



BERTOLUCCI PARCEL

209, 213 LUX AVE & 421 CYPRESS AVE

SOUTH SAN FRANCISCO, CA

FORMAL PLANNING APPLICATION #3

AUGUST 6, 2021



WILSEY HAM
Engineering, Surveying & Planning



**STUDIO
T SQUARE**

PROJECT SUMMARY

The proposed development is located on three parcels; 421 Cypress Avenue, 209 and 213 Lux Avenue, totaling 0.584 acres in the City of South San Francisco, CA The development program includes 99 units of for-rent, multi-family housing over ground floor parking, project amenities including leasing offices as well as 1,500 SF allocated for a restaurant at the corner of Lux and Cypress Avenues. Located within the Downtown Specific Plan the project is within 1/4 mile of the South San Francisco Cal Train Station.

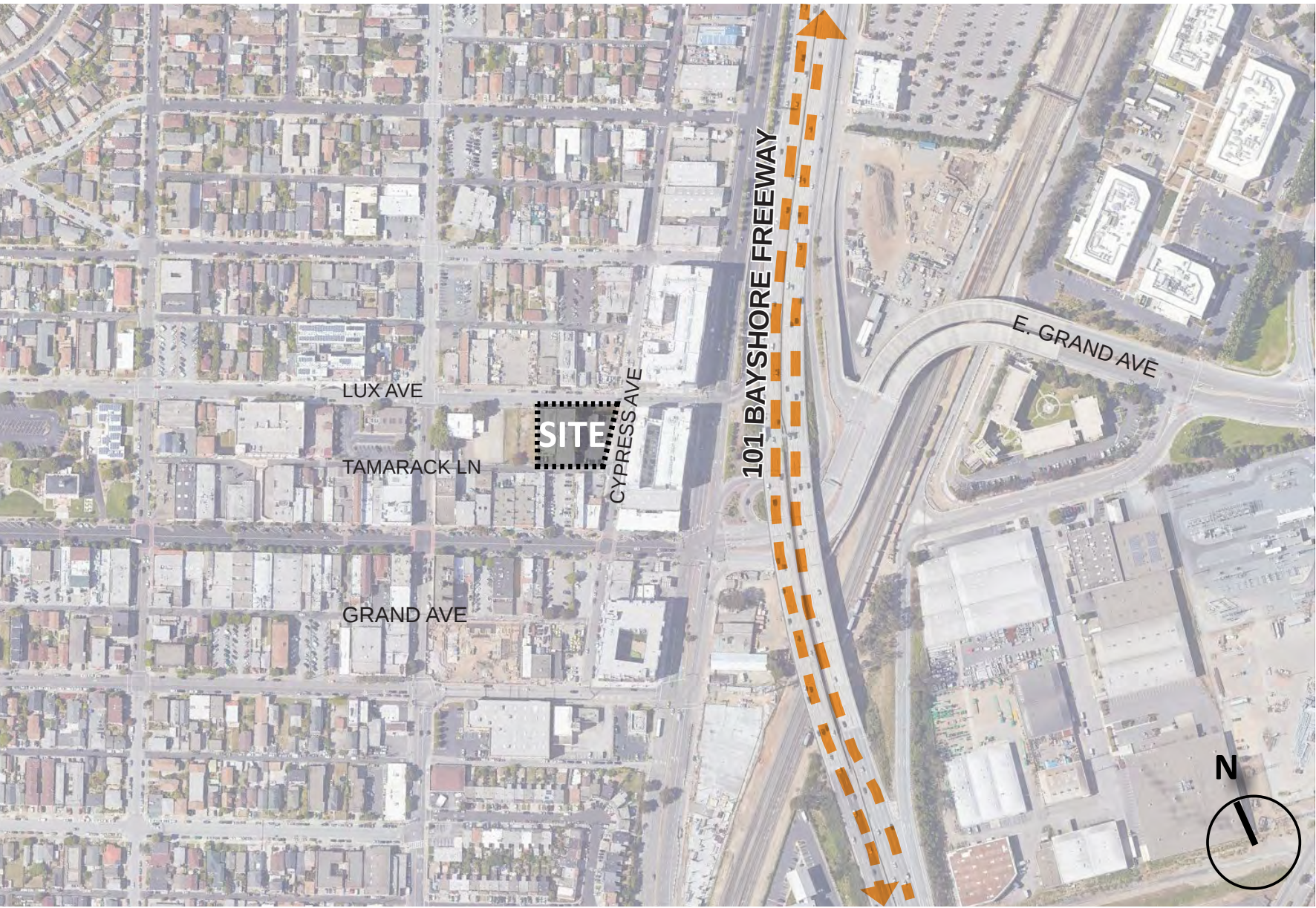
The architecture harkens back to the historic character of South San Francisco with its brick base that grounds simple, straight-forward massing with hung balconies along Lux and Cypress Boulevards. The building corner is expressed as a set-back to the corner restaurant with consistent window glazing above defining this corner element. A faithful reproduction of the original Bertolucci sign, located at the corner of the retail, gives the new project a strong identity acknowledging the historic significance of the site for the local community.

Along with ground floor leasing and lounge areas the project provides additional interior amenity area at the podium level that flows out to a shared, south facing, landscaped podium with seating areas and water feature.

PLANNING AND BUILDING CODE DATA			
Address	421 Cypress Avenue, 209 & 213 Lux Avenue, South San Francisco, CA 94080		
	421 Cypress Ave (APN:012-314-090)		
APN:	209 Lux Ave (APN: 012-314-080)		
	213 Lux Ave (APN: 012-314-070)		
Existing Land Use Designations:			
General Plan Designation:	421 Cypress/209 Lux - Downtown Transit Core		
	213 Lux - Downtown Residential Core		
Zoning Designation:	DTC (Downtown Transit Core), and DRC (Downtown Residential Core)		
Existing Use:	Restaurant / Parking Lot		
Proposed Land Use Designations:	Downtown Transit Core (DTC), State Density Bonus, City Incentives		
General Plan Designation:	Downtown Transit Core (DTC), Residential Transit Core (RTC)		
Zoning Designation:	DTC (Downtown Transit Core)		
Proposed Use:	99 For-Rent, Multi-Family Residential, 1,500 sf Restaurant		
Building Code			
Construction shall comply with the 2019 California Building Code.			
Occupancy Groups		Construction Types	
Residential	R-2	R-2	Type I-A & Type III-A, Fully Sprinklered
Garage	S-2	S-2	Type I-A, Fully Sprinklered
Restaurant	A-2	A-2	Type I-A, Fully Sprinklered
Amenity	B	B	Type I-A & Type III-A, Fully Sprinklered
Building Height (Allowable)			
DTC (Downtown Transit Core)		85'-0" measured from Average Grade Plane	
Residential Density		169.8	DU/Acre
Lot Area	0.583 Acres	25,395	SF
GFA (Units, Circulation, Leasing, and Amenity Spaces):		119,257	SF
Non GFA (Garage, Service, and Storage):		22,995	SF
Gross Building Area		142,252	SF F.A.R.* 4.70

* FAR calculation does not include Garage, Service, and Storage SF

VICINITY MAP



PROJECT INFORMATION

Unit Type	Quantity	% of Total	NSF	Parking @ 1/DU	Parking Provided
Studio	6	6%	3,000	1	6
1 BR	12	12%	9,000	1	12
1 BR + Den	56	57%	47,000	1	56
2 BR	9	9%	12,080	1	9
2 BR + Den	16	16%	22,860	1	16
Total DU	99	100%	93,940		
Total Parking	99				99

Parking Provided: 99 Stalls, 90 in Mechanized Parking Lifts, 9 at-grade

Parking Requirements	Required	Provided
Standard		84
ADA	4	5
EV	10% of Req. Car	10
TOTAL		99

Bike Parking Requirements	Required	Units	Provided
Short-Term Parking	10% of Req. Car	99	10
Long-Term Parking	1 per 4 units	99	26

Storage Requirements	Required	Units	Total Cu. Ft.
Storage Requirements	200 Cu. Ft. / Unit	99	19,800
Storage Provided *	200 Cu. Ft. / Unit	52	10,400
* ALLOWED EXEMPTION BY STATE DENSITY BONUS			

Open Space Requirements	Required	Units	Total SF
Open Space SF	100 SF / Unit	99	9,900
Open Space Provided *			Total SF
Courtyard			3,700
Private Decks			5,725
TOTAL			9,425

Amenity and Retail Programs	Total SF
Lobby/ Lounge/ Leasing	1,615
Mail/ Package	445
Flexible	750
Amenity	2,450
Retail	1,500
TOTAL	6,760

Setbacks	Allowed	Proposed
Front Cypress Ave	0'-0" Minumum	0'-0" Minumum
Front Lux Ave	0'-0" Minumum	0'-0" Minumum
Side	0'-0" Minumum	0'-0" Minumum
Rear Tamarack LN	0'-0" Minumum	0'-0" Minumum

PROJECT GFA

	GFA - Residential			
	Residential	Amenity	Circulation	Total GFA
Level 1	-	4,310	2,147	6,457
Level 1.5	-	-	1,105	1,105
Level 2	13,809	1,480	3,625	18,914
Level 3	15,954	-	2,933	18,887
Level 4	15,866	-	2,933	18,799
Level 5	15,866	-	2,933	18,799
Level 6	14,719	-	2,933	17,652
Level 7	14,719	970	2,955	18,644
TOTAL	90,933	6,760	21,564	119,257

PROJECT TEAM

APPLICANT:
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Phone: 650.349.2151

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	Non GFA - Garage, Service & Storage				Gross Area
	Garage	Service	Storage	Total Non GFA	Total
Level 1	14,990	2,185	-	17,175	23,632
Level 1.5	-	-	3,799	3,799	4,904
Level 2	-	266	-	266	19,180
Level 3	-	351	-	351	19,238
Level 4	-	351	-	351	19,150
Level 5	-	351	-	351	19,150
Level 6	-	351	-	351	18,003
Level 7	-	351	-	351	18,995
TOTAL	14,990	4,206	3,799	22,995	142,252



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DESIGN REVIEW APPLICATION

Sheet Title:

PROJECT
INFORMATION

Job No. 20028
Date: 08/06/2021
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DESIGN REVIEW APPLICATION

Sheet Title:
BUILDING PLAN - LEVEL 1

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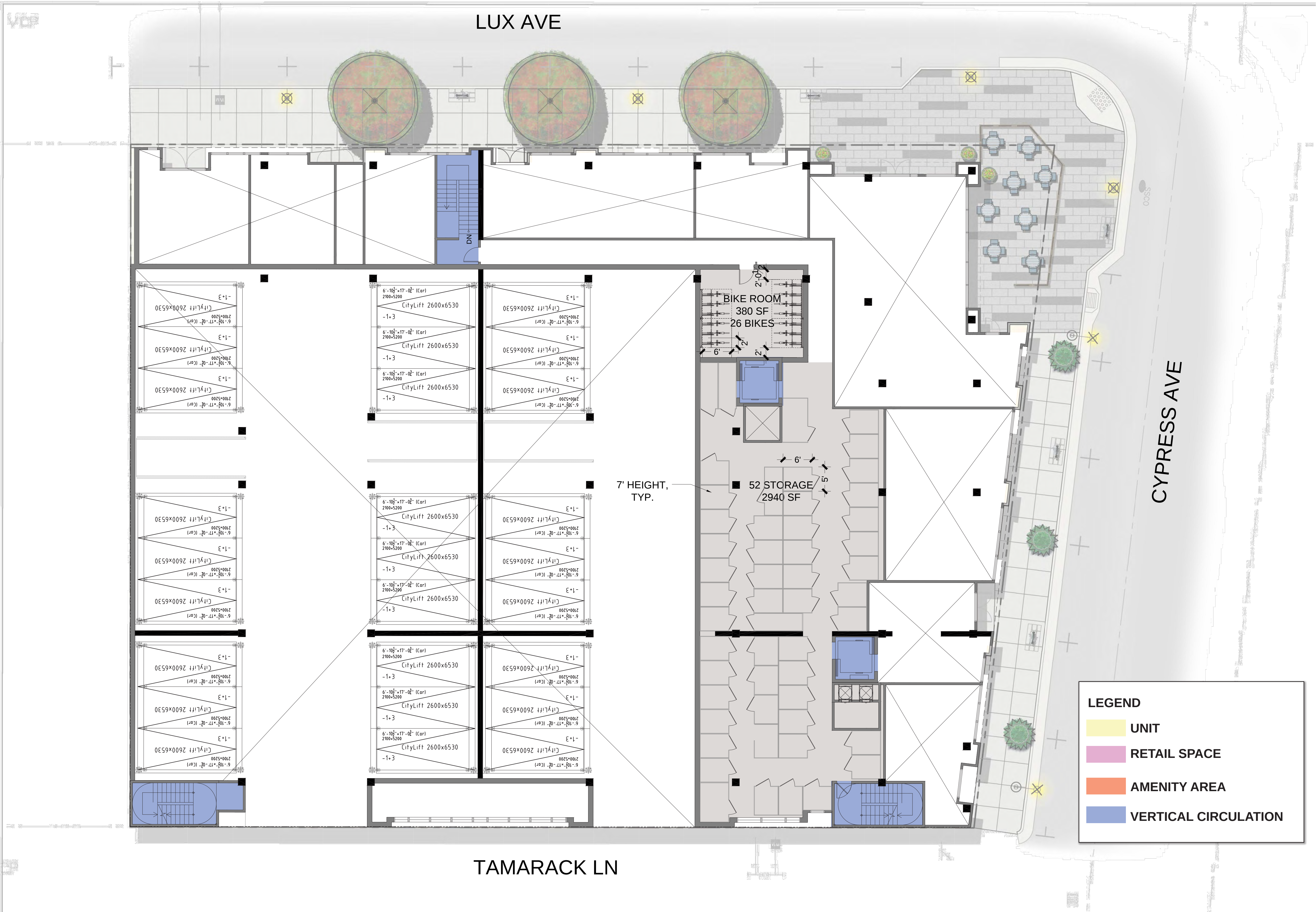
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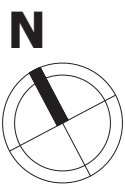


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LEVEL 1.5

SCALE: 1" = 10' - 0" @ 22" x 34"

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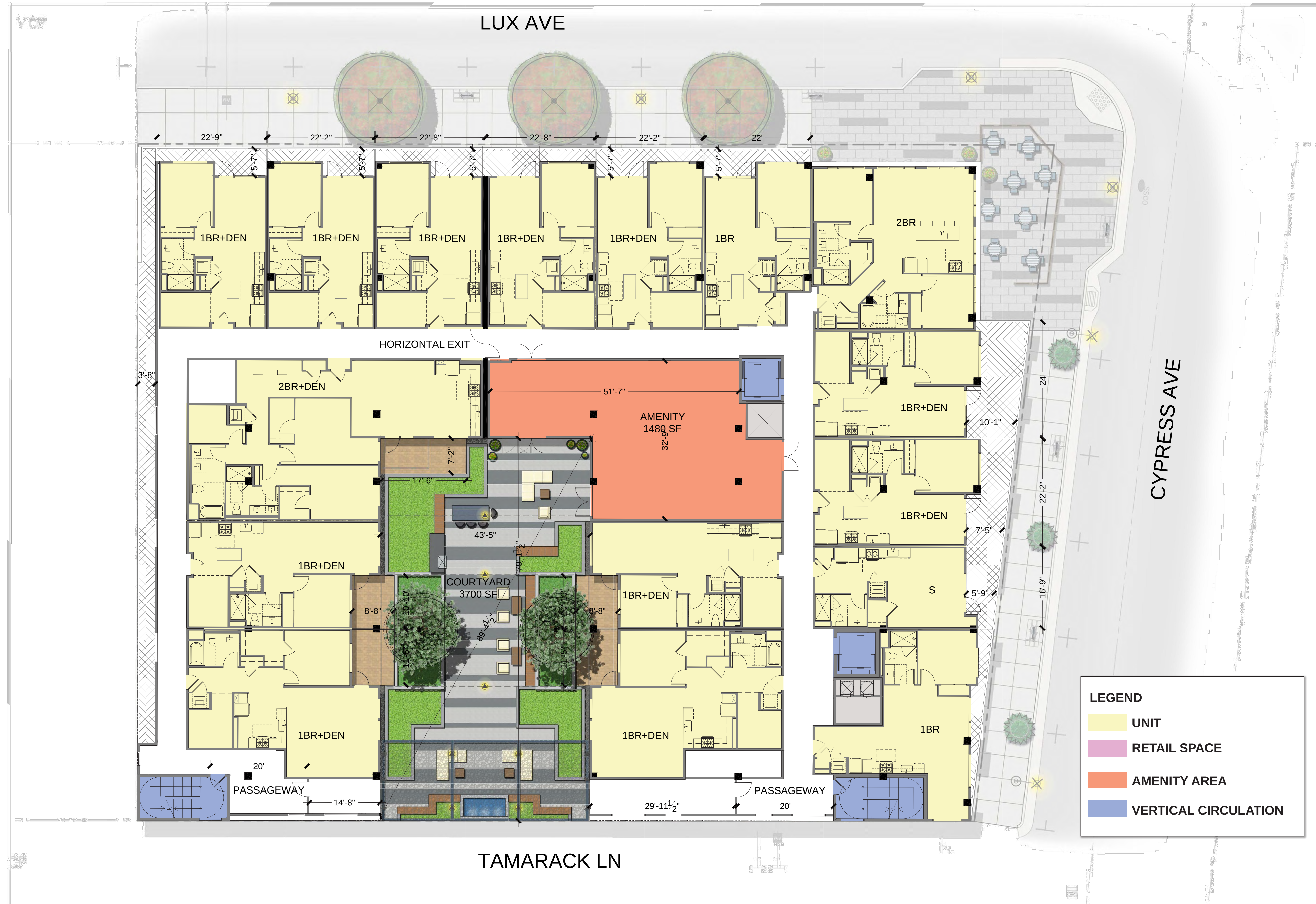
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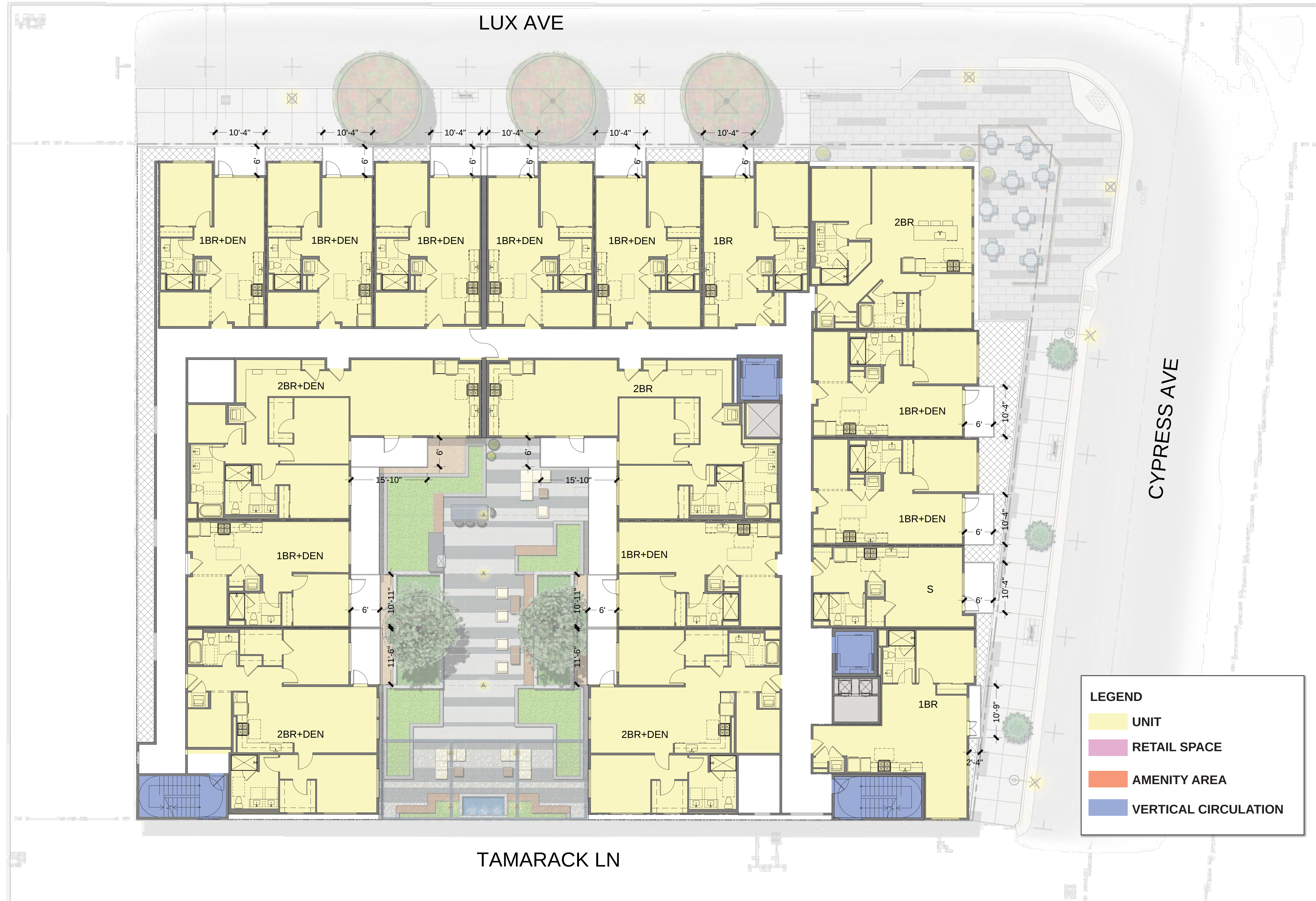
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LEVELS 3-5
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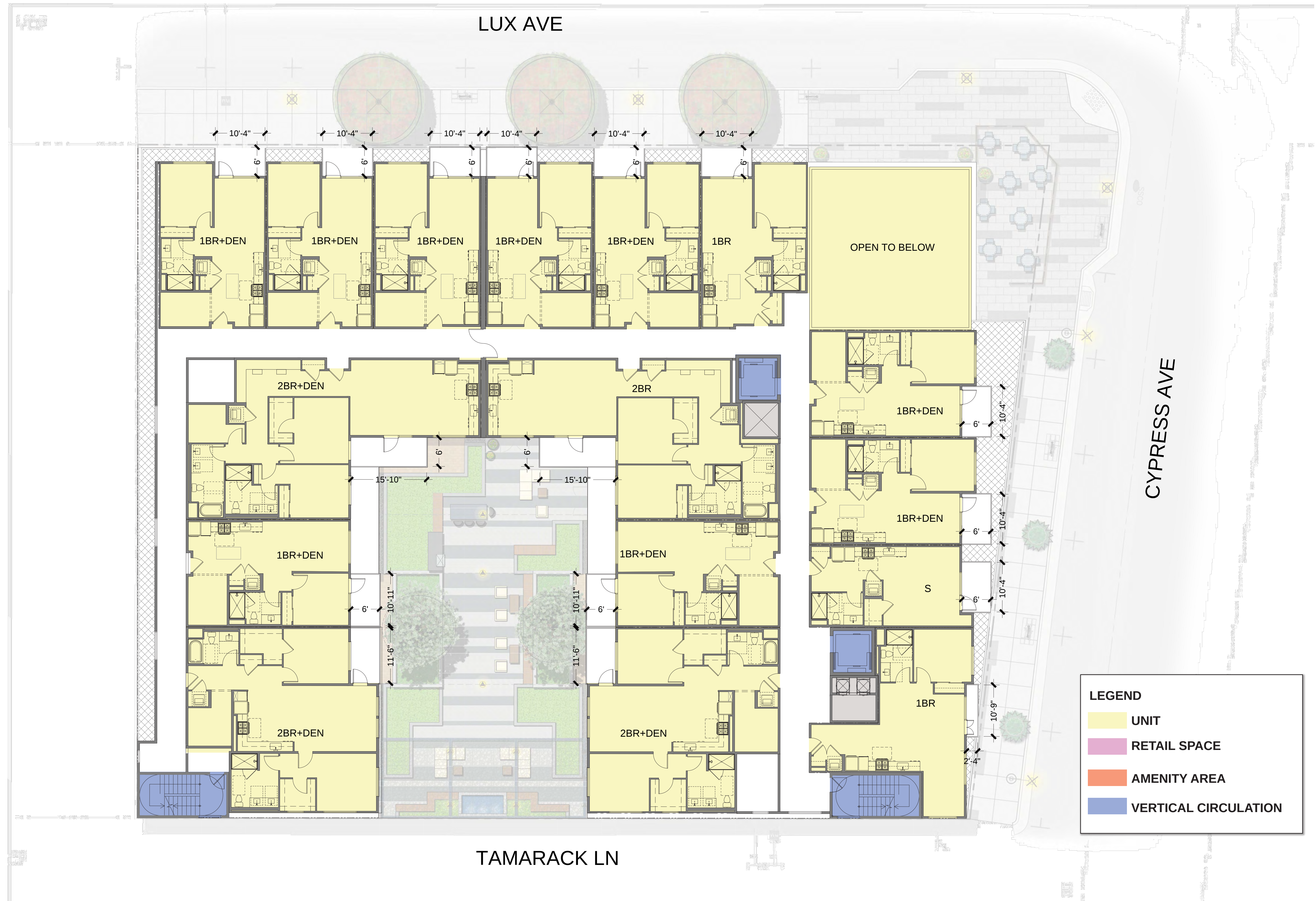
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LEVEL 6
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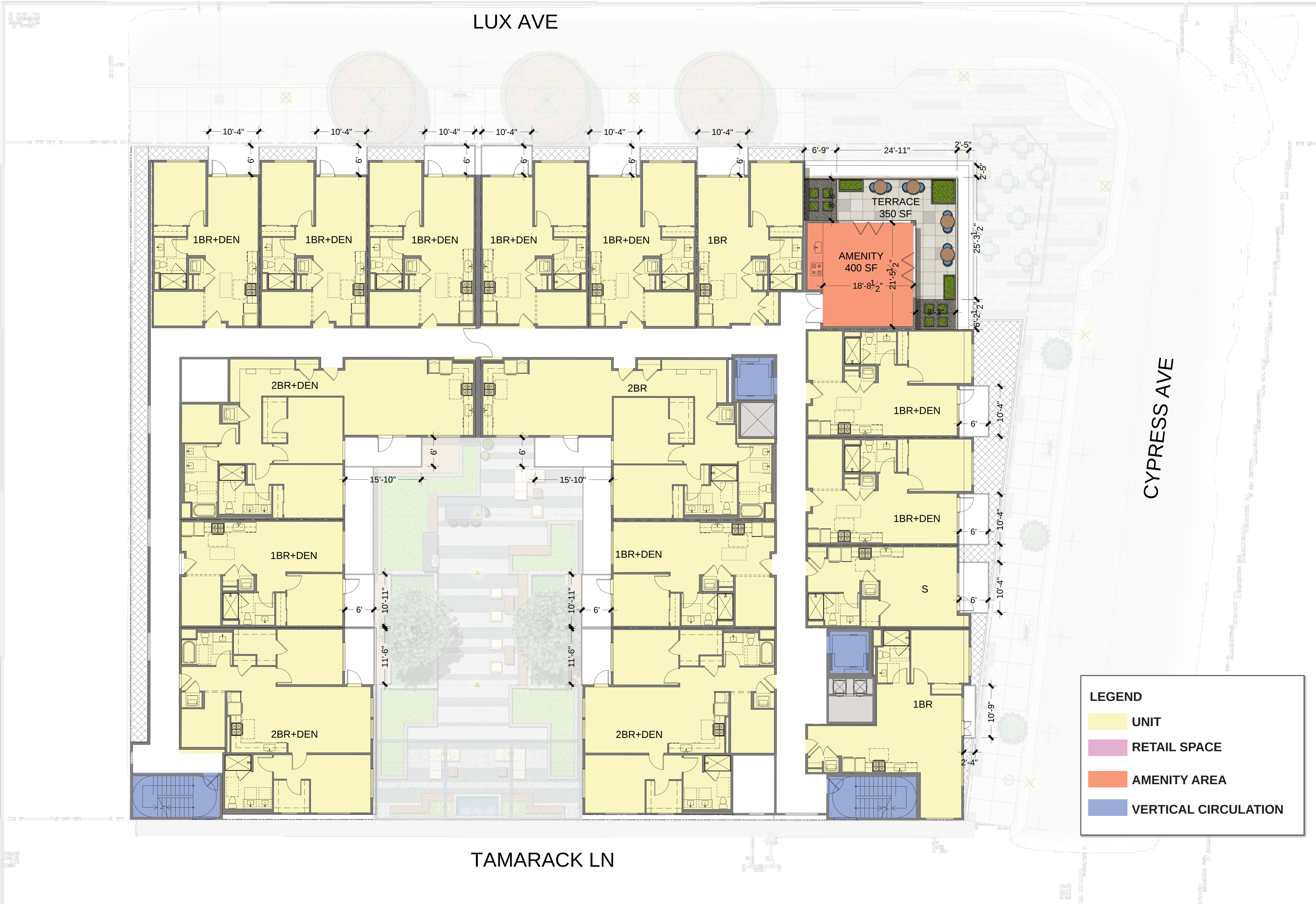
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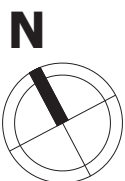
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LEVEL 7
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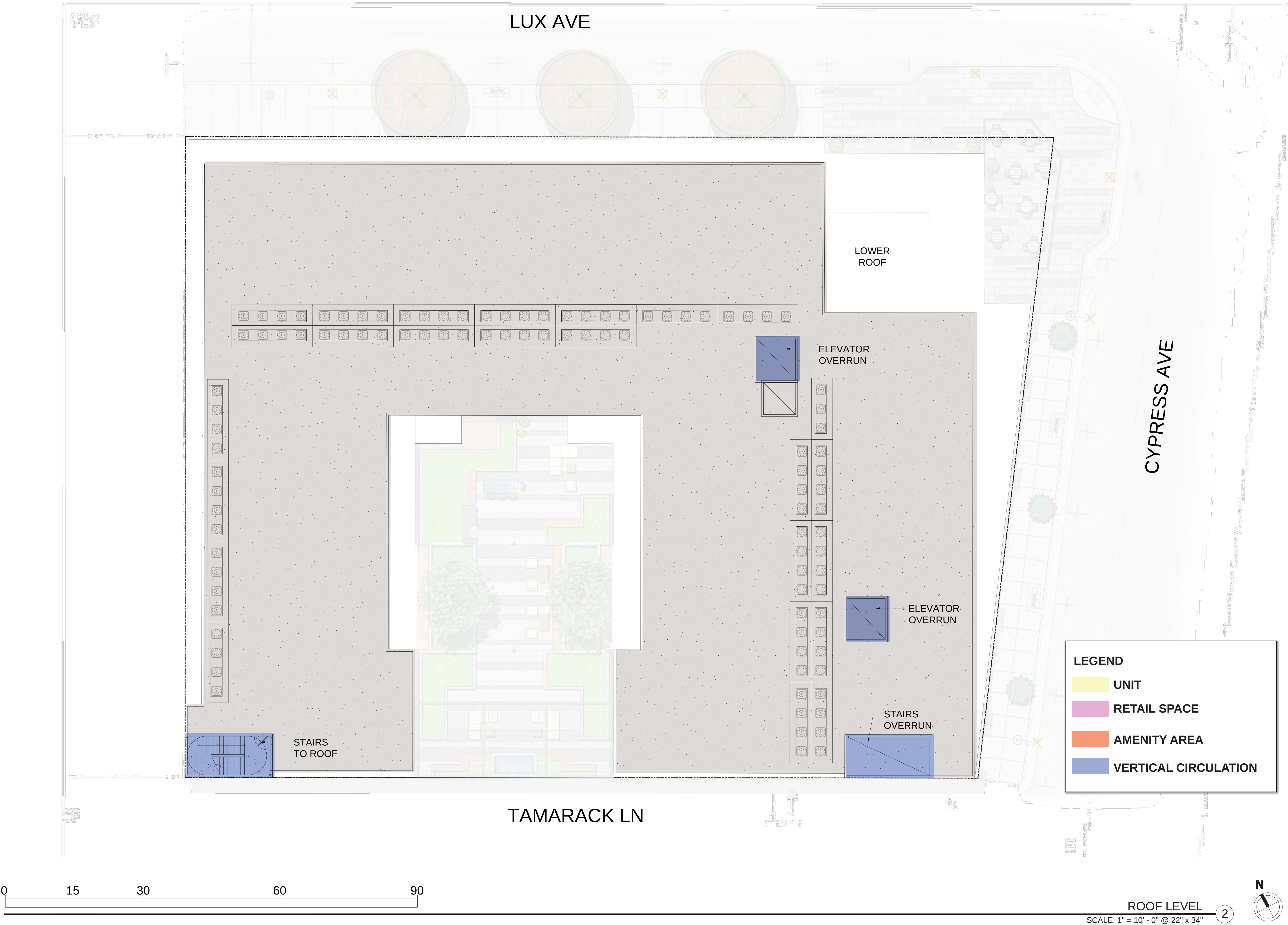
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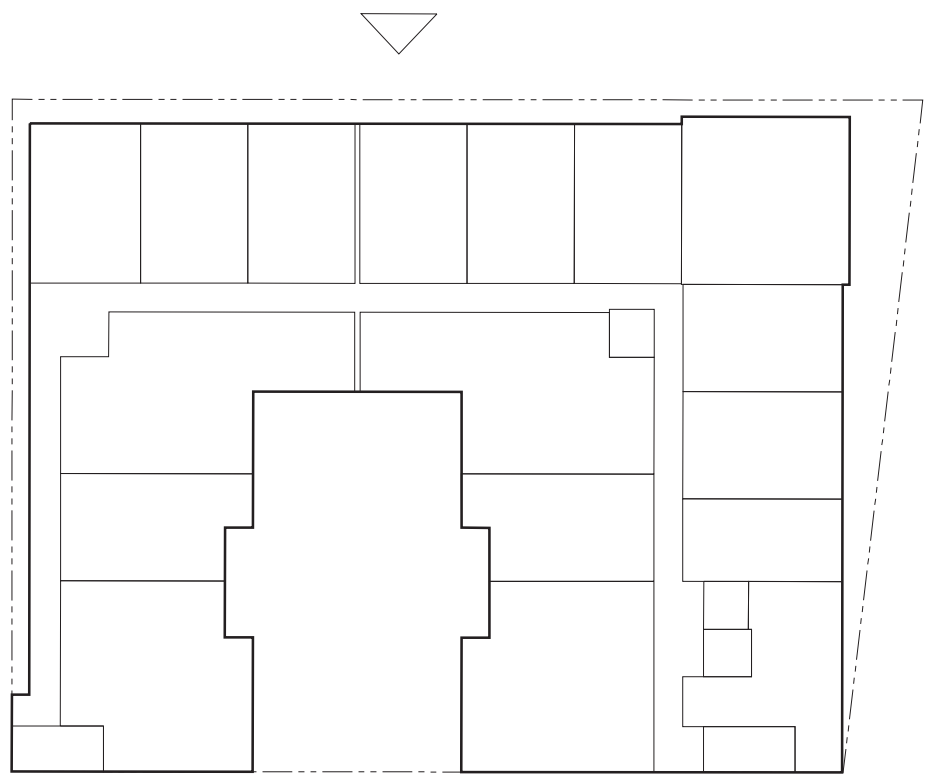
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MATERIALS	
A1-1	Stucco - Tan
A1-2	Stucco - Brown
A1-3	Stucco - Dark Brown
A1-4	Stucco - Grey
A2-1	Brick Veneer
B1-1	Aluminum Storefront
B1-2	Vinyl Window
B1-3	Retractable Swing Doors
C1-1	Sun Shade - Metal Awning
C1-2	Metal Handrail
C1-3	Glass Guardrail
D1-1	Perforated Metal Panel



KEY MAP



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NORTH ELEVATION

SCALE: 1" = 10' - 0" @ 22" x 34"

1

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NORTH
ELEVATION &
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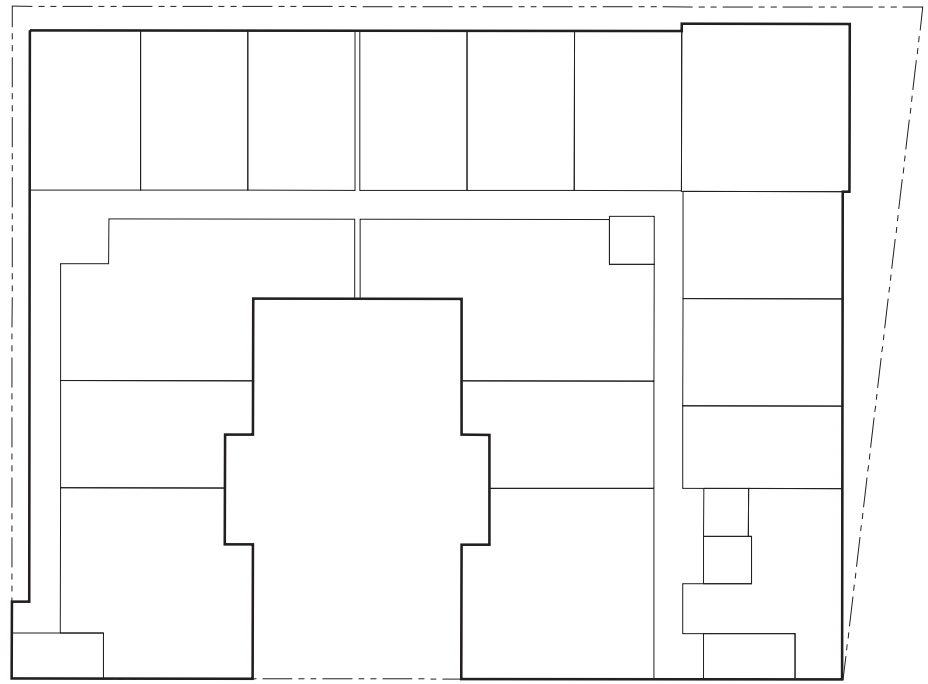
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MATERIALS	
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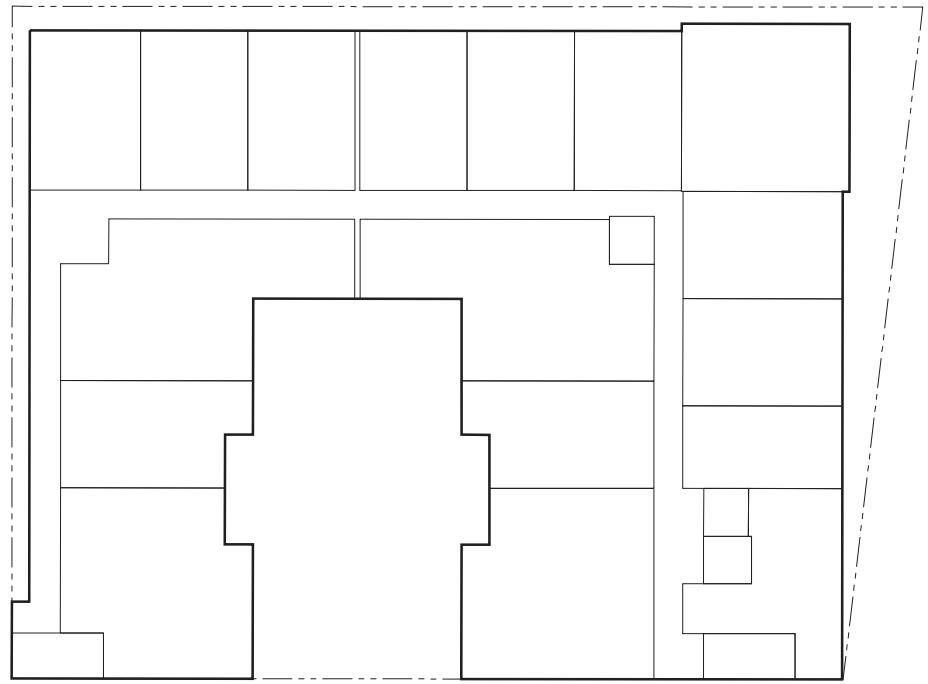
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MATERIALS	
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A1-2	Stucco - Brown
A1-3	Stucco - Dark Brown
A1-4	Stucco - Grey
A2-1	Brick Veneer
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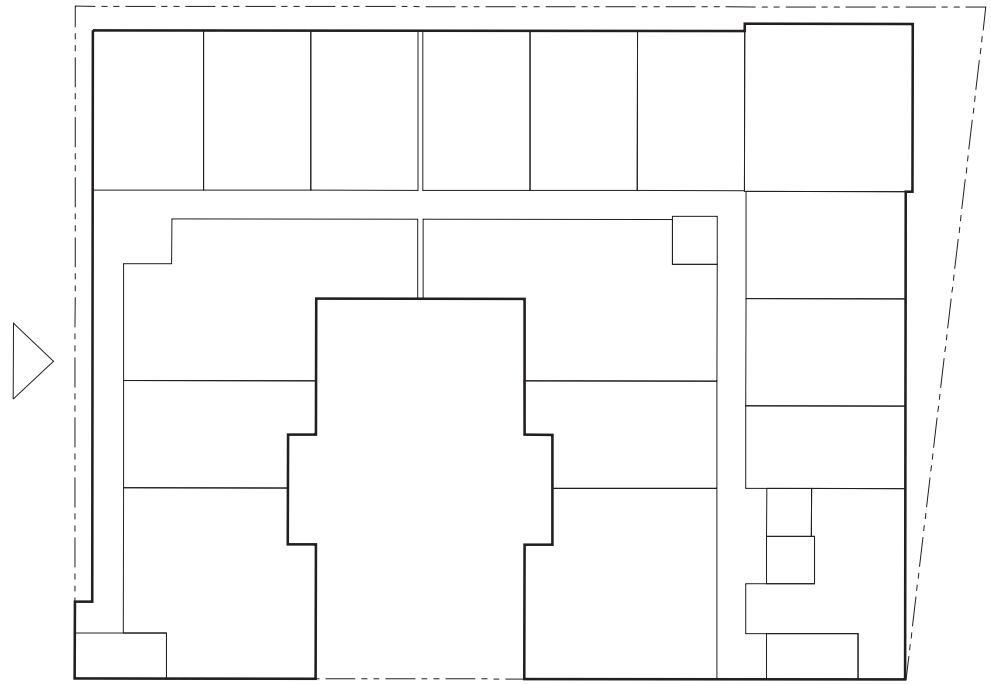
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MATERIALS	
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A1-3	Stucco - Dark Brown
A1-4	Stucco - Grey
A2-1	Brick Veneer
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WEST ELEVATION ①
SCALE: 1" = 10' - 0" @ 22" x 34"

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DESIGN REVIEW APPLICATION

Sheet Title:
WEST ELEVATION
& PERSPECTIVE

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A3.3