



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 8, 2012
TO: Vito Vanoni, SB Architects
FROM: Julian Banales, Planning Department
RE: PPA Case No. 2012.0487U
140 7th Street

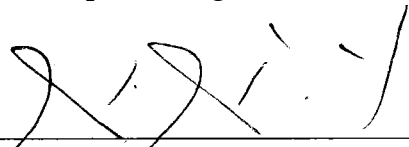
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Richard Sucre, at (415) 575-9108 or richard.sucre@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Julian Banales, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: June 8, 2012
Case No.: **2012.0487U**
Project Address: 140 7th Street
Block/Lot: 3727/002
Zoning: SLR (SoMa Service-Light Industrial-Residential) Zoning District
Western SoMA Special Use District
50-X Height and Bulk District
Area Plan: Proposed Western SoMa Community Plan
Project Sponsor: Vito Vanoni, SB Architects
415-673-8990 ext.440
Staff Contact: Rich Sucre, 415 575-9108
Rich.Sucre@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 would renovate the existing forty-eight (48) room hotel into twenty-seven (27) residential units. The project would result in: 24,230 sq ft of residential space; 12,891 sq ft of parking (approximately 32 parking spaces); and, 1,154 sq ft of storage. As part of the project, the exterior windows would be repaired or replaced, and the exterior cladding would be repainted and repaired or replaced with new wood siding. At the ground floor, the garage opening would be reduced in size and would be infilled with a new brick facade to match. The dwelling unit mix would include: three (3) two-bedroom units, and twenty-four (24) one-bedroom units. The project includes construction of thirty-two (32) parking stalls and twenty-eight (28) Class 1 bicycle parking spaces.

ENVIRONMENTAL REVIEW:

Environmental evaluation is required for the full scope of the project. The level of environmental review required for this project is dependent on when the Environmental Evaluation Application is submitted. This is due to the project site's location within the proposed Western SoMa Community Plan area, which is currently undergoing environmental review. If an Environmental Evaluation Application is submitted prior to the adoption of the Western SoMa Community Plan, a class 32 Categorical Exemption may be appropriate for the project if no mitigation measures are necessary. Additional analysis would be required to determine if the project would result in any potential significant environmental impacts requiring mitigation. If mitigation is required, an Initial Study will determine that either (1) the project is issued a Negative Declaration stating that the project would not have a significant effect on the environment, or (2) an Environmental Impact Report (EIR) is required to evaluate the project's potentially significant environmental impacts.

If the project Environmental Evaluation Application is submitted after adoption of the Western SoMa Community Plan, it would be processed as a community plan exemption (CPE). It should be noted that the cost and processing time for a CPE is significantly greater than that for a Class 32 categorical exemption. The plan is expected to be adopted in early 2013.

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. An **Environmental Evaluation Application** is required for the full scope of the project and may include the following:

- a. *Cultural Resources*

Historic Architectural Resources. According to Planning Department records, the existing building on the project site was constructed in 1980, and was evaluated in the South of Market (SoMA) Historic Resource Survey with a California Historic Resource Status Code of "6Z." This evaluation classifies the building as "found ineligible for National Register, California Register or local designation through survey evaluation." Therefore, the subject property is not an individual historic resources; however, it is located within the boundaries of the eligible Western SoMA Light Industrial and Residential Historic District.

Based upon the proposed scope of work and the building's status as a non-contributing resource within the eligible Western SoMA Light Industrial and Residential Historic District, the Planning Department has determined that no further historic resource review would be required. The current proposal includes painting and minor façade alterations, which would not have an adverse impact on the surrounding historic district or nearby historic resources. If in the future, the proposal is revised to include major alterations to the exterior, then additional historic resource review may be required. If additional exterior alterations are anticipated, please consult with Planning Department Preservation staff.

Archeological Study. According to the PPA application, the project would not involve excavation below 10 ft. below grade. The project sponsor should determine what excavation work, such as foundation work for seismic upgrades, installation of new utility laterals/ mains, etc. would need to be completed as part of the project and provide that information when submitting the project for environmental review. The proposed project would require a Preliminary Archeological Review (PAR) which would be conducted in-house by the Planning Department archeologist. During the PAR, it would first be determined what type of soils disturbance/modification would result from project development, such as, excavation, installation of foundations, soils improvement, site remediation, etc. Any available geotechnical/soils report prepared for the project site will be reviewed at this time. It would need to be determined if the project site is in an area that is archeologically sensitive. The results of this review will be provided in a memorandum to the Environmental Planner assigned to the project. If and when it is found that the project has the potential to affect an archeological resource, the PAR memorandum will identify an appropriate archeological mitigation measure and/or require additional archeological studies as part of the environmental evaluation.

- b. *Noise Compatibility.* Given that the project would include siting a residential use in an area where the City's Noise model shows noise levels exceeding 75 Ldn, the Department will require an acoustical study to determine whether the project would result in a substantial adverse effect on sensitive noise receptors. The San Francisco Noise Ordinance serves as the standard threshold for environmental review of noise impacts and is contained in Article 29 of the San Francisco Police Code. The project would be required to meet applicable local ordinances and codes related to noise, such as the Noise Ordinance, so as not to result in a significant noise impact under CEQA. If the project exceeds the applicable noise thresholds, a significant impact would result thereby requiring mitigation.

The project's design may employ the use of certain features to reduce noise levels below significance thresholds. Design features may include the use of sound-attenuating windows and special exterior wall construction, i.e. insulation, caulking, etc. If the acoustical study demonstrates that design features would reduce interior noise levels below significance thresholds, the project would not result in a significant impact. Please contact the assigned Environmental Planner to scope the required acoustical study after submittal of the project's Environmental Evaluation Application.

- c. *Air Quality.* The proposed project includes sensitive land uses in proximity to high volume roadways. Public health research consistently demonstrates that children and other sensitive receptors (daycare, schools, senior care facilities, hospitals, and dwelling units) within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to roadway-related toxic air contaminants. The proposed project is within an area that experiences elevated levels of roadway-related pollutants and is subject to an Air Quality Assessment pursuant to Article 38 of the San Francisco Health Code.

If the project would generate sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or includes any other stationary sources, the project would result

in toxic air contaminants that may affect off-site and on-site sensitive receptors (i.e., daycare, schools, senior care facilities, hospitals, and dwelling units). If the proposed project's construction and/or demolition activities require the use of heavy duty diesel equipment, emissions of diesel particulate matter (DPM), a known toxic air contaminant, may affect sensitive receptors located up to and perhaps beyond 300 feet from the project site.

During the environmental review process, an Air Quality Screening Analysis will be conducted for the proposed project. The results of the screening analysis will indicate whether an Air Quality Technical Report is required for additional air pollutant modeling. If an Air Quality Technical Report is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary.

- d. *Geology and Soils.* The project site is located in a liquefaction hazard zone, as identified in the San Francisco General Plan. The investigation of geotechnical and soil conditions and the application of the building codes for any renovation work based on these conditions would reduce the potential for impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement to a less-than-significant level. To assist our staff in their determination, it is recommended that you provide a copy of a geotechnical investigation with boring logs for the proposed project. This study will also help inform the archeological review.
- e. *Flood Notification.* This lot is on a block that has the potential to flood during storms. Please see the attached notice and contact Cliff Wong at the San Francisco Public Utilities Commission at (415) 554-8339.
- f. *Phase I Study.* A Phase I study will be required upon submittal of the Environmental Evaluation Application. The context of existing environmental hazards in the immediate setting must be reviewed.

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.

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. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 151.1 to permit parking on the project site at a ratio of .75 car for each dwelling unit.

2. A **Variance** is required for open space and exposure, since the current design does not meet these planning code requirements. A variance may be avoided if the project is revised to meet these planning code requirements. The Department generally encourages projects to minimize the number of units needing an exposure variance.
3. A **Building Permit Application** is required for the change in use from hotel to residential, and for alterations to the existing building on the subject property.

All 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.

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.

All registered neighborhood group mailing lists are available online at www.sfplanning.org under "Resource Center" "Department Publication A-Z" "Neighborhood Groups Map".

PRELIMINARY PROJECT COMMENTS:

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

1. **Street Frontage and Ground Floor Uses.** Since the proposal includes a change of more than 50 percent of the a building's gross floor area to residential use, Planning Code Section 145.1 would apply to the proposed project. Planning Code Section 145.1 outlines the requirement for active uses on the ground floor and above-grade parking setback. Currently, the proposed project does not meet the requirements of this code section. Please revise the proposed project to address the various requirements for active uses, above-grade parking setback, and transparency and fenestration.
2. **Open Space – Residential.** Planning Code Section 135 requires each residential unit to have either: 60 sq ft of private open space; or 80 sq ft of common open space for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). Currently, the proposed project does not meet the open space requirement. Therefore, the proposed project requires revision to meet the minimum open space requirement for each dwelling unit, or you may request and justify an open space variance.
3. **San Francisco Green Landscaping Ordinance:** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which assists in articulating Planning Code Section 138.1. Please ensure that the proposed project is in compliance with this code section. In particular, Planning Code Section 138.1(c) outlines requirements for required streetscape and pedestrian improvements, as well

as the addition of street trees. For every 20-ft of street frontage, one tree of 24-in box size will be required. Please ensure that the proposed site plan addresses this requirement.

4. **Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room, which meets the 120-sq ft minimum superficial floor area requirement of Housing Code Section 503, face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. Based upon the current design, some of the proposed dwelling units would not meet the minimum exposure requirement. Please revise the proposed project to meet the minimum exposure requirement, or you may request and justify an exposure exception through the variance process. The Department generally encourages projects to minimize the number of units needing an exposure exception.
5. **Parking:** Planning Code Section 151.1 outlines requirements for permitted off-street parking. For dwelling units in the SLR Zoning District, one car is permitted for each two dwelling units. With Conditional Use Authorization from the Planning Commission, .75 cars may be permitted for each dwelling unit. Parking in excess of .75 cars per dwelling unit would not be permitted.

The proposed project would construct twenty-seven (27) new residential units; therefore, 14 off-street parking spaces would be permitted as of right for the residential units. With Conditional Use Authorization, the project would be permitted to construct twenty (20) off-street parking spaces for the residential units. The project would not be permitted to construct thirty-two (32) parking spaces for the residential units. Therefore, the proposed project needs to be revised to meet this Planning Code requirement.

However, the proposed project may be permitted to retain the proposed number of off-street parking spaces, if the parking is converted into a public parking garage. The proposed project may seek Conditional Use Authorization from the Planning Commission to authorize the use of a public parking garage on the ground and second floors. Generally, the Department does not support excess parking in a transit-oriented area.

6. **Bicycle Parking:** Planning Code Section 155.5 outlines requirements for bicycle parking for residential developments of four dwelling units or more. For projects over 50 units, Planning Code Section 155.5 requires 25 spaces for the first 50 units and one space for every four units beyond 50. The proposed project would provide 28 bicycle spaces, which exceeds the current requirement of 25 bicycle parking spaces that is based upon the current number of units.
7. **Unbundled Parking:** Planning Code Section 167 outlines a requirement for unbundled parking spaces for residential buildings of ten dwelling units or more. All off-street parking spaces accessory to residential uses shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. The Planning Commission may grant an exception from this requirement for projects which include financing for affordable housing that requires that costs for parking and housing be bundled together.

8. **Inclusionary Affordable Housing:** Planning Code Section 415 outlines the requirement for inclusionary affordable housing as part of any housing project constructing five or more dwelling units within the SLR Zoning District. Based upon the submitted information it is unclear which program the project sponsor will elect to address this requirement. Please clarify how the proposed project would meet this requirement, and submit the "Inclusionary Affordable Housing Program: Affidavit for Compliance," which is available on the Planning Department's website.
9. **Recycled Water.** The City requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 square feet. Please see the attached SFPUC document for more information.
10. **Western SoMA Area Plan.** The project site is located within the Western SoMA Special Use District, which is currently being examined as part of the Western SoMA Area Plan. Based upon the draft area plan adopted by the Western SoMA Task Force in July 2010, the proposed project would be zoned within the proposed WMUG (Western SoMA Mixed Use – General) Zoning District and a 55-X Height and Bulk Limit. Currently, the proposed project appears to largely meet the proposed policies and objectives of the draft area plan; however, the dwelling unit mix of the proposed project would not be consistent with area plan objectives and requirements. The draft area plan calls for a dwelling unit mix whereby at least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms. Currently, the proposed project would construct three (3) two-bedroom units and twenty-four (24) one-bedroom units. Please revise the dwelling unit mix to meet the requirements of the draft area plan.

This determination may be subject to change as the draft area plan undergoes the environmental review and adoption process. Additional requirements on the proposed project may be imposed based upon the adoption of the Western SoMA Area Plan.

PRELIMINARY DESIGN COMMENTS:

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

1. **Public Realm and Ground Floor Design.** Based upon the current design, the project provides parking at the ground and second floors, and minimal amenities/uses on the ground floor. To activate the public realm and improve the ground floor design, the project should consider enlarging the ground floor uses, while reducing the amount of parking. Please consider introducing a retail space on the ground floor level or enlarging the existing lobby/residential entrance to provide a grander statement at the ground floor and meet the requirements of Planning Code Section 145.1. In addition, the project should provide additional landscaping and public realm improvements, per the San Francisco Green Landscaping Ordinance.

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 **December, 8, 2013**. 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.

cc: APIC Hotel Carriage Inn, LLC, Property Owner
Rich Sucre, Current Planning
Heidi Kline, Environmental Planning
Joshua Switsky, Citywide Planning and Analysis