

# **SB 35 - Density and Height Bonus Law. 2018**

is being applied across San Francisco for needed below market rate housing with devastating effect, justified by the housing shortage crisis but ill-conceived, particularly at 2550 Irving Street in District 4. Here's what the new law does:

## **SB 35 BASIC STIPULATIONS**

- Allows present Zoning height limits to be exceeded by 3 stories.
- Forces Local Jurisdiction to execute this State law without any discretion which is called “Ministerial” review
- Exempts 100% Affordable Housing Projects from CEQA (EIR reports)
- Ignores proven prototypes for this Building type.
- Forgoes an essential master-planning step for housing

# REALITY CHECK - 2550 Irving Aerial View - Looking South-east

IRVING COMMERCIAL  
CORRIDOR

1300 26<sup>th</sup> Ave (E) Housing- Precedent???

2550 Irving Street





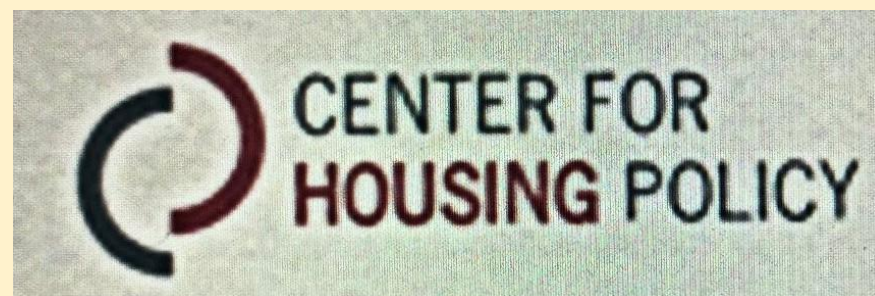
# RESEARCH AND CONSENSUS ON HOUSING WITH DIGNITY

“Large Concentrations of Affordable Units are best avoided in favor of more moderately sized developments.”

Center for Housing Policy & National Housing Conference, Washington, DC



CA Department of  
Housing & Community  
Development

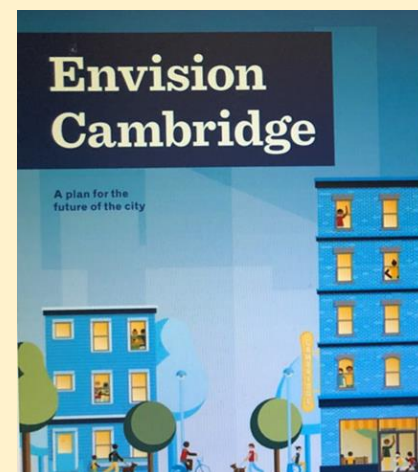


NYU  
Furman  
Center

Advancing research and debate  
on housing, neighborhoods,  
and urban policy

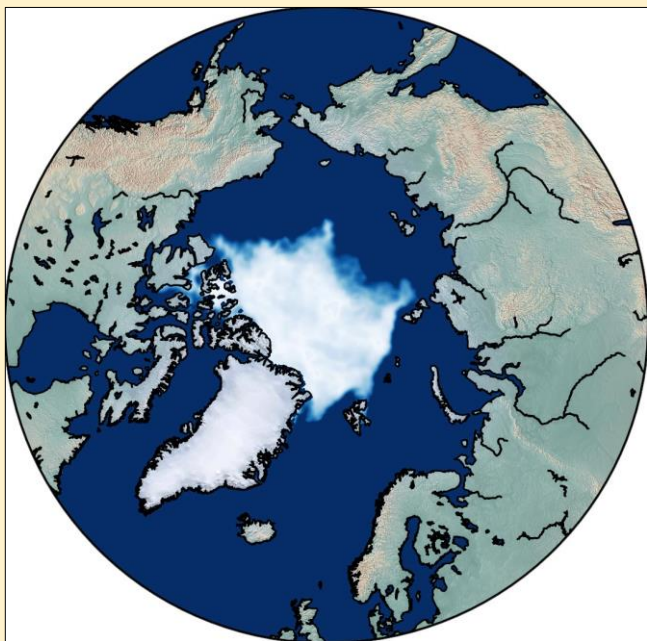
School of Law  
Wagner School of Public Service

(Former INSTITUTE OF PLANNING AND HOUSING)

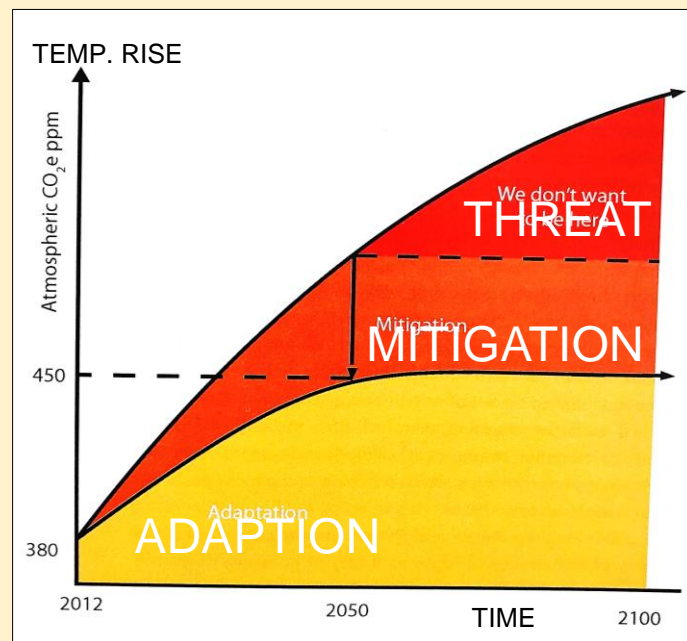


# The ENERGY CRISIS IS SIMULTANEOUS TO THE HOUSING CRISIS

but their causes are different and yet their remedies have not been synchronized



The Relevance of the Energy crisis to 2550 Irving is reduced consumption and shared access to the sun for essential energy.



- ALL NEW BUILDINGS REQUIRED TO BE ALL ELECTRIC BY CODE
- 2550 ROOF WILL HAVE SEVERAL SOLAR PANELS
- 2550 WILL DENY ADJACENT HOMES ACCESS TO SOLAR ENERGY
- RIGHT SIZE 2550 TO BE LOW POWER and BE A GOOD NEIGHBOR

**BOTH THE PUBLIC AND POLITICIANS DO NOT UNDERSTAND THE EMORMOUS COMPLEXITY OF THIS MULTIPLE CRISIS - EACH OF THE 9 TYPES BELOW OF AFFORDABLE HOUSING SHOULD NOT BE DESIGNED UNDER A TOP-DOWN, ONE SIZE FITS ALL APPROACH LIKE SB-35**

# Types of Affordable Housing



	Variation	User Group	Function	Comments
<b>TYPE 1</b>	SRO's	Singles		Rehabilitative
<b>TYPE 2</b>	Supportive	Family		H/EL/VL/L
<b>TYPE 3</b>	Senior	Single/Couple/Programs		gerontology programs
<b>TYPE 4</b>	Teacher	Young and mid Adults		common occupations
<b>TYPE 5</b>	Congregate and Co-living	Young or Old/ non-biological		Shared common's /furnished
<b>TYPE 6</b>	The Missing Middle		VL to AMI	apartment mix
<b>TYPE 7</b>	Single and Two Family		Families	Home ownership Program.
<b>TYPE 8</b>	Market Rate w/ % AH	Blends of Income groups		typical
<b>TYPE 9</b>	Rent control ( Pre-1995)	Blends of Income groups		typical

# SITE UTILIZATION COMPARISON

Type of AH	Type 2	Type 3	Type 9	Type 4	Type 2	
PROJECTS	Affordable FAMILY <b>2550 Irving</b>	Affordable SENIOR <b>4200 Geary</b>	MIXED INCOME Rent Controlled <b>1300 26th Ave</b>	Affordable TEACHER <b>1360 43rd Ave</b>	Affordable FAMILY <b>360 Valencia St</b>	Standards <b>CALIF</b>
SB-35 Projects ?	YES	YES	NO	YES	PROTO-TYPE	DOHCD TYPE 2
Site Area	19,125 SF or .44 Ac	16,750SF or .38Ac	5,750 SF or .13 Ac	60,000 SF or 1.38 Ac	217,800 SF or 5 Ac	
Bldg. Area Only	1 bldg. 107,608 GSF	79,650 GSF	1 bldg. 35,000 GSF	1 bldg. 159,200 GSF	16 Bldgs. 300,000 GSF	
Stories	7 stories	7 Stories	6 stories	4-5 stories	3-4 stories	
FAR	5.63	4.75	6	2.65	1.38	
No. of Units	98 DU	98	34 DU	135 DU	260 DU	
DU/ acre ratio	223	257	261	98	52	20 - 100
Parking	11 spaces	16 spaces	5 spaces	48 spaces	90 spaces	
Parking / Du ratio	0.12	0.16	0.15	0.35	0.34	
Aver. Area per unit	1145 sf/unit	656 sf/unit	862 sf/unit	600 sf / DU	1154 sf/unit	
Unit types	s,1,2,3	s,1	TBD	s,1,2,3	1,2,3,4, + T.H.'s	



# 1351 43rd Ave - an example of applied discretion Shirley Chisholm Teacher Affordable Housing

Density - 98 DU/AC  
an early SB-35  
project

TYPE 4 AH HOUSING

Lot size- 1.38 AC

135 Units

Stories- 4-5

Underground Parking- 48

**DENSITY WITH DIGNITY**



- **CONSISTENT** with CA Dept of Housing & Community Development Density Recommendation of 20-100 DU/Ac

# 3601 Lawton Street- an example of applied discretion

## Mixed Income Affordable Housing

**DENSITY - 178 DU / Ac**

### TYPE 8 AH Housing

41 units - 30 % Affordable

1- 3 bedroom

13- 2 bedroom

27- 1 bedroom

Stories- 4-5

Lot size- .22 Ac

Parcel- 100 x 100'

Underground Parking- 24



**Density with Dignity**



**4200 Geary** - an example of a fortunate development pattern for this site

## **Senior Affordable Housing**

**Density – 257 DU/Ac**

### **TYPE 3 AH Housing**

**98 Units**

**41 -Studios**

**57 -1 Bedroom**

**Lot Size - .38 Ac**

**Parcel- 108' x 150'**

**Parking - 16**



**Density with Dignity**

# 2550 MASSING MODEL-

For 98 Families - Type 2

# SPANS THE ENTIRE BLOCK -

240 feet long from 27<sup>th</sup> to 26<sup>th</sup> Aves -

7 Stories - 98 units - Density- 223 units/Ac



LOOKING EAST ON IRVING ST.

**Density WITHOUT Dignity for Families**



**2550 MASSING MODEL - Looking South from  
PARKSIDE HISTORICAL RESIDENTIAL DISTRICT TO THE NORTH**



LOOKING SOUTH ON 26TH AVE.

**Density WITHOUT Dignity for Families**



# MISUNDERSTANDING BULK At 2550 IRVING

OVER - CONCENTRATION = DENSITY WITHOUT DIGNITY

**Density- 223 DU/Ac**

**Stories – 7**

**98 units**

**Parking - 11**

THE PROPOSED 2550 PROJECT IS

**3.3 TIMES MORE MASSIVE**

PLUS AN ADDED STORY above 1300 2th Ave

**THIS SETS FAMILIES APART**



**THE ONLY 3 COMPARABLE TALL SUNSET APARTMENT BUILDINGS ARE THESE:**



- These examples are 1/4 to 1/3 the footprint of 2550. They are not COLLASSAL

# IRVING ST. CONTEXT - Overconcentration of Needs

## AT GROUND FLOOR PLAN for 98 Units above - 3 CRITICAL INTERSECTIONS

**A**  
MAIN ENTRY

**B**  
27TH & IRVING

**C**  
26TH & IRVING

**C**



**TRASH COLLECTION FOR 98 FAMILIES**



**Irving St.**



**MOVE IN AT LOCATION A**

**MAIN ENTRY A**  
**98 FAMILIES**  
**98 FAMILY ACTIVITIES**

**DELIVERIES AT LOCATION A**

**TRAFFIC GRIDLOCK DAILY AT 26th AND IRVING INTERSECTION**

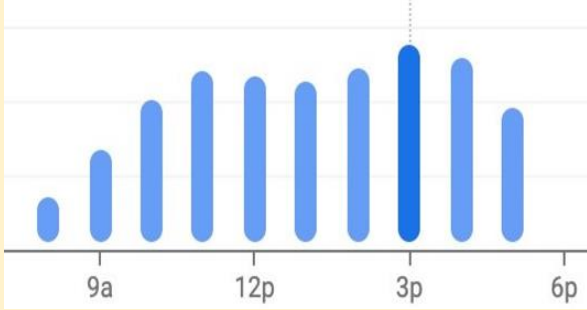




# CONTEXT: GRID-LOCK AT 26TH & IRVING - Location C

- QUEING FOR PARKING AT SUNSET SUPERMARKET PARKING LOT ALREADY CAUSES MASSIVE GRID-LOCK

- 2550 PROPOSED PARKING ENTRANCE IS AT THIS INTERSECTION



- HONKING, SHOUTING and FIGHTS IN PARKING LOT ON WEEKENDS **DAILY CONGESTION**



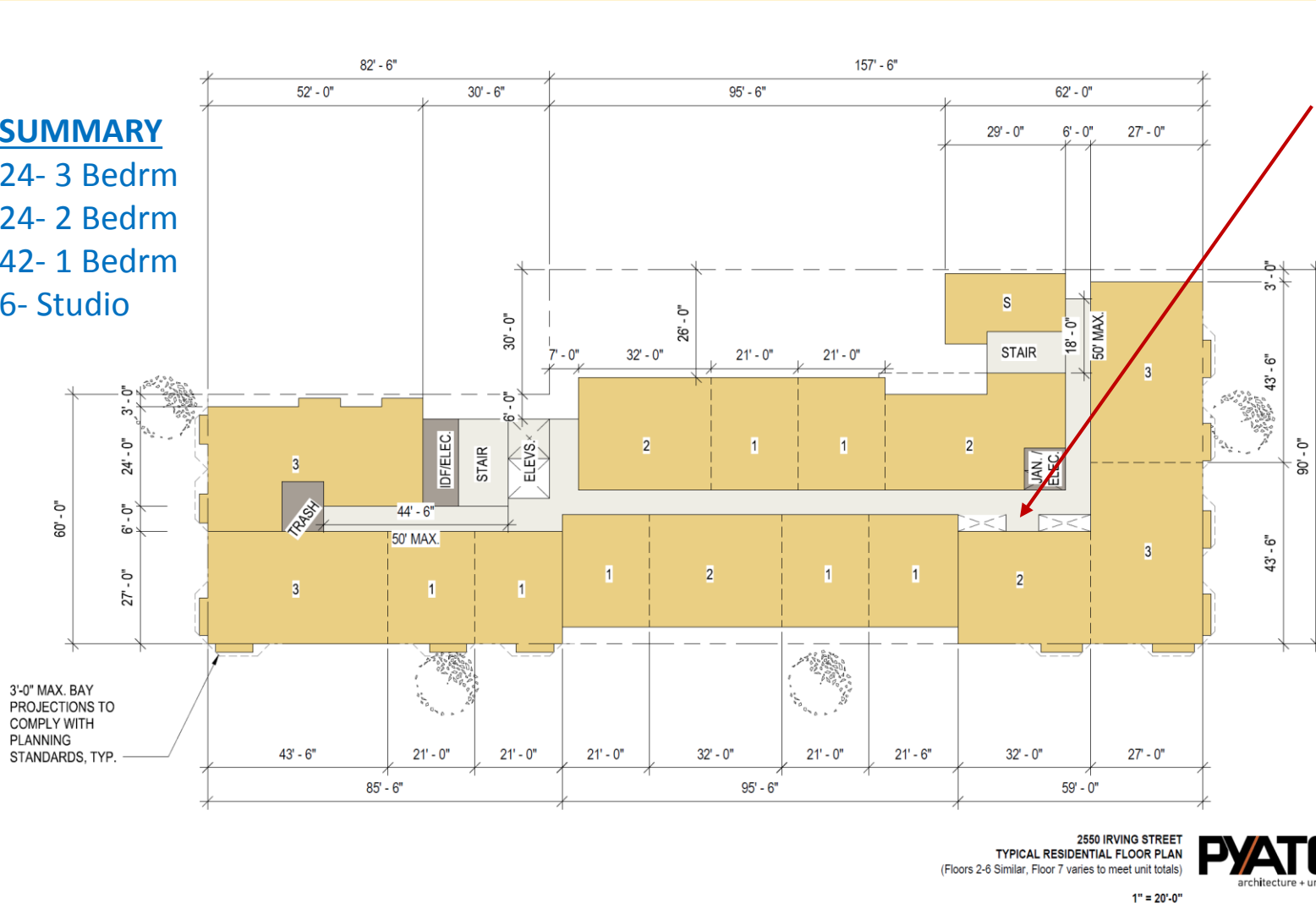


# 2550 IRVING – REPLICATES THE INTERIOR OF A HOTEL -

This Design Repeats Tower Mistakes of the Past - 6 Floors of this for 98 Families

## SUMMARY

- 24- 3 Bedrm
- 24- 2 Bedrm
- 42- 1 Bedrm
- 6- Studio



## NEGATIVE FEATURES

- 200 Ft. Long Dark Corridor w/ little Natural Light
- Replicates Anonymous Hotel Environment
- Families have reduced sense of Own Home and Privacy
- Sets Families Apart from Neighborhood in Oversized Tower
- Opposite of what Valencia Gardens achieves as a Successful Model of Density w/ Dignity

2550 IRVING STREET  
 TYPICAL RESIDENTIAL FLOOR PLAN  
 (Floors 2-6 Similar, Floor 7 varies to meet unit totals)

**PYATOK**  
 architecture + urban design

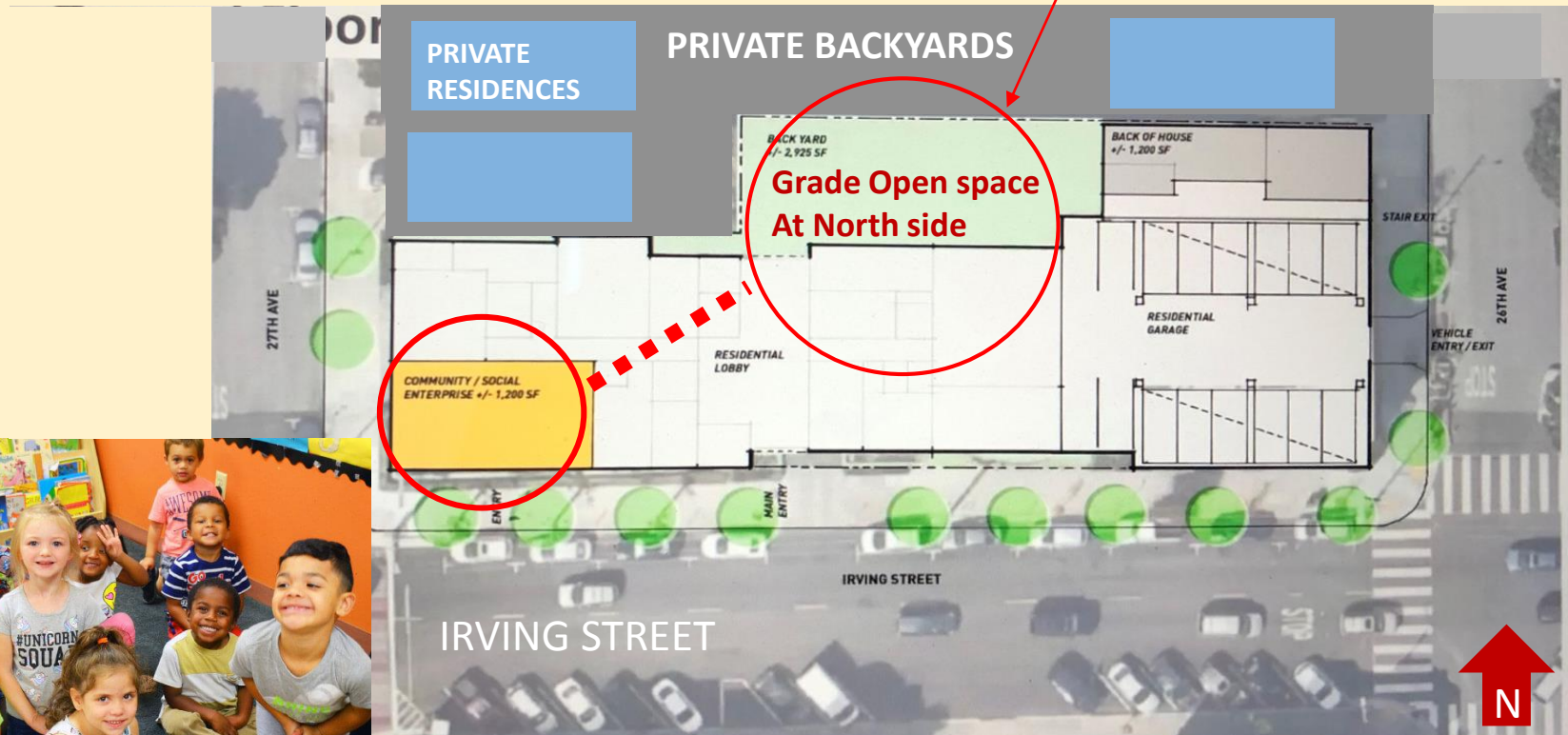
1" = 20'-0"

● The 2022 SF Housing Element claims this policy will bring “improved life outcomes to low income households” this is Density without Dignity

# LACK OF RIGHT TO LIGHT and OPEN SPACE!

- 2550 DENIES SUNSHINE FOR KIDS
- DENIES NEIGHBORS TO NORTH PRIVACY

7 Story Dark Well on North side of Building



**GROUND FLOOR**

# RIGHT TO LIGHT & THE ROLE OF OPEN SPACE

## 3601 Lawton / Affordable Housing

**THIS PROJECT TAKES  
ADVANTAGE OF THE  
ROOF AS PLAY SPACE  
WITH DIRECT SUNLIGHT  
WHICH THE CHILDREN OF  
FAMILIES AT 2550 WILL BE  
DENIED**

5 Stories

41 UNITS

.22 AC Site

24 UNDERGROUND PARKING SPACES



**DENSITY WITH DIGNITY**



# PROTO-TYPE FOR TYPE 2 SUPPORTIVE FAMILY HOUSING

## DENSITY + "HOME"

**52 DU / AC**

\*MODEL TO USE-RESEARCHED BASED  
EXAMPLE - PROVEN SUCCESS

260 UNITS

**3-4 STORIES**

Site 5 AC/ 217,800 SF

Building 300,000 SF

STUDIO 1-2-3-4 BEDROOM FOR FAMILIES &  
SENIORS

90 PARKING SPACES

## FEATURES

- **WALK UP PRIVATE ENTRIES**
- **PRIVATE BACKYARDS**
- **\*PROVIDES SENSE OF HOME**
- **NO HOTEL-LIKE CORRIDORS**
- **NATURALLY BUILDS COMMUNITY**

## VALENCIA GARDENS, SF AFFORDABLE FAMILY HOUSING



**DENSITY WITH DIGNITY FOR FAMILIES**

# THERE IS AN ALTERNATIVE - A Process to Comprehensively address Affordable Housing, Urban Density, an Community Well-being in the Sunset District D4 (page 1 of 3)

**Premise #1:** Site Selection-using the Sunset Blueprint and selecting from three archetypal sites in the Sunset along Transit enhanced lines: (see map on p.2)

- Type A)** Vacant Property
- Type B)** Re-purposed Property
- Type C)** City Owned Property

**Premise #2:** Work with Supervisor Mar's Office to narrow down sites to say 2 most promising sites in each of the 3 Archetypal Types for development and the sites will be assigned to a firm or group of design professionals for a competition-like format.

**Premise #3:** Once the promising sites are distilled, the supervisor's office shall develop a hypothetical list of physical and social constraints and assets to incorporate into the project. Furthermore, a graphic simplification of the justification for increased density and construction shall be developed.

**Premise #4:** Denser Housing Precedents in this district will be evaluated for their applicability to increase greater density. Height limits may vary according to each particular sites' potential for creating a win-win scenario with the surrounding residential neighborhood.

**Premise #5:** Each design team shall consider concentrating and strengthening the most consistent Commercial zones along these transit corridors by including the affordable housing component on second and above floor levels.

**Premise #6:** The Process will include input from Developers, Attorneys, and Economists at an appropriate juncture in each hypothetical design which warrants their involvement. Involving Site owners will be at the discretion of the Supervisor.

**Premise #7:** Premise #5 will inform City Planning as to develop new zoning guidelines based on these project findings.

**Premise #8:** The Supervisors Office shall harness the support of SFMTA, SFPUC, Planning, Parks & Rec and DPW to complement and support the increased density with increased reliability, resilience, and sustainability

