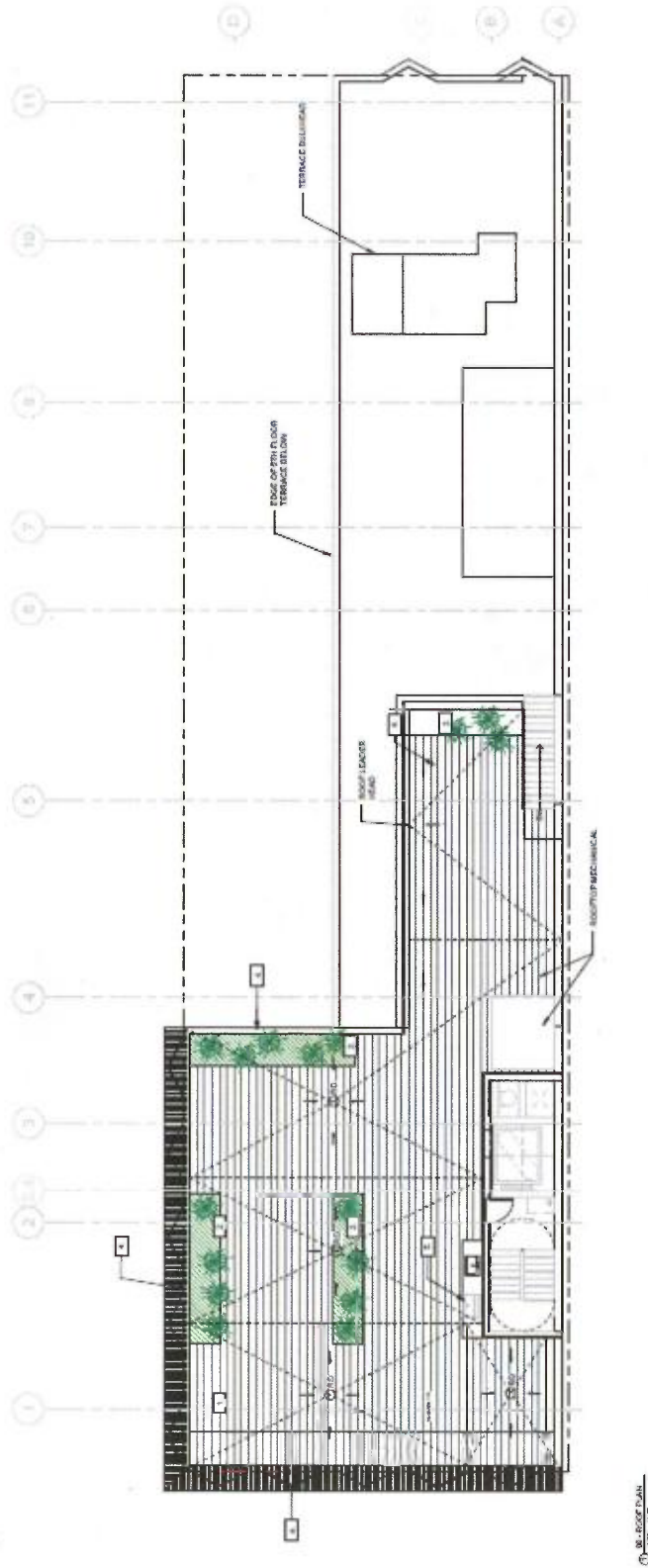


Figure 9. Roof plan (Source: Heller Manus Architects)



Figure 10. North elevation (Source: Heller Manus Architects)



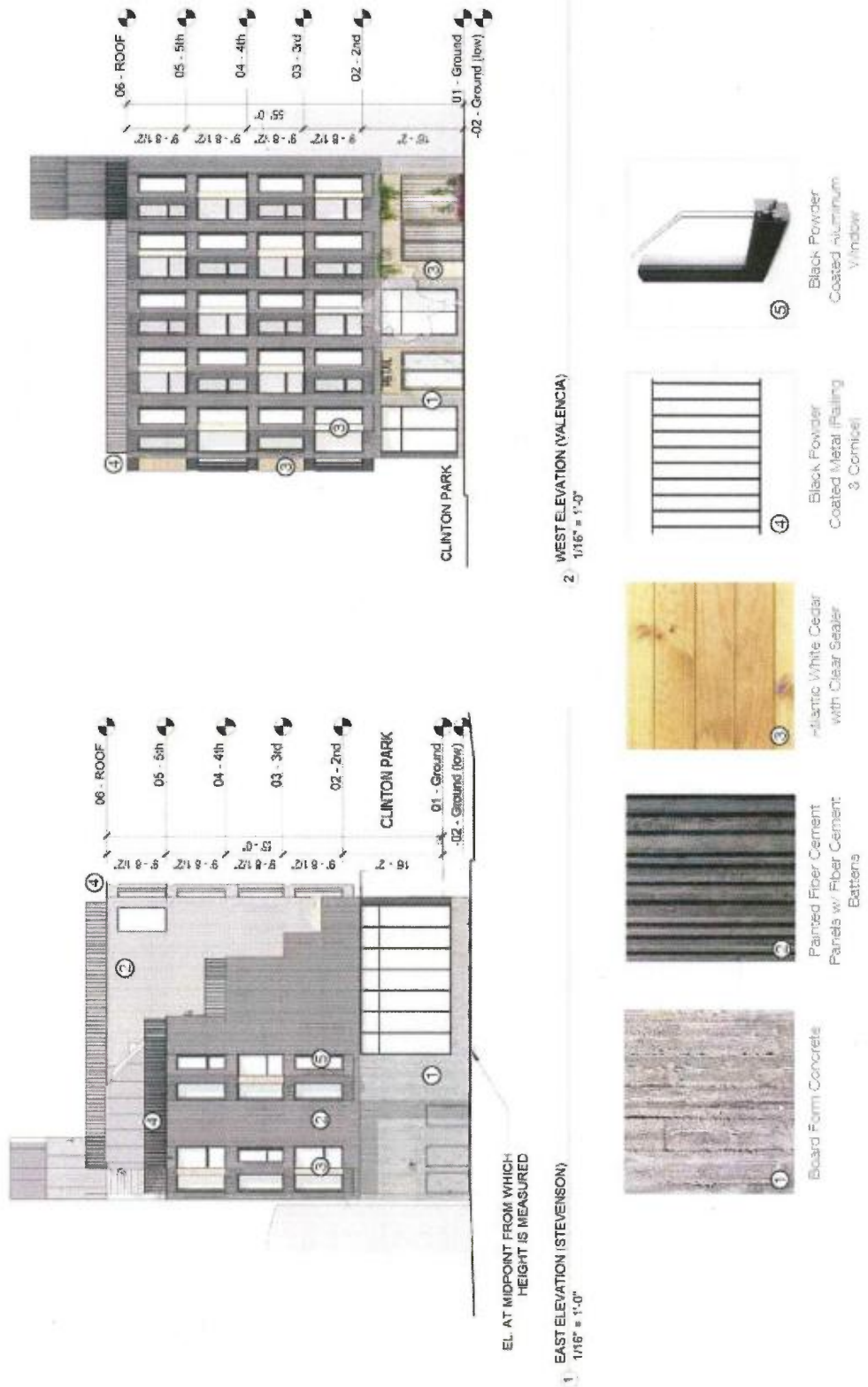


Figure 11. East and west elevations (Source: Heller Manus Architects)