Preliminary Project Assessment

 Date:
 September 5, 2012

 Case No.:
 2012.0865U

Project Address: 1198 Valencia Street

Block/Lot: 365/014

Zoning: Valencia NCT

55-X

Area Plan: Mission Area Plan

Project Sponsor: Charles Shin, JS Sullivan Development, LLC

415.206.1578

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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 proposed project is located at 1198 Valencia Street on block bounded by 23rd Street on its south, 22nd Street to the north, San Jose Avenue to the west and Valencia Street to the east in San Francisco's Mission District. The project site is within the Valencia Street Neighborhood Commercial Transit zoning district, a 55-X Height and Bulk District and is also located in the Mission Area Plan. According to Planning Department records, a 440-square-foot commercial gas station occupies the 14,374-square-foot subject property. The proposed project entails demolition of the gas station and construction of a 56,840-gross-square foot building. The proposed building would comprise 41,940 square feet of residential space, 5,850 square feet of retail space, 4,800 square feet of garage parking, and 4,250 square feet of onsite open space. The project would include up to 42 dwelling units; the PPA application does not specify the unit mix (e.g., studio, one and two bedroom units). The project would extend to a height of about 52 feet above site grade and would include five stories. The building's ground floor would include commercial spaces oriented toward Valencia Street. Parking for 31 vehicles would be accommodated in a ground-level garage in the building's interior. The garage entry and access point appear to be via a curb cut and driveway on 23rd Street; vehicles would be stored in the garage by a mechanical stacking system.

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:

Section 15183 of the California Environmental Quality Act (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.

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR* (FEIR), which was certified in 2008. Because the proposed project is consistent with the development density identified in the area plan, it is eligible for community plan exemption (CPE). Potentially significant project environmental impacts that were identified in and pertinent mitigation measures and CEQA findings from the underlying area plan FEIR may be applicable to the proposed project.

Based on our preliminary review, it appears that the following mitigation measures that were identified in the area plan EIR would apply to the proposed project:

- Mitigation Measure F-4: Siting of Noise-Sensitive Uses. The proposed project would introduce new
 sensitive receptors (residents) to an area with elevated ambient noise levels. This mitigation measure
 requires the preparation of a noise analysis to identify potential noise-generating uses within two
 blocks of the project site and to demonstrate that Title 24 standards will be met. Title 24 of the
 California Code of Regulations includes noise insulation standards and construction requirements
 that are intended to limit noise transmitted into residential units of multi-unit residential buildings.
- Mitigation Measure J-2: Archeological Resources Properties with No Previous Studies from the area plan EIR would most likely apply to the proposed project because the project site is in an archeologically sensitive area. This mitigation measure requires the project sponsor to retain the services of a qualified archeological consultant to undertake a preliminary archeological sensitivity study under the direction of Planning Department staff prior to project construction. The project sponsor should coordinate the preliminary sensitivity study with Environmental Planning prior to finalizing any work scope. The Planning Department's list of approved archeological consultants is available at http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.

Regarding historic architectural resources, the subject property was included in the South Mission Historic Resources Survey, but the existing building was not evaluated because it is less than 50 years old. Because the subject property does not meet minimal age requirements to be considered a potential resource for national, state, or local designation, no additional analysis of historical resources is required.

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

Based on our preliminary review the following topic areas would require additional study to identify significant impacts not identified in area plan EIR:

- 1. Transportation Study. Based on the Planning Department's transportation impact analysis guidelines, the project would potentially add at least 50 PM peak hour person trips and thus would likely require additional transportation analysis. A determination of whether a transportation impact analysis would be required would be rendered after submittal of an Environmental Evaluation Application. The scope of work and the transportation report would need to be prepared by a qualified consultants working at the direction of the Planning Department staff. The Planning Department's list of approved transportation consultants is available at http://www.sf-planning.org/ftp/files/MEA/Transportation_consultant_pool.pdf. Please see "Transportation Impact Analysis Guidelines for Environmental Review" on the Planning Department's website and "Miscellaneous Fees" in the Planning Department's current Fee Schedule for Applications. As noted on the Fee Schedule, there is a separate fee to SFMTA for review of the transportation report. Please consult with the environmental planner assigned to the case prior to request the list of qualified consultants.
- 2. Hazardous Materials. The project site is located on a site that includes a former gas station use. According to Planning Department records, permits were issued in June 2012 for the installation of a groundwater extraction and soil vapor remediation system; as such hazardous materials associated with the former gas station use are likely present on the site. A Phase I Environmental Site Assessment should be prepared to determine the potential for site contamination and the level of exposure risk associated with the project, and submitted with the Environmental Evaluation Application. The Phase I will determine the scope of a Phase II review, which should include soils sampling. The project would likely be required to obtain a Remedial Action Completion Certification (aka "certificate of closure" or "case closure") from the DPH Local Oversight Program (LOP). Therefore, the project sponsor is continuing investigations of possible contaminants left behind by the underground storage tanks (USTs) associated with the project's gas station. If additional USTs are discovered on the project site, the property owner would be required to notify the DPH's Hazardous Material Unified Program Agency (HMUPA) and would be required to obtain a UST removal permit prior to any UST removal activities. The property owner would also be required to obtain all applicable permits from the Fire Department (SFFD), and DPW (Streets and Mapping) prior to removal and disposal of any remaining USTs associated with the former service station. The review of UST remove and site remediation would require oversight from the San Francisco Department of Public Health (DPH), which may recommend that the project sponsor enroll in its Voluntary Remedial Action Program. Such recommendations would likely be instituted into the project as sitespecific mitigation measures of "peculiar," site-specific impacts. Please note that the DPH charges a fee for their review. More information on DPH's Voluntary Remedial Action Program may be found at http://www.sfdph.org/dph/EH/HazWaste/hazWasteVoluntaryRemedial.asp.
- 3. Geotechnical Study. The applicant shall submit a geotechnical study that investigates the soils underlying the site and identifies any geotechnical concerns related to the construction and occupancy of the proposed building(s). The geotechnical study should determine whether the site is subject to liquefaction and landslides, and should highlight any recommendations for mitigating potential impacts, as applicable, associated with any of the geotechnical concerns identified in the study.

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4. Greenhouse Gas Analysis. The 2010 CEQA Air Quality Guidelines provide for the first time CEQA thresholds of significance for greenhouse gas 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). 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. Projects that are seeking a determination of CEQA GHG significance based on compliance with the City's GHG reduction strategy must complete the Greenhouse Gas Analysis Compliance Checklist. The planner or CEQA consultant in coordination with the project sponsor can prepare the checklist.

5. Air Quality (AQ) Analysis. The project proposes demolition of an existing gas station and construction of a building with ground-floor retail and 42 residential units on four stories above. 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 emits 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 (e.g., residential use) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants. Health Code Article 38 applies to the proposed project. Health Code Article 38 requires that new residential development greater than 10 units located within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether PM2.5 concentrations from roadway sources exceed 0.2 micrograms per cubic meter (0.2 µg/m3). Sponsors of projects on sites exceeding this level are required to install ventilation systems or otherwise redesign the project to reduce the outdoor PM2.5 exposure indoors. The proposed project is located outside of the Potential Roadway Exposure Zone; therefore a determination by the Department of Public Health regarding which provisions of Health Code Article 38 are applicable for implementation by the project, is required. For more information on Health Code Article 38 see: http://www.sfdph.org/dph/EH/Air/default.asp.

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 Rezoning and Area Plans FEIR will be required. Should the project include stationary sources of air pollutants including, but not limited to, diesel boilers or back-up generators, an Air Quality Technical Report may be 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.

- Shadow Study. The proposed project would result in construction of a building 40 feet or greater in height. The project therefore would require a shadow study, as further discussed below. If the shadow fan analysis prepared by Planning Department staff determines that the project could cast shadows on recreational resources, you would be required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.
- 7. Stormwater. Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to http://stormwater.sfwater.org/. Applicants may contact stormwaterreview@sfwater.org assistance.

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, 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 initial study/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 initial study/EIR would need to be prepared by a consultant pool the Planning Department's environmental consultant (http://www.sfon 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.

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. Large Project Authorization (X). Planning Code Section 329 applies to all new construction and proposed alterations of existing buildings in the Eastern Neighborhoods that meet at least one of the following criteria:
 - a. The project includes the construction of a new building greater than 75 feet in height (excluding any exceptions permitted per Section 260(b)), or includes a vertical addition to an existing building resulting in a total building height greater than 75 feet; or
 - b. The project involves a net addition or new construction of more than 25,000 gross square feet.

The project meets Criteria 1b above with a total of approximately 52,600 gross square feet of area. Therefore, a Large Project Authorization, or X case, is required. The application form is available from 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.

- 2. Exceptions. As a component of the review process under Section 329, projects may seek specific exceptions to the provisions of the Planning Code. Exceptions from rear yard (Planning Code Section 134), open space (Planning Code Section 135), street frontage (Planning Code Section 145), and offstreet parking (Planning Code Section 151) and must be justified in order for the project to be approved. The proposed rear yard and open space areas do not meet the minimum requirements. The proposed egress and parking setback do not meet the minimum requirements. The project also seeks parking spaces exceeding the maximum required amount. To the extent possible, the Department recommends limiting the exceptions being sought. The application form is available from 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.
- **3. Conditional Use Authorization.** In addition to the exceptions allowed under the provisions of Planning Code Section 329, Conditional Use authorization is required for the project for exceeding limits of the large lot development and use size requirements. To the extent possible, the Department recommends limiting the Conditional Use items being sought. The application form is available from 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.
- **4. Building Permit Applications.** Permit application and notification are required for the proposed demolition, new construction and the Large Project Authorization. Building permit applications are available at the Department of Building Inspection 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

<u>www.sfplanning.org</u> under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at <u>www.sfplanning.org</u> 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. For the purpose of providing these comments, the ground floor units along Clara Street are considered non-residential. Designation of these units as residential may alter some of the comments below.

1. First Source Hiring. Chapter 83 of the San Francisco Administrative Code, passed in 1998, established the First Source Hiring Program to identify available entry-level jobs in San Francisco and match them with unemployed and underemployed job-seekers. The intent is to provide a resource for local employers seeking qualified, job ready applicants for vacant positions while helping economically disadvantaged residents who have successfully completed training programs and job-readiness classes.

The ordinance applies to (1) any permit application for commercial development exceeding 25,000 square feet in floor area involving new construction, an addition or a substantial alteration which results in the addition of entry level positions for a commercial activity; or (2) any application which requires discretionary action by the Planning Commission relating to a commercial activity over 25,000 square feet, but not limited to conditional use; or (3) any permit application for a residential development of ten units or more involving new construction, an addition, a conversion or substantial rehabilitation.

The project proposes more than ten dwelling units and therefore, is subject to the requirement. For further information or to receive a sample First Source Hiring Agreement, please see contact information below:

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 Direct: 415.581.2303

Fax: 415.581.2368

- **2. Tree Disclosure Affidavit.** A Tree Disclosure Affidavit must be filled out and submitted with the Large Project Authorization application.
- 3. Stormwater Design Guidelines. Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to http://stormwater.sfwater.org/. Please contact stormwaterreview@sfwater.org for assistance or additional information.

- **4. Large Lot Development.** Planning Code Section 121.1 requires a Conditional Use for lots exceeding 9,999 square feet. The subject lot is approximately 14,400 square feet. Therefore, an application for Conditional Use is required.
- **5. Use Size.** Planning Code Section 121.2 requires a Conditional Use for non-residential uses exceeding 3,000 square feet. The proposed commercial use(s) is approximately 5,850 square feet. Therefore, an application for Conditional Use is required.
- 6. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet. For a property located within the Valencia Street NCT, the rear yard shall be provided at the second story and at each succeeding story of the building, and at the first story if it contains a dwelling unit. The project provides no rear yard setback and courtyards that do not meet the dimensional requirements.
- 7. Open Space. Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 80 square feet of private usable open space per dwelling unit, or 106.4 square feet per dwelling unit of common open space, is required. The Project has a residential open space requirement of up to 3,360 private usable open space, or 4,470 square feet of common open space.
 - The proposed roof deck of approximately 4,470 square feet does not provide enough common open space to accommodate 42 proposed dwelling units. The proposed courtyards though exceed the required amount, do not meet the minimum dimensional requirement. For a proposed new construction, please revise the design and comply with the requirement.
- 8. The Green Landscape Ordinance. Planning Code Section 138.1 require permeable paving and street trees to be installed by the property owner or developer in the case of the construction of a new building, relocation of a building, or addition of gross floor area equal to 20 percent or more of the gross floor area of the existing building. The minimum installation shall be one 24-inch box tree for each 20 feet of frontage of the property along each street or alley, with each remaining 10 feet requiring one additional tree.
 - The proposed project triggers a requirement for six street trees for each frontage on Valencia and 23rd Streets, and six trees at the San Jose Avenue frontage. The project proposes two trees at the Valencia Street frontage and one tree at the 23rd Street frontage. Please review the Ordinance for additional requirements and indicate project compliance.
- **9. Standards for Bird Safe Buildings.** Adopted on July 14, 2011, the Standards for Bird Safe Buildings specify requirements for a bird safe building. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable.
- **10. Ground Floor Commercial Space and Street Frontage.** Planning Code Section 145.1 requires the following for street frontages in Valencia Street NCT: (1) not more than 1/3 the width of the building facing the street may be devoted to ingress/egress to parking; (2) off-street parking at street grade must be set back at least 25 feet; (3) "active" use shall be provided within the first 25 feet of building depth at the ground floor; (4) ground floor non-residential uses shall have a floor-to-floor height of

14-feet; (5) frontages with active uses shall be fenestrated with transparent windows; and, (6) decorative railings or grillwork placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular views.

The proposed residential garage does not appear to meet the 25-foot setback requirement or the egress width requirement. To the extent possible, please comply with the code requirements.

11. Off-Street Parking. Planning Section 151.1 allows for provision of up to one parking space maximum for each two dwelling units. Up to three spaces for each four dwelling units may be permitted as a Conditional Use or exception to the Large Project Authorization.

Based on the proposal, the maximum parking rate permitted is .50 space per dwelling unit, or a total 21 spaces including. The project proposes a parking rate of 0.74 space per dwelling unit, or 31 spaces, in an at-grade parking garage. The subject property is located in a transit preferred area. Therefore, exceeding the maximum allowed parking rate is not encouraged.

- **12. Bicycle Parking.** Planning Code Section 155.5 requires one bicycle parking space per each two dwelling units. The proposed 42-dwelling-unit project has a requirement of 21 bicycle parking spaces. Please illustrate code compliance to this requirement.
- 13. Shadow Analysis. As discussed in the Environmental Review section of this document, projects over 40 feet in height require a Shadow Analysis Application per Section 295 to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department. A preliminary shadow analysis was conducted based on the plans submitted as part of the PPA Application. The analysis indicated there would be no shadows cast on properties under the jurisdiction of the Recreation and Park Department.
- 14. Impact Fees. The Eastern Neighborhoods Public Benefits Fund is implemented in part through district-specific Eastern Neighborhoods Impact Fee which applies to the Project Area. Fees shall be charged on net additions of gross square feet which result in a net new residential unit, contribute to a 20 percent increase of non-residential space in an existing structure, or create non-residential space in a new structure. Fees shall be assessed on residential use, and on non-residential use within each use category of Cultural/Institution/Education; Management, Information & Professional Service; Medical & Health Service; Retail/Entertainment; and Visitor Services; with no substitutions across uses. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project. The project is within the Impact Fee Tier 1 for residential and non-residential uses. Tier 1 requires \$8 per gross square-foot of residential space and \$6 per gross square-foot of non-residential space.

Prior to the issuance by the Department of Building Inspection (DBI) of the first site or building permit for a development project, the sponsor of any project containing space subject to the Eastern Neighborhoods Impact Fee shall pay to the Treasurer according to the schedule in Table 423.3. Planning Code Section 423.3 also provides alternatives satisfying this requirement.

15. Inclusionary Housing. Affordable housing is required for a project proposing five or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable

Housing Program: Planning Code Section 419,' 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.

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.

CITYWIDE POLICY & ANALYSIS COMMENTS:

- 1. Land Use. The Mission Area plan of the Eastern Neighborhood Plan promotes a wide range of uses to create a livable and vibrant neighborhood. The project site is located within the Neighborhood Commercial Transit Oriented District (NCT- Valencia Street Neighborhood Commercial Transit). The promotion of a mixed-use urban neighborhood is one of the key land use strategies of the plan (Objective 1.2). The project sponsor is proposing a mixed-use building, providing housing and retail on the first floor in character with the rest of the Valencia corridor. The project as proposed meets the objective of creating a unique place by strengthening the physical character and fabric of the urban form of the neighborhood. The proposed infill development provides "...ground floor commercial uses in new housing development." (Policy 1.2.2). Currently, the site is a gas station. The proposed project presents an infill opportunity that can strengthen the current urban form of the neighborhood.
- 2. Height and Bulk. According to Policy 3.1.4 "Heights should also reflect the importance of key streets in the city's overall urban pattern, such as Mission and Valencia streets (...)." The proposed project specifies a height of 52' ft and is designed within the 55 ft height limit of the 55-X Height and Bulk District. The current façade is partially transparent at the first floor level. It is important, however, that the next design phase refines the articulation/ interactive quality of the façade, considering the appropriate setbacks as per Policy 3.1.6.
- 3. Parking. Given the strong transit-oriented character of the Valencia Street corridor, no off-street accessory parking is required for any use. A strong bike parking plan should be proposed and integrated into the parking program by the sponsor.
- 4. Housing. The project proposes 42 dwelling units and meets the Mission Area Plan -Objective 2.5 that recommends to create mixed-use residential districts to "promote health through residential

SAN FRANCISCO
PLANNING DEPARTMENT 10 development design and location. " Being close to transit, the housing development will allow its residents to "(...) safely walk to schools, parks, retail and other services." (Policy 2.5.2)

PRELIMINARY DESIGN COMMENTS:

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

- 1. Building Massing, Site Design, and Open Space. The building massing, broken vertically by open courts facing Valencia and San Jose Avenue, is an appropriate means of modulating the massing. The arrangement of residential units around these courts enhances livability by providing double aspect exposure for most of the dwelling units.
- 2. Ground Floor Commercial Space and Street Frontage. Ground floor dwelling units should be raised 3' to 5'above grade and have recessed entries accessed directly from the street no deeper than 10'-12'per the draft Ground Floor Residential Design Guidelines.
- 3. Parking, Loading. Garage entrances should be reduced to no wider than 10'. New curb cuts should be no greater than 12'wide. Parking at grade is not allowed to be within 25' of the property line. The Planning Department does not support parking greater than the maximum allowed by code. Please eliminate the 3 stacker bays fronting 23rd Street and provide an active use such as commercial, residential unit or lobby space.
- 4. Architecture. Articulate and use quality materials on all visible façades of the building. The Planning Department recommends wrapping the storefront treatment at Valencia around the corner on 23rd Street.
- 5. Public Realm Improvements. Street improvements: Per Planning Code Section 138.1, the Planning Department will require standard streetscape elements and sidewalk widening for the appropriate street type per the Better Streets Plan, including landscaping, site furnishings, and/or corner curb extensions (bulb-outs) at intersections (see Better Streets Plan Section 4 for Standard Improvements and Section 5.3 for bulb-out guidelines). The project sponsor is required to submit a Streetscape Plan illustrating these features, and the department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design. Standard street improvement would be part of basic project approvals not count for as credit towards in-kind contributions.

The Planning Department recommends bulb-outs at the corner of 23rd and San Jose, and at the corner of Valencia and 23rd. (Coordinate with the Mission Streetscape plan.) Consider sidewalk landscaping to address privacy issues for ground floor units that abut the property line on San Jose.

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 March 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: Neighborhood Group Mailing List

Interdepartmental Project Review Application

cc: Charles Shin, Agent, JS Sullivan Development, LLC
Ben Fu, Current Planning
Ilaria Salvadori, Citywide Planning
David Winslow, Staff Architect, LEED AP