

Q1 2016 Pipeline Projects - Market and Octavia Area Plan

5/16/2016

BESTDATE	BESTSTAT	NAMEADDR	LANDUSE	PLNDESC	FirstFiled	PROPUSE	NEIGHBORHOOD	PLANAREA	HEIGHTLIMIT	UNITSNET	AFFORDABLE_N ET	PLANNER
10/1/2012	BP APPROVED	81 NOE ST	Resident		6/2/2010	APARTMENTS	Castro/Upper Market	Market and Octavia	40-X	1	0	
8/7/2012	BP FILED	127 BUCHANAN ST	Resident		8/7/2012	APARTMENTS	Western Addition	Market and Octavia	40-X	4	0	
8/5/2014	BP FILED	198 VALENCIA ST	Resident		8/5/2014	APARTMENTS	Mission	Market and Octavia	50-X	28	0	
8/12/2014	BP FILED	25 ELGIN PARK ST	Resident	Conditional Use for the unit density. The project would also require a rear yard variance for the portion of the proposed fourth story, exposure variance for the rear dwelling unit and open space variance for the three new units	7/31/2014		Mission	Market and Octavia	40-X	3	0	DSANCHE Z
6/25/2015	BP FILED	460 14TH ST	Resident	REVISION TO PA 2015.0527.7244 SOFT STORY PERMIT #2014.1119.1933. UNIT ADDITION OF DWELLING UNIT PER ORDINANCE NO. 30-15. ADD KITCHEN ON 1ST FLOOR PER PLAN. N/A MAHER ORDINANCE	6/25/2015	APARTMENTS	Mission	Market and Octavia	40-X	1	0	KCONNER
6/10/2014	BP FILED	1699 MARKET ST	Mixres	60 year old 1 & 2 story industrial/commercial building and surface parking lot and construct a new 9-story residential (162 units) and commercial (3,937 sf) building with 97 below-grade parking spaces.	3/28/2014	APARTMENTS	South of Market	Market and Octavia	85-X	160	0	DVU
4/7/2016	BP FILED	1700 MARKET ST	Mixres	43 unit, 8 story residential building with ground floor commerical.	7/2/2014	APARTMENTS	Western Addition	Market and Octavia	85-X	42	5	TCHANG
8/21/2015	BP FILED	1824 15TH ST	Resident		8/21/2015	APARTMENTS	Mission	Market and Octavia	40-X	1	0	
5/1/2015	BP FILED	1870 MARKET ST	Resident		5/1/2015	APARTMENTS	Western Addition	Market and Octavia	85-X	9	0	
7/7/2015	BP FILED	345 FULTON ST	Resident		7/7/2015	LENDING INSTITUTION	Downtown/Civic Center	Market and Octavia	65-X	2	0	
2/29/2016	BP Filed	3512 16TH ST	Resident		2/29/2016	1 FAMILY DWELLING	Castro/Upper Market	Market and Octavia	40-X	1	0	
4/17/2015	BP FILED	355 LAGUNA ST	Resident	Conversion of existing auto parking to two (2) dwelling units.	2/11/2015	APARTMENTS	Western Addition	Market and Octavia	40-X	2	0	ESAMONS K
8/3/2009	BP FILED	445 WALLER ST	Resident		8/3/2009	2 FAMILY DWELLING	Western Addition	Market and Octavia	40-X	1	0	
7/6/2015	BP FILED	55 LAGUNA ST (SENIOR CENTER)	Resident	Mixed-use project which would include construction of seven new buildings and the adaptive re-use of two existing buildings for 491 dwelling units, 421 off-street parking spaces, 3,500 GSF of retail use, 12,000 GSF for a dental clinic, and 12,590 GSF for	10/31/2006	APARTMENTS	Western Addition	Market and Octavia	85-X	79	0	BBENDIX
6/23/2015	BP FILED	750 14TH ST	Resident		6/23/2015	APARTMENTS	Castro/Upper Market	Market and Octavia	40-X	7	0	

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7/6/2015	BP FILED	55 LAGUNA ST (REMAINING)	Resident	Mixed-use project which would include construction of seven new buildings and the adaptive re-use of two existing buildings for 491 dwelling units, 421 off-street parking spaces, 3,500 GSF of retail use, 12,000 GSF for a dental clinic, and 12,590 GSF for	10/31/2006	APARTMENTS	Western Addition	Market and Octavia	85-X	64	160	BBENDIX
6/13/2014	BP FILED	150 VAN NESS AV	Mixres	residential bldg. on Hayes Street between Van Ness Avenue and Polk Street. The project would contain 512,010 gsf, including 410,760 sf of residential, 90,600 of subsurface parking and 9,000 sf of retail on the	10/25/2013		Downtown/Civic Center	Market and Octavia; Downtown	120-R-2	429	50	GMOSQU ER
11/22/2013	BP FILED	1546 - 1564 MARKET ST	Mixres	Demolition of two existing buildings and the construction of a new 12-story residential tower with 109 dwelling units, 4,560sf of ground floor commercial space, 105 bicycle parking spaces, a car share space, 28 off-street parking spaces, and a landscaped	11/22/2013	APARTMENTS	Downtown/Civic Center	Market and Octavia; Downtown	120-R-2	110	13	KGUY
1/19/2016	BP ISSUED	457 WALLER ST	Resident		4/1/2014	1 FAMILY DWELLING	Western Addition	Market and Octavia	40-X	1	0	
3/28/2016	CONSTRUCTION	1 FRANKLIN ST	Mixres	Construct a new 8-story, 35-unit mixed-use building with ground-floor commercial. See 2008.1328	12/3/2009		Downtown/Civic Center	Market and Octavia	85-X	35	5	TFRYE
3/31/2016	CONSTRUCTION	2198 MARKET ST	Mixres	New construction of mixed use project consisting of 85 dwelling units, 4,745 sf of retail space on Market Street. Parking in a below grade garage for 35 independent stalls, 1 car share and 87 bicycles. Lot is currently vacant. E application (1/16/13) p	1/16/2013		Castro/Upper Market	Market and Octavia	60/65-X	87	10	MSMITH
11/20/2015	CONSTRUCTION	245 VALENCIA ST	CIE	The project proposes to construct a new Church at the subject site including a below grade off-street parking structure.	8/12/2010		Mission	Market and Octavia	50-X	0	0	EJACKSON
4/1/2016	CONSTRUCTION	344 - 388 FULTON ST	Mixres	story, 60,049 sf Boys & Girls Club clubhouse and recreation facility including a pool, gymnasium and administrative offices, and (2) a six-story, 36,609 sf building with 60-75 dwelling units and 3,771 sf o	11/7/2012		Downtown/Civic Center	Market and Octavia	65-X	69	8	KGUY
1/12/2016	CONSTRUCTION	428 GROVE ST	Resident		3/24/2015	2 FAMILY DWELLING	Western Addition	Market and Octavia	40-X	1	0	
3/22/2016	CONSTRUCTION	447 - 453 LINDEN ST	Resident		12/30/2009	2 FAMILY DWELLING	Western Addition	Market and Octavia	40-X	2	0	
3/31/2016	CONSTRUCTION	450 HAYES ST	Mixres	The proposed project would construct a new 4-story residential building with 41 residential units, 20 parking spaces, and 3,300 sf of retail space. The proposed building would be 17,399 sf with a full basement level. The lobby and two retail store front	7/18/2012		Western Addition	Market and Octavia	40-X	41	5	KGUY

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3/28/2016	CONSTRUCTION	55 LAGUNA ST (BLDG 1)	Mixres	construction of seven new buildings and the adaptive re-use of two existing buildings for 491 dwelling units, 421 off-street parking spaces, 3,500 GSF of retail use, 12,000 GSF for a dental clinic, and 12,590 GSF for	10/31/2006	APARTMENTS	Western Addition	Market and Octavia	50-X	116	0	BBENDIX
3/18/2016	CONSTRUCTION	55 LAGUNA ST (BLDG 2)	Resident	Mixed-use project which would include construction of seven new buildings and the adaptive re-use of two existing buildings for 491 dwelling units, 421 off-street parking spaces, 3,500 GSF of retail use, 12,000 GSF for a dental clinic, and 12,590 GSF for	10/31/2006	APARTMENTS	Western Addition	Market and Octavia	40-X	191	0	BBENDIX
3/30/2016	CONSTRUCTION	555 FULTON ST	Mixres		5/3/2013	APARTMENTS	Western Addition	Market and Octavia	40-X/50-X	139	17	MJACINTO
3/15/2016	CONSTRUCTION	580 HAYES ST	Resident		12/9/2013		Western Addition	Market and Octavia	55-X	29	0	MLI
3/26/2015	PL APPROVED	124 - 126 HAIGHT ST	Resident	124/126 Haight Street (0852/044-045); Interdepartmental Project Review to discuss a new addition to top floor, reconstruct garage structure, add 3 units plus 2 units at storage area in the future.	1/14/2015		Western Addition	Market and Octavia	40-X	5	0	CGROB
12/23/2015	PL APPROVED	126 LAGUNA ST	Resident	To add two dwelling units to an existing five-unit multifamily building. The units will be located within the existing basement, thereby not expanding the overall depth or width of the existing building. This project proposes a small expansion to the b	6/25/2014	APARTMENTS	Western Addition	Market and Octavia	40-X	2	0	KBURNS
7/7/2014	PL APPROVED	2100 MARKET ST	Mixres	The proposed project is to demolish an existing 2-story mixed-used building and construct a 7-story, mixed-use residential and retail building. The proposed new building will include 64 dwelling units, on grade parking for 15 cars with car lifts, and 4,	10/2/2014		Castro/Upper Market	Market and Octavia	60/65-X	60	0	MSMITH
2/11/2016	PL APPROVED	2238 - 2254 MARKET ST	Mixres	This is a Priority Processing Application for Type 3: LEED Platinum. The project includes a vertical addition of 3-4 floors of residential dwelling units on top of an existing building at 2248-2254 Market Street, which is to be retained. A new construc	9/30/2014		Castro/Upper Market	Market and Octavia	40-X	41	0	DWASHIN G
9/23/2011	PL APPROVED	226 - 228 HAIGHT ST	Resident	Request for rear yard and exposure variances to add a dwelling unit to an existing three-unit residential building and to add off-street parking to the building.	5/10/2011		Western Addition	Market and Octavia	40-X	1	0	ASTARR

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2/24/2016	PL APPROVED	311 GROVE ST	Resident	Construction of a new 8 unit multi-family residential structure spanning the length of the site from Grove to Ivy Street. The project will include one-level of subterranean vehicle and bicycle parking.	10/15/2014		Downtown/Civic Center	Market and Octavia	50-X	8	0	MBOURD RE
9/11/2014	PL FILED	140 DUBOCE AV	Resident	Variance request to the rear yard, open space, and exposure requirements to permit an addition that creates two additional dwelling units.	9/11/2014		Mission	Market and Octavia	50-X	2	0	
3/6/2015	PL FILED	1965 MARKET ST	Resident	The proposed project is to construct a building with 88 residential units, 6,525 square feet of retail space, 54 parking spaces, and 8,856 square feet of open space	3/6/2015		Mission	Market and Octavia	85-X	88	0	
7/10/2015	PL FILED	1601 - 1637 MARKET ST / 53 COLTON ST	Mixres	The proposed project is redevelopment of site for a mixed-use, mixed-income project, including a supportive affordable housing building. New units include 107 affordable, supportive housing efficiency units. "Other" use is the Local 38 Plumbers Union hal	7/10/2015		South of Market	Market and Octavia	85-X	584	107	
3/3/2016	PL FILED	1740 MARKET ST	Mixres	The proposed project is to demolish the existing 25,108 square foot commercial building and construct an 9-story, 85-foot tall mixed use building. The existing building on the 13, 642 square foot subject lot was constructed in 1940. The proposed new bu	3/18/2014		Western Addition	Market and Octavia	85-X	100	0	TCHANG
7/23/2014	PL FILED	21 ROSEMONT PL	Resident	RENOVATE (E) 2 STORY SINGLE FAMILY HOME TO (4) UNIT - 4 STORY BUILDING OVER BASEMENT/GARAGE WITH (3) PARKING SPACES.	7/23/2014		Mission	Market and Octavia	40-X	3	0	JPOLING
6/23/2015	PL FILED	2140 - 2144 MARKET ST	Mixres	Demolition of an existing one (1) story commercial building at 2140 Market Street including an existing commercial patio. New construction of a five (5) story residential apartment building with partial basement and commercial space on the ground floor.	11/24/2014		Castro/Upper Market	Market and Octavia	50-X	27	0	DWASHIN OG
6/9/2014	PL FILED	2201 MARKET ST	Mixres	(existing) 2-story commercial building and the construction of a (new) 6-story, mixed-use commercial and 9-unit residential building. The proposed project would have a below-grade garage with 7 off-street park	6/9/2014		Castro/Upper Market	Market and Octavia	60/65-X	9	0	DVU
5/28/2015	PL FILED	300 OCTAVIA ST (BP SET 1 OF 2)	Mixres	The proposed project includes construction of two 5-story, approximately 55-foot-tall building with a combined 24 residential units over ground floor commercial uses with bicycle parking.	2/25/2015	APARTMENTS	Western Addition	Market and Octavia		16	1	CGROB

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5/28/2015	PL FILED	300 OCTAVIA ST (BP SET 2 OF 2)	Mixres	The proposed project includes construction of two 5-story, approximately 55-foot-tall building with a combined 24 residential units over ground floor commercial uses with bicycle parking.	2/25/2015	APARTMENTS	Western Addition	Market and Octavia		16	1	CGROB
2/18/2015	PL FILED	PARCEL T (CENTRAL FREEWAY)	Resident	The proposed project is the construction of a (new) 5-story, mixed-use commercial and 26-unit residential building.	9/26/2014		Western Addition	Market and Octavia		26	0	
1/7/2016	PL FILED	PARCEL O	Resident	The proposed project is to construct a 6 story building with 100% affordable housing development financed by the Mayor's Office of Housing. The project is 112 residential units, 2,100 sf of retail space, 1,470 sf of office space with no vehicle parking.	3/6/2015		Western Addition	Market and Octavia	40-X	112	112	KGUY
4/29/2015	PL FILED	1500 - 1580 MISSION ST	Mixres	The proposed project would demolish two buildings, except for a portion of Mission Street frontage and clock tower of the 1500 Mission Street building and construct a mixed-use project. The mixed-use building would include ground-floor retail, residentia	10/23/2014		South of Market	Market and Octavia; Downtown	85-R-2	550	110	KGUY
3/17/2016	PL FILED	1540 MARKET ST	Mixres	Construction of two buildings: one residential tower building, 400' in height, with 180-du and 50 parking spaces, and one 24-ft wide building, 65' in height, connected by pedestrian bridge at the third floor. Demo of existing four-story commercial build	2/27/2009		Downtown/Civic Center	Market and Octavia; Downtown	120/400-R-2	180	0	TCHANG
2/11/2015	PL FILED	1601 MISSION ST	Mixres	Proposing New Construction of a 120' tall building consisting of 11-stories, containing a total of 200 dwelling units, ground floor retail/commercial space, 103 bicycle parking spaces, 2-car share spaces and 93 off-street parking spaces.	7/17/2014		South of Market	Market and Octavia; Downtown	120-R-2	220	0	TCHANG
1/2/2014	PL FILED	22 FRANKLIN ST	Mixres	Demolish the existing auto body shop building on the lot 012 and construct a 8-story, 85-foot tall mixed use building. Construct a new building would include 24 dwelling units and 2,120 gross square feet of retail space along Franklin.	1/2/2014	APARTMENTS	Downtown/Civic Center	Market and Octavia; Downtown	85-X	28	0	CGROB
1/11/2016	PL FILED	30 OTIS ST	Mixres	The proposed project consist of demolition of the existing buildings and construction of a new approximately 250-foot tall mixed use building (the "Project"). The Project will feature 354 dwelling units on the top of 26 floors of the building. Approxim	9/28/2015		South of Market	Market and Octavia; Downtown	85-X	354	0	

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4/14/2015	PL FILED	10 SOUTH VAN NESS AV	Mixres	New high-rise, mixed-use construction consisting of studio, 1-bedroom, 2-bedroom and 3-bedroom residential units, associated amenity spaces, and retail spaces at the ground floor. Proposed project entails two 400' towers over a 120' podium building, wit	4/14/2015		South of Market	Market and Octavia; Downtown	120/400-R-2	767	0
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