



SAN FRANCISCO PLANNING DEPARTMENT

Initial Study – Community Plan Evaluation

Case No.: 2016-000601ENV
Project Address: 225-227 Shipley Street
Zoning: MUR (Mixed Use-Residential)
45-X Height and Bulk District
Block/Lot: 3753/098 and 3753/099
Lot Size: 3,750 square feet/0.09 acres (combined lots)
Plan Area: Eastern Neighborhoods Area Plan (East SoMa)
Central SoMa
Project Sponsor: William Pashelinsky
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PROJECT DESCRIPTION

The project site is located on the south side of Shipley Street within the block bounded by Shipley, 5th, Clara and 6th streets in San Francisco's South of Market (SoMa) neighborhood (Figure 1). The site comprises two vacant 25- by 75-foot-wide rectangular-shaped lots totaling 3,750 square feet.

The project proposes to merge the two lots and construct a 45-foot-tall (55-foot-tall including penthouse), four-story, 11,496-square-foot residential building with nine residential units (five one-bedroom units and four two-bedroom units). No off-street vehicle parking is proposed, however, nine class 1 bicycle parking spaces would be provided on the ground floor at the rear of the building and within an accessory building attached at the back of the proposed structure and within rear yard. The existing curb cut on Shipley Street would be removed. Usable open space for the residents of the proposed project would be provided in the form of a common roof deck, a private rear deck for the rear ground-level unit, private balconies for the north-facing units on the second and third floors and a private terrace for the fourth floor unit. The drawings for the proposed project are included in figures 2 through 8.

Construction of the proposed project is expected to last 13 months. The proposed building would be supported by a steel reinforced concrete mat slab on improved soil. The site soil would be improved by injecting grout piers, measuring approximately three feet in diameter, into the existing soil in a five- to ten-foot grid pattern to an approximate depth of 15 feet. Construction of the proposed project would require excavation over a 1,350-sf area to a maximum depth of two feet below ground surface (bgs) and remove approximately 100 cubic yards of soil.

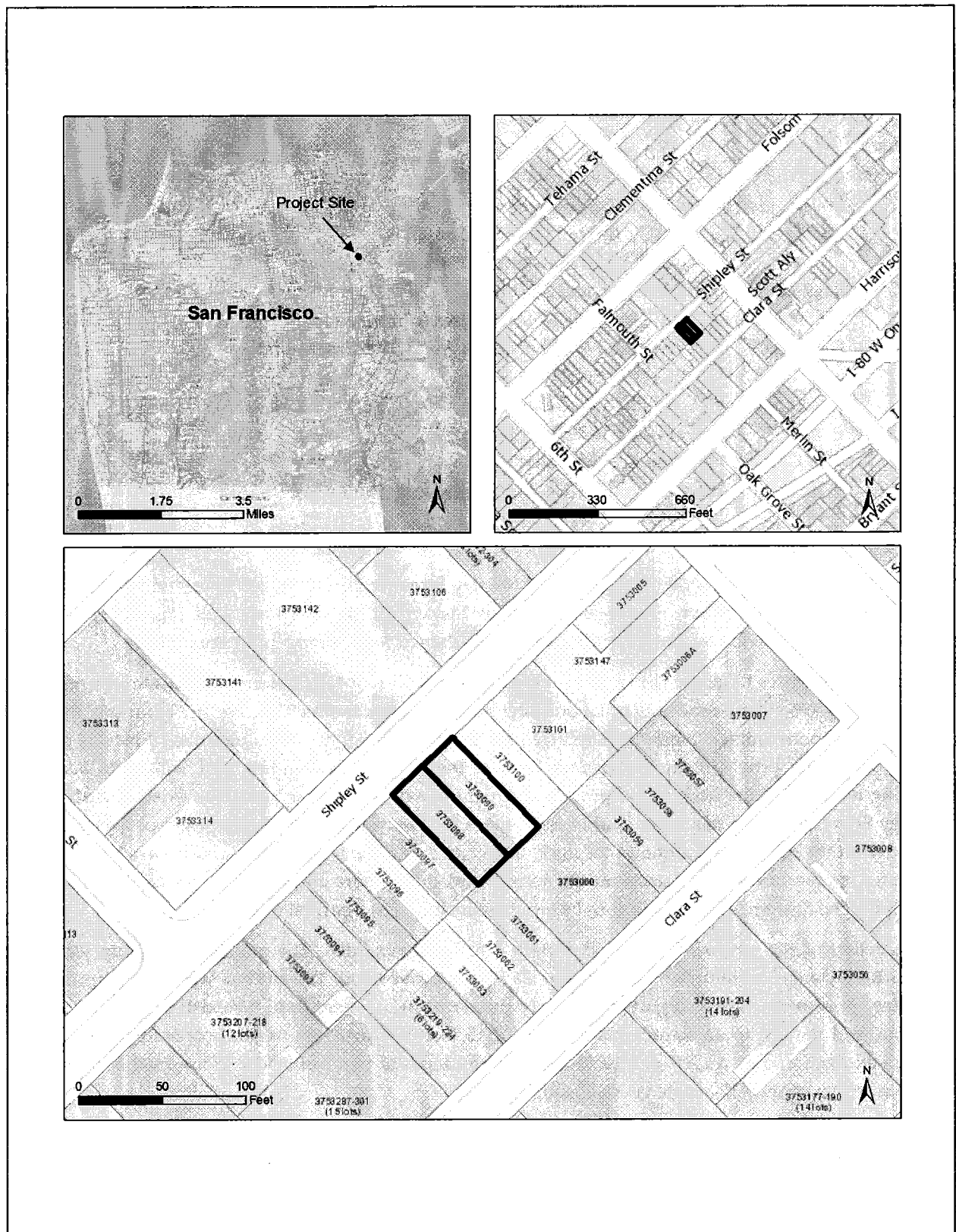


Figure 1. Project location (Source: San Francisco Planning Department)

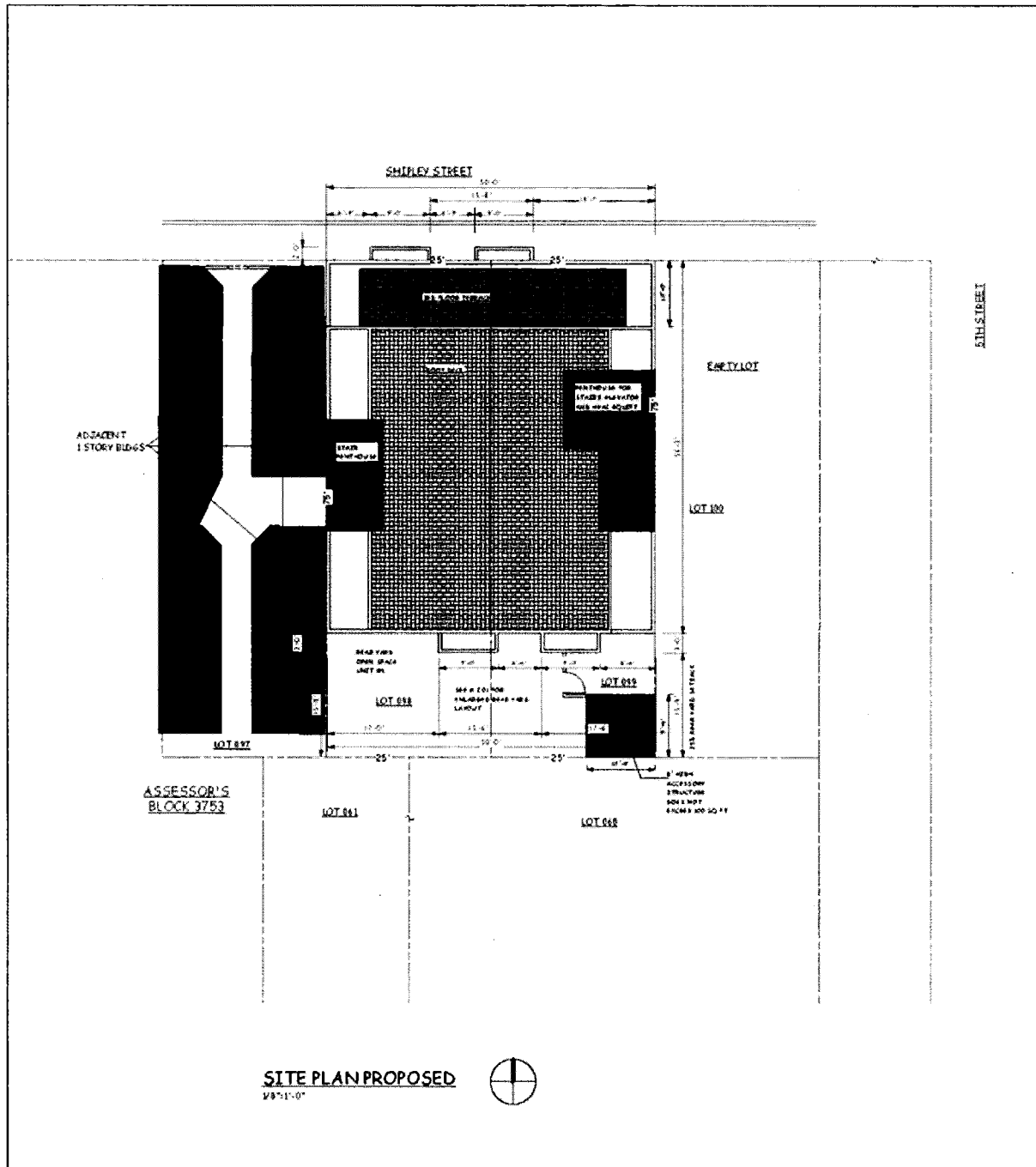


Figure 2. Proposed site plan (Source: William Pashelinsky Architect)

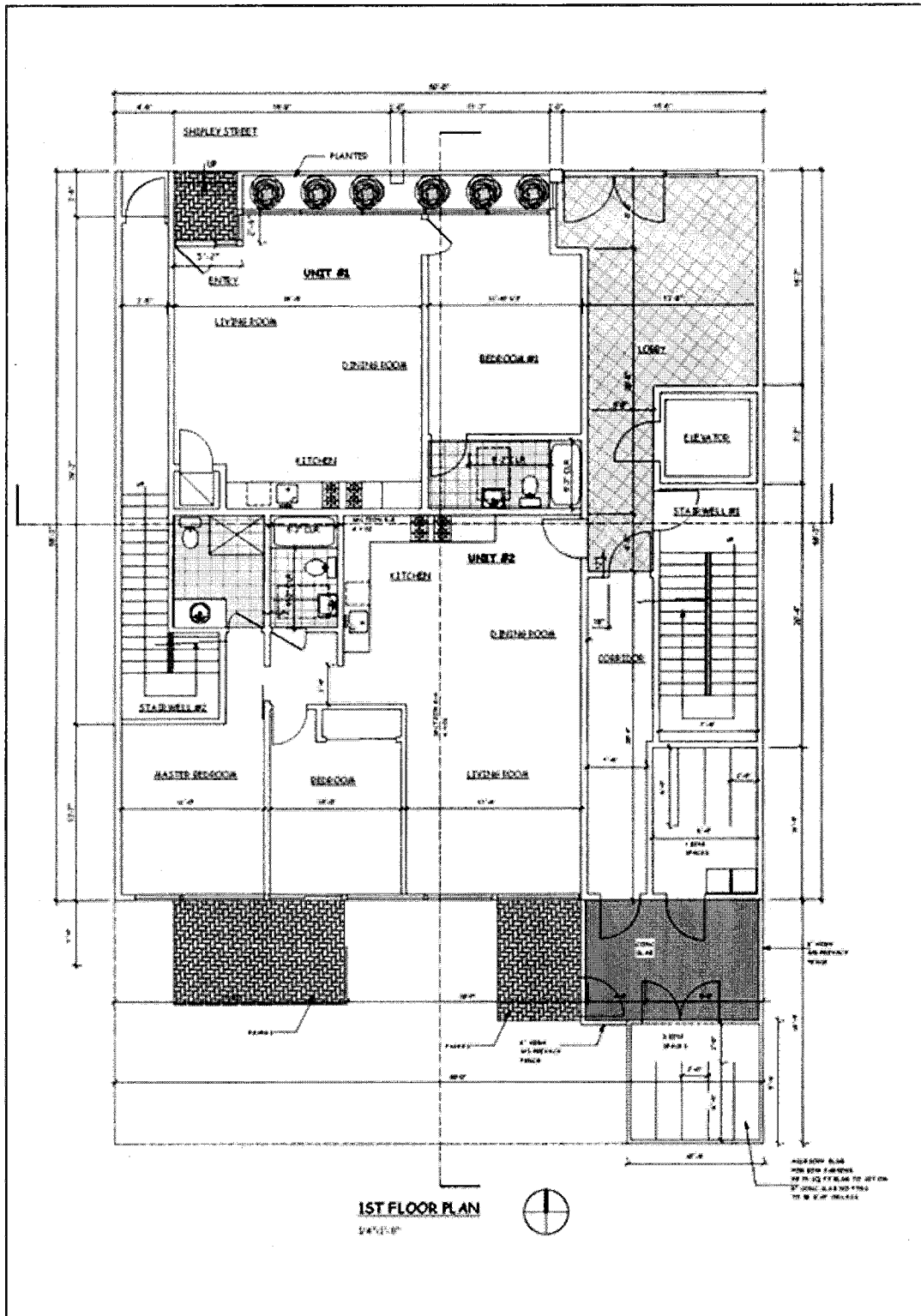


Figure 3. Proposed first floor plan (Source: William Pashelinsky Architect)

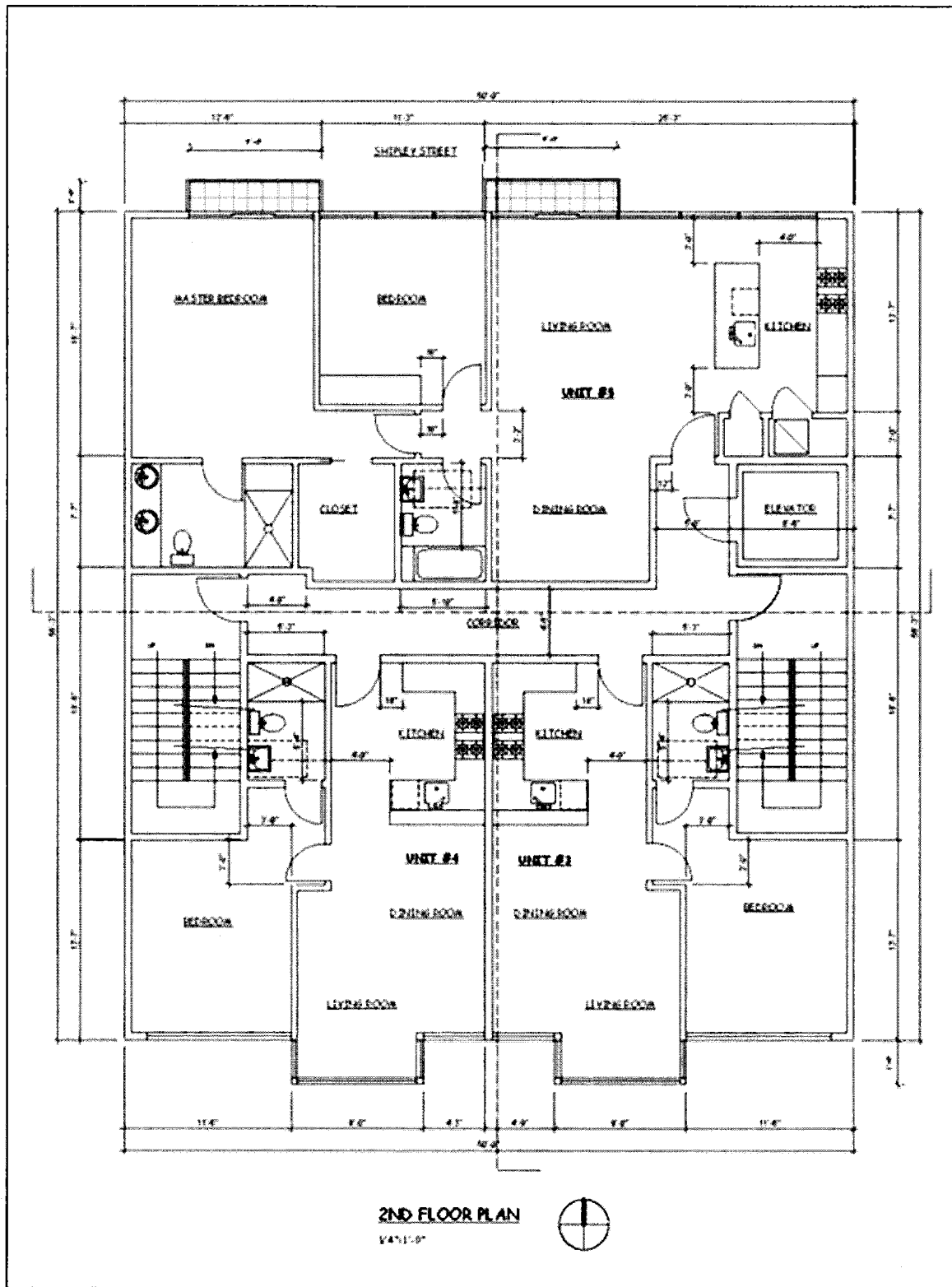


Figure 4. Proposed second floor plan (Source: William Pashelinsky Architect)