



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** March 7, 2013  
**TO:** David Sternberg  
**FROM:** Julian Bañales, Planning Department  
**RE:** PPA Case No. 2012.1572U for 3420 18<sup>th</sup> Street

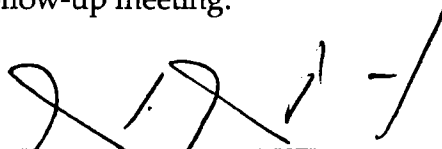
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Brittany Bendix, at (415) 575-9114 or [Brittany.Bendix@sfgov.org](mailto:Brittany.Bendix@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
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Julian Bañales / Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* March 7, 2013  
*Case No.:* **2012.1572U**  
*Project Address:* 3420 18<sup>th</sup> Street  
*Block/Lot:* 3576/090  
*Zoning:* Mission Street NCT (Neighborhood Commercial Transit) District  
Mission Alcoholic Beverage Special Use Subdistrict  
Fringe Financial Service Restricted Use District  
55-X  
*Area Plan:* Mission Area Plan  
*Project Sponsor:* David Sternberg  
(415)882-9783 ext.11  
*Staff Contact:* Brittany Bendix – (415)575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)

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### DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

### PROJECT DESCRIPTION:

The proposal is to demolish the existing one-story, 4,675 square-foot industrial building and construct a new 5-story residential building in its place. The existing building occupies the entire lot and was constructed circa 1910. The proposed building would include 16 dwelling units and 8 parking spaces within approximately 18,700 square-feet. Also, the proposed structure would be 50-feet in height and contain approximately 15,700 square-feet for residential uses and 3,000 square-feet for ground floor, off-street parking.

**ENVIRONMENTAL REVIEW:**

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted:

An **Environmental Evaluation Application** is required for the full scope of the project. Environmental Evaluation applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org) under the "Publications" tab.

Pursuant to the California Environmental Quality Act (CEQA), this project may qualify for a Community Plan Exemption (CPE) under the Eastern Neighborhoods Rezoning and Area Plan. Section 15183 of the CEQA Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** In this case, all potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the underlying Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (Eastern Neighborhoods FEIR)<sup>1</sup>, meaning there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees, based on the current fee schedule<sup>2</sup>, are as follows: (a) \$13,004 Environmental Document Determination fee; (b) \$7,216 CPE certificate fee; and (c) \$10,000 proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.
2. **CPE and Focused Initial Study/Mitigated Negative Declaration.** In this case, one or more new significant impacts of the proposed project specific to the site or the project proposal are identified that were not identified in the Eastern Neighborhoods FEIR. If any new significant impacts of the proposed project can be mitigated, then a focused Mitigated Negative Declaration to address these impacts is prepared and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods FEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR also applied to the proposed project. With this outcome, the applicable fees, based on the current fee schedule, are as follows: (a) \$13,004 Environmental Document Determination fee; (b) the standard environmental evaluation (EE) fee

<sup>1</sup> Available for review on the Planning Department's Area Plan EIRs web page: <http://www.sf-planning.org/index.aspx?page=1893>.

<sup>2</sup> Fees schedule effective 8/31/12, available at:  
<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

based on the cost of construction<sup>3</sup>; and (c) \$10,000 proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.

3. **CPE and Focused Environmental Impact Report (EIR).** In this case, one or more new significant impacts of the proposed project specific to the site or the project proposal are identified that was not identified in the Eastern Neighborhoods FEIR. If any new significant impacts of the proposed project cannot be mitigated, then a focused EIR to address these impacts is prepared and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods FEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR also applied to the proposed project. With this outcome, the applicable fees, based on the current fee schedule, are as follows: (a) \$13,004 Environmental Document Determination fee; (b) the standard environmental evaluation (EE) fee based on the cost of construction<sup>4</sup>; (c) one-half of the standard EIR fee<sup>5</sup>; and (d) \$10,000 proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted.

1. **Archeological Resources.** The proposed project includes grading, foundation work, and the installation of an elevator pit, with an excavation depth of approximately less than three (3) feet. Also, the project site lies within Archeological Mitigation Zone B. As stated in the Eastern Neighborhoods FEIR, implementation of the following mitigation measure would reduce the potential adverse effect on archeological resources of the project area to a less-than-significant level.

*Mitigation Measure J-3: Mission Dolores Archeological District.* Based on the presence of archeological properties of a high level of historical, ethnic, and scientific significance within the Mission Dolores Archeological District, the following measure shall be undertaken to avoid any significant adverse effect from soils disturbing activities on buried archeological resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant must be selected from the Planning Department's archeological review consultant pool and in accordance with the Planning Department's consultant selection procedure. At the direction of the Environmental Review Officer (ERO), the archeology consultant may be required to have acceptable documented expertise in California Mission archeology. The scope of the archeological services to be provided may include preparation of an archeological research design and treatment plan (ARD/TP). The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.

<sup>3</sup> See page 10 of the current fee schedule.

<sup>4</sup> See page 10 of the current fee schedule.

<sup>5</sup> See page 11 of the current fee schedule.

Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

2. **Historic Resources.** The project site has been included in the *Inner Mission North Historic Resource Survey*, which was conducted as a part of the Eastern Neighborhoods Rezoning and Area Plans. 3420 18<sup>th</sup> Street was given a rating of 6Z ("Found ineligible for NR, CR or Local designation through survey evaluation"). As such, the subject property would not be considered a historic resource pursuant to California Environmental Quality Act (CEQA) and its demolition would not result in a significant impact. In addition, the project site is not located within a known or eligible historic district as identified in the results of the Inner Mission North Historic Resource Survey. Therefore, there are no historic resource issues with the subject property.
3. **Noise.** The proposed project would include the demolition of an existing one-story industrial building on the project site and would also include the construction of a new five-story residential building. The construction of a new building would add new noise-sensitive uses on the project site; however, application of the following mitigation measures would reduce any noise-related impacts to a less-than-significant level. The project would not include the use of any pile-driving equipment; therefore, *Noise Mitigation Measure F-1* would not apply to the proposed project. With the implementation of *Noise Mitigation Measures F-2, F-3, F-4, and F-6*, the project is not expected to result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR with respect to noise.

*Mitigation Measure F-2: Construction Noise.* The area plan EIR noted that where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Thus, Mitigation Measure F-2 from the area plan EIR may apply to the proposed project. Additional information regarding construction activities and the equipment to be used as well as the proximity of noise-sensitive uses will be reviewed as part of the environmental review process. If deemed necessary based upon the proximity of sensitive receptors, this mitigation measure requires the sponsors of the subsequent development projects to develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved.

*Mitigation Measure F-3: Interior Noise Levels.* For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use

Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum certificate of extent feasible.

*Mitigation Measure F-4: Siting of Noise-Sensitive Uses.* The area plan EIR noted that where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that noise-sensitive uses may be in proximity to noise-generating uses, the Mitigation Measure F-4 from the area plan EIR would apply. Mitigation Measure F-4 would reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses. The Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

*Mitigation Measure F-6: Open Space in Noisy Environments.* To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.

4. **Hazardous Materials.** The proposed project would include the construction of a new five-story residential building and the demolition of an existing one-story industrial building located on the project site. Implementation of *Mitigation Measure L-1* reduce any impacts related to hazardous building materials to a less-than-significant level.

*Mitigation Measure L-1: Hazardous Building Materials.* The existing building on the project site was constructed in 1910. Pursuant to this mitigation measure, development proposals within the Eastern Neighborhoods require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws. This mitigation measure would apply to the proposed project, if any interior demolitions of the existing buildings are proposed

The project site is located on a lot previously used for industrial purposes and is also located in an area with known serpentine soils, which may contain asbestos and would require proper removal and disposal with local, state, and federal regulations. Therefore, two copies of a Phase I

Environmental Site Assessment should be included with the Environmental Evaluation Application package, if available at the time of submittal. This study would be required prior to the completion of environmental review. The Phase I Environmental Site Assessment will be forwarded to the San Francisco Department of Public Health (DPH) for their review and the project sponsor would be required to submit a fee to DPH for their review. If site remediation is required, the project sponsor would be required to implement site-specific mitigation measures. DPH would provide oversight of remediation activities through their Voluntary Remediation Action Program. For more information regarding the Voluntary Remediation Action Plan Program and fees related to DPH review and oversight, please see: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteVoluntaryRemedial.asp>.

If the Phase I identifies potential soil and/or ground water contamination or other concerns that would require further action (such as soil/groundwater sampling and/or remediation), this would be considered a peculiar significant impact of the proposed project. Mitigation measures would be developed in coordination with DPH. These mitigation measures would be anticipated to reduce such hazardous materials impacts to a less than significant level.

5. **Air Quality Analysis.** The proposed project, which includes the demolition of an existing one story industrial building and the construction of a new building at a total of 18,706 square feet and 16 dwelling units, does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and/or operational screening levels for criteria air pollutants. Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

In addition to construction dust, demolition and construction activities would require the use of heavy-duty diesel equipment which emit diesel particulate matter (DPM). DPM is a designated toxic air contaminant, which may affect sensitive receptors located up to and perhaps beyond 300 feet from the project site. Additional measures may be required to reduce DPM emissions from construction vehicles and equipment.

The proposed project includes sensitive land uses (16 dwelling units) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants.

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors.

During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required and whether any additional mitigation measures identified in the underlying Eastern Neighborhoods FEIR will be required.

6. **Greenhouse Gases.** The 2010 CEQA Air Quality Guidelines provide CEQA thresholds of significance for greenhouse gas (GHG) emissions. On August 12, 2010, the San Francisco Planning Department submitted to the BAAQMD a draft of the City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions. This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy. The BAAQMD reviewed San Francisco's GHG reduction strategy and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA Guidelines (2010).<sup>6</sup> Therefore, projects that are consistent with San Francisco's GHG reduction strategy would result in less-than-significant GHG emissions.

In order to facilitate a determination of compliance with San Francisco's GHG reduction strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The project sponsor will be required to submit a completed checklist as part of the environmental review process.

7. **Transportation.** The Department has preliminarily determined that a transportation study would not be required for the proposed project. The project includes the construction of 15,710 square feet of residential space that would generate approximately 140 new daily person trips, of which more than 24 would be in the PM Peak Hour. About 4 of the PM peak hour person trips would be automobile trips. This would not likely increase existing traffic volumes on streets within the vicinity of the project site and would not substantially cause adverse impacts to nearby intersections already operating at LOS D or worse. In addition, the proposed project would not have the potential to adversely impact transit operations or the carrying capacity of nearby transit services, nor would the project worsen conditions for pedestrian and bicycle facilities.
8. **Geotechnical Investigation.** The project site is located near or within an area subject to liquefaction potential, a Seismic Hazards Study Zone designated by the California Division of Mines and Geology. The investigation of geotechnical and soil conditions and the application of the building codes for new development based on these conditions would ensure that impacts related to structural damage and surface settlement would be less than significant. To assist Department staff in their determination, it is recommended that you provide a preliminary geotechnical investigation with boring logs and foundation recommendations for the proposed project.
9. **Shadow Study.** Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Department staff has prepared a preliminary shadow fan analysis that indicates the proposed project would not cast new shadow on any properties under the jurisdiction of the Parks and Recreation

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<sup>6</sup> San Francisco's Strategies to Address Greenhouse Gas Emissions and BAAQMD's letter are available online at: <http://www.sfplanning.org/index.aspx?page=1570>.



Department, nor would it cast shadows on any other parks or open spaces. Further analysis of shadow impacts would not be required.

- 10. Compliance with Stormwater Management Ordinance.** The City and County of San Francisco Stormwater Management Ordinance became effective on May 22, 2010. This ordinance requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan, consistent with the November 2009 Stormwater Design Guidelines. Responsibility for review and approval of the Stormwater Control Plan is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program.

The initial CEQA evaluation of a project will broadly discuss how the Stormwater Management Ordinance will be implemented if the project triggers compliance with the Stormwater Design Guidelines. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality.

- 11. Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any tree identified in this Disclosure Statement must be shown on the site plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the Tree Disclosure Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.
- 12. Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as owners of properties within 300 feet of the project site at the initiation of the Community Plan Exemption process. Please provide these mailing labels at the time of submittal of the Environmental Evaluation Application.

If any of the additional analyses determine that mitigation measures not identified in the Eastern Neighborhoods FEIR are required to address peculiar impacts of the proposed project, the environmental document will be a community plan exemption plus a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a community plan exemption with a focused EIR. A community plan exemption and a community plan exemption plus a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a community plan exemption with a focused EIR would need to be prepared by a consultant on the Planning Department's environmental consultant pool list. If this is necessary, the project sponsor will be provided with three environmental consulting firms from which to choose to have the focused EIR prepared ([http://www.sf-planning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf)).

Please see "Studies for Project inside of Adopted Plan Areas - Community Plan Fees" in the Planning Department's current *Fee Schedule for Applications*. Environmental evaluation applications are available at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org).

**PLANNING DEPARTMENT APPROVALS:**

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Variance.** As currently proposed, and as discussed under 'Preliminary Project Comments' below, this project requires a Variance from Planning Code Section 145.1.
2. **Rear Yard Modification.** The proposed project requires a Rear Yard Modification per Planning Code Section 134(e) as discussed under 'Preliminary Project Comments' below.
3. A **Shadow Analysis** is required under Planning Code Section 295 as the project proposed a building height in excess of 40 feet, as measured by the Planning Code. A shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Parks Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.
4. A **Building Permit Application** is required for the proposed demolition of the existing structure(s) on the subject property.
5. A **Building Permit Application** is required for the proposed new construction on the subject property.

Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

**NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:**

Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

This project is required to conduct a **Pre-application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at [www.sfplanning.org](http://www.sfplanning.org) under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) under the "Resource Center" tab.

**PRELIMINARY PROJECT COMMENTS:**

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project:

1. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
2. **Rear Yard.** Section 134 requires the Project to provide a rear yard of at least 25 percent of the lot depth. The “interior corner” configuration proposed for the rear yard is not permitted in Eastern Neighborhood Mixed Use Districts, except as an approved rear yard modification that complies with Planning Code Section 134(e). While such configurations can be supported, a minimum of 25 percent of the lot area is preferred. The proposed rear yard only represents approximately 15.6 percent of the lot area.
3. **Above Grade Parking Setback.** Planning Code Section 145.1 requires that off-street parking at street grade be set back at least 25 feet on the ground floor from any façade facing a street at least 30 feet in width. The proposed parking layout does not comply with this Section as there is no setback provided from the San Carlos Street façade. Therefore, as proposed, the project requires a Variance from Section 145.1. Additionally, active uses are required within the first 25 feet of the San Carlos Street frontage.

Objective 3.2 of the General Plan emphasizes creating and promoting active ground floor uses as a major factor for safe public realm. Policy 3.2.3 of the Plan also strongly discourages parking at ground level; and directs, when necessary, that such ground floor parking must be wrapped by active uses as detailed in Section 145 of the Planning Code. Staff recommends reconfiguring the proposed ground floor parking to meet the requirements of the Code and the policies of the Plan. Consider using a stacked parking system to achieve compliance.

4. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. No street trees are shown on the plans.
5. **Tree Disclosure Affidavit.** A Tree Disclosure Affidavit must be filled out and submitted with the Building Permit Application for New Construction. This form is available online at [www.sfplanning.org](http://www.sfplanning.org), under the “Resource Center/Department Publications” tab.
6. **Shadow.** Planning Code Section 295 requires that a shadow analysis be conducted for any project greater than 40-feet in height. A shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Parks Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.
7. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards.” Feature-related hazards may create increased risk to birds and need to be mitigated. Please refer to the published document “*Standards for Bird-Safe Building*,” available online at [www.sfplanning.org](http://www.sfplanning.org), under the “Resource Center/Department Publications” tab.
8. **Unbundled Parking.** Please be advised that per Planning Code Section 167 all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units, or more, must be leased or

sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units. In cases, such as the proposed project, where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to the owners or renters of two bedroom units, and then to the owners or renters of other units. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 315 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and a price determined by the Mayor's Office of Housing.

9. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least eight Class-1 bicycle parking spaces. Please note the type of bicycle parking on the proposed plans. Please be advised that currently the bicycle parking requirements in the Code are under review for significant changes which would probably affect the requirements for this project. For further review of potential changes, please look at: <http://commissions.sfplanning.org/cpcpackets/2011.0397T.pdf> . This proposal will be heard before the Planning Commission on March 21, 2013, for Commission approval.
10. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable fees outlined in Section 423 et seq.
11. **Inclusionary Housing.** Affordable housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program,' to the Planning Department identifying the method of compliance, on-site, off-site, or in-lieu fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. If provided on-site, 2 units would be required.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

- direct financial construction from a public entity
- development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

12. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct more than 10 dwelling units. For more information, please contact:

Ken Nim, Workforce Compliance Officer  
CityBuild, Office of Economic and Workforce Development  
City and County of San Francisco  
50 Van Ness, San Francisco, CA 94102  
(415)581-2303

13. **Transit Impact Development Fee (TIDF).** Pursuant to Planning Code Section 411 et seq., the Transit Impact Development Fee will apply to this project. Please be aware that an ongoing process – the Transportation Sustainability Program – may eventually replace the Transit Impact Development Fee. You can find more information about this program here: <http://www.sf-planning.org/index.aspx?page=3035>

## PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project:

### 1. Site Design, Open Space, and Massing.

- The Department recommends a rear yard that complies with the Code in area, exposure, access and preservation of the mid-block open space, and usability.
- The Department recommends locating the stair such that it is not an obstruction in the provided rear yard.
- The property line wall abutting the eastern neighbor should be no higher than the minimum required height above the deck at the rear yard.

### 2. Vehicle Circulation, Access and Parking.

- The eight on-site parking spaces that are proposed occupy the ground level and a majority of the frontage along San Carlos Street. The Department recommends the parking be setback 25-feet from the street frontage and the project include active uses fronting San Carlos Street, as required by the Code. This may be achieved while retaining parking by providing sub-grade parking, and/or a stacked parking system.
- Bike parking should be as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflict with automobiles. Bicycle parking may count as active ground floor use.

### 3. Architecture.

- In general, the rhythm and proportions of the building as defined by the windows, walls, and bays is appropriate, although the base appears squat.
- The recessed lobby entrance is a good gesture. The Department recommends accentuating the height, or the appearance of height, at the residential lobby entrance to be more gracious and prominent.

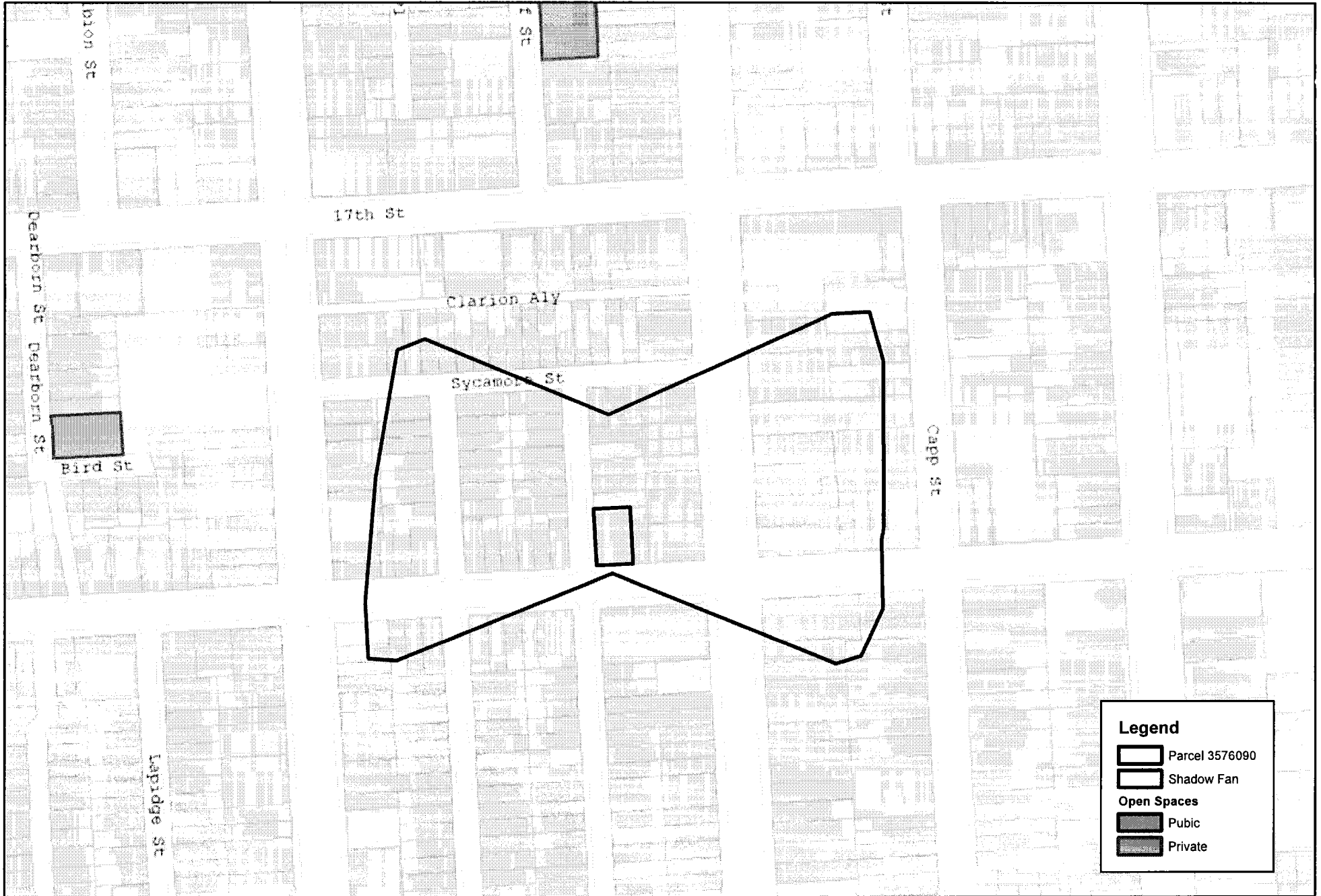
- In consideration of compositional balance and the impression of massing along San Carlos Street, consider the continuation of the bays with balconies on the fourth floor of the last two bays, or elimination of the fourth floor “pop out” bays altogether.
4. **Street Frontage.** The frontage should provide a consistent and active relationship with the fronting streets, per the draft *Ground Floor Residential Design Guidelines*:
- *Individual unit stoops.* The Department expects ground floor residential units with setback and raised landscaped entries that range from three to five feet above grade, to provide direct access from the street.
  - If accessed at grade, units should be setback 10-feet at the first and second floors. The Department recommends the parking be setback 25-feet from the street frontage with active uses fronting both 18<sup>th</sup> Street and San Carlos Street to comply with the Planning Code. Exceptions from the Code should be matched by a design and configuration of transition space and architecture at the ground level that is exceptional.
  - Per the draft *Ground Floor Residential Design Guidelines*, vertically modulate the façade so that residential units are individually legible. A setback and raised terrace at the ground level may count toward open space.
  - Refer to the draft *Ground Floor Residential Design Guidelines* for treatment of the building along the street if the project ultimately proposes residential uses on the ground floor. The draft guidelines are located on the Department website under “Resource Center/Department Publications/Guidelines for Ground Floor Residential Design.”

#### PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **September 7, 2014**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: PPA Shadow Fan Analysis  
Interdepartmental Project Review Application

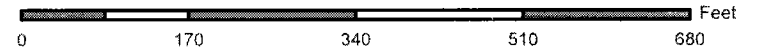
cc: David Sternberg, Property Owner  
Brittany Bendix, Current Planning  
Christopher Espiritu, Environmental Planning  
Kimia Haddadan, Citywide Planning and Analysis  
David Winslow, Design Review Team  
Jerry Sanguinetti, DPW  
Jerry Robins, MTA



Title: 3420 18th Street  
 Comments: Building Height Modeled at 70 feet.  
 Slopes taken into account.  
 Printed: 26 February, 2013



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# SAN FRANCISCO PLANNING DEPARTMENT

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## INTERDEPARTMENTAL PROJECT REVIEW

*Effective: August 31, 2012*

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Project Sponsors may elect to request an interdepartmental review for any project at any time; however, it is strongly recommended that the request is made prior to Planning Department approval of the first construction building permit.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). Staff from each of these disciplines will attend your meeting.

### Interdepartmental Project Review fees:

1. \$1,157 for five or fewer residential units and all affordable housing projects.
2. \$1,682 for all other projects.

*Please note that \$384 of these fees is non-refundable. If your project falls under the first type of fee, and you cancel your meeting, \$773 will be refunded to you. If your project falls under the second type of fee, and you cancel your meeting, \$1,298 will be refunded to you.*

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at (415) 575-9091.

*Please note: All returned checks are subject to a \$50.00 bank fee.*

*Interdepartmental Project Reviews are scheduled no sooner than two weeks from the receipt of the request form and check.*

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



**Submittal requirements:**

*Please submit four (4) copies/sets of all information for distribution to each department/agency.*

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

*In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.*

## INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: \_\_\_\_\_

**PROJECT CONTACT:**

Name \_\_\_\_\_ Phone No. (    ) \_\_\_\_\_

Address \_\_\_\_\_ FAX No. (    ) \_\_\_\_\_

Owner \_\_\_\_\_

**PROJECT INFORMATION:**

Address \_\_\_\_\_

How many units does the subject property have? \_\_\_\_\_

Assessor's Block/Lot(s) \_\_\_\_\_ Zoning District \_\_\_\_\_

Height and Bulk Districts \_\_\_\_\_ Located within Geologic Hazard Zone? Y ☐ N ☐**PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:**

(Use attachments if necessary)

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Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted staff \_\_\_\_\_

Will this project be publicly funded? (specify) \_\_\_\_\_

*(Please submit four (4) copies/sets of the Application Form, Floor Plans, Pictures, etc.)*