



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 14, 2012
Case No.: **2012.0909U**
Project Address: 690 Page Street
Block/Lot: 0843/016
Zoning: RM-1 (Residential- Mixed, Low Density)
40-X Height and Bulk District
Area Plan: Not Applicable
Project Sponsor: Tony Kim, Town Consulting
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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 project site is located on the northeast corner of Page and Steiner Streets on the block bounded by Page Street to the south, Steiner Street to the west, Oak Street to the north, and Fillmore Street to the east in the Western Addition neighborhood. The proposal is to demolish the existing 2,048-square-foot, single-story structure and surface parking lot, and subdivide the 7,749-square-foot corner parcel into four parcels. The project would include the construction of four residential buildings on the newly created parcels. Each residential building would contain three units in four-stories, at 40-feet in height with a ground-floor garage. The proposed new development would include a total of 12 dwelling units, 12 off-street parking spaces, and 22,671 square feet of residential use.

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.

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project may qualify for a Class 32 Categorical Exemption, in which case the Planning Department would issue a Certificate of Determination of Exemption from Environmental Review.

If the additional analysis performed after submittal of the Environmental Evaluation Application indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an Initial Study to determine whether an Environmental Impact Report (EIR) is needed. If the Department determines that the project would not have a significant effect on the environment, the Department would issue a Preliminary Negative Declaration. If the Department finds that the project would have significant impacts that can be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a Preliminary Mitigated Negative Declaration.

If the Initial Study process indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

The following issues would be investigated as part of the environmental review process:

- ***Historic Resource Evaluation Report (HRER):*** The proposed project consists of demolition of a building constructed 50 or more years ago; therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of a full Historic Resource Evaluation Report (HRER) by a qualified consultant from the Historic Preservation Consultant Pool, which shall be known as the "potential consultant list" or "PCL". The qualified consultant must meet the Secretary of the Interior's Professional Qualification Standards in Historic Architecture or Architectural History. The qualified professional must be selected after the submittal of the Environmental Evaluation Application. The scope of the Historic Resource Evaluation should be prepared in consultation with Department Preservation staff.

Under CEQA, evaluation of the potential for proposed projects to impact "historical resources" is a two-step process: the first is to determine whether the property is an "historical resource" as defined in Section 15064.5(a)(3) of CEQA; and, if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change". CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. For example, if the structure proposed for demolition at 690 Page Street is identified as an historical resource, its demolition would be a substantial adverse change resulting in material impairment of the resource, thereby requiring preparation of an Environmental Impact Report (EIR).

For more information on the Planning Department's Historic Architectural Resource Evaluation, please see San Francisco Preservation Bulletin No. 16, which is available at www.sfplanning.org under "Historic Preservation."

- **Transportation.** A project-specific transportation study will not be needed. However, site plans will be required so that Department Transportation Planners can review site access and circulation.
- **Archeological Study.** 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 will be determined what type of soils disturbance/modification will result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. Any available geotechnical/soils materials report prepared for the project site will be reviewed at this time. Secondly, it will 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. When it is found that the project has the potential to affect an archeological resource, the PAR memorandum will identify appropriate additional actions to be taken including the appropriate archeological measure and/or if additional archeological studies will be required as part of the environmental evaluation.
- **Hazardous Materials.** The project site is partially covered by a parking lot and the site history prior to 1959 is unknown. Residential use is proposed for 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 whether any additional analysis (e.g., a Phase II soil sampling) will be necessary. Review of the Phase I and any additional studies recommended by the Phase I 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 mitigation measures. If mitigation measures are needed then preparation of a Mitigated Negative Declaration would be required.

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>.

- **Air Quality (AQ) Analysis.** The project proposes demolition of an existing structure and parking lot, subdivision of lot into four new lots, and construction of four, three-unit residential buildings for a total of 12 new dwelling units. 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).

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 (i.e., dwelling units) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants. The City and County of San Francisco has partnered with the Bay Area Air Quality Management District (BAAQMD) to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "air pollution hot spots," were identified. Land use projects within these air pollution hot spots require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The proposed project is not within air pollution hot spots, nor is it within the Potential Roadway Exposure Zone. In addition, the proposed project's 12 dwelling meets BAAQMD's screening criteria for criteria air pollutants. During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of construction emissions minimization measures or other mitigation measures will be required. Please submit with the Environmental Evaluation Application information regarding anticipated construction duration and cubic yards of excavation. In addition, please indicate whether the proposed project would include any diesel boilers or back-up generators.

- **Stormwater Management.** Prior to issuance of a building permit, the project sponsor is required to submit a stormwater control plan (SCP) to the San Francisco Public Utility Commission Wastewater Enterprise, Urban Watershed Management Program that demonstrates compliance with the City's 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. For more information on the SFPUC's stormwater management requirements, see <http://stormwater.sfwater.org>.
- **Greenhouse Gas 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 need to submit a completed Greenhouse Gas Analysis Compliance Checklist as part of the environmental review process.

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

In order to facilitate environmental review and comply with the California Environmental Quality Act (CEQA), the applicant shall submit an Environmental Evaluation Application. The application is 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. A **Demolition Permit Application** is required for the demolition of the existing building on the subject property.
2. Four **Building Permit Applications** are required for the proposed new construction on the subject property.
3. A **Subdivision Application** is required for the subdivision of the subject parcel into four separate lots.

Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street. Subdivision applications are available from the Department of Public Works, Bureau of Street Use and Mapping at 875 Stevenson Street, Rm 410.

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 under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at 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. **Rear Yard.** Planning Code Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. It appears from the drawings provided that a minimum 25% rear yard has been provided. When using rear yard averaging, Planning Code Section 134 requires that the last 10 feet of building depth on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code. Because the proposed buildings are on an up sloping lot, it appears that they comply with this requirement.
2. **Front Setback.** Planning Code Section 132 states that where one or both of the buildings adjacent to the subject property have front setbacks along a street or alley, any building or addition constructed, reconstructed or relocated on the subject property shall be set back to the average of the two adjacent front setbacks. If only one of the adjacent buildings has a front set back, or if there is only one adjacent building, then the required setback for the subject property shall be equal to one-half the front setback of such adjacent building. The proposal appears to comply with these requirements by continuing to average the front setback for the new buildings and using 668 Page Street as a starting point. Planning Code Section 132 further states that 20 percent of the required setback area shall be and remain unpaved and devoted to plant material and 50 percent of the required front setback shall be permeable so as to increase storm water infiltration. For each building, please provide a site plan that illustrates how you are meeting the landscape and permeability requirements in Section 132.
3. **Open Space – Residential.** Planning Code Section 135 requires 100 square feet of private open space for each dwelling unit or a ratio of 1.33 common useable open space. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). The ground floor units are provided sufficient private open space in their rear yards. It appears from the plans that additional open space is provided for the upper units on their respective roofs. If this is the case, the spaces need to be labeled as private or common open space. If it is private open space, there needs to be a clear delineation of where the boundaries of the open space are and it needs to be indicated on the plans which unit the open space belongs to. If it is common usable open space, it needs to be at least 15 feet in every horizontal dimension and have a minimum area of 300 square feet.
4. **Street Trees.** Planning Code Section 138.1 requires one street tree of 24-inch box size for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. The subject property has 100 feet of street frontage along Page Street with two existing street trees and 77.5 feet of street frontage along Steiner Street with no existing street trees. Therefore, Steiner Street requires three new 24-inch box size street trees and

Page Street requires four new 24-inch box size street trees. The plans only show two new 15 gallon street trees along Page Street and none along Steiner Street. The plans should be revised to show the additional required street trees and the required 24-inch box size.

5. **Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed project appears to meet this requirement with every unit facing either a Code Complying rear yard or street.
6. **Parking and Curb Cuts.** Section 151 requires one on-site parking space for each dwelling unit; the proposed project is providing one on-site parking space for each unit. While the proposed parking meets the requirements set for this Planning Code Section 151, the plans need to show that the curb cuts have been placed in such a way that they preserve the greatest amount of on-street parking possible, removing no more than one on-street parking space lost per curb cut. Please show this on the plans that are submitted with the site permit and amend the proposal accordingly if needed.
7. **Bicycle Parking.** Planning Code Section 155.5 does not require bicycle parking for buildings with fewer than four units. However, providing bicycle parking is strongly encouraged.
8. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. Based on the plans submitted, it does not appear that this project meets that threshold; however the project does come close to constructing 25,000 gross square feet. Please be aware of this requirement as the project is refined. 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

9. **Stormwater.** As mentioned in the “Environmental Review” section above, 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 for assistance.
10. **Below Market Rate Housing Requirement.** Housing projects that consist of five or more dwelling units, even if the development is on separate but adjacent lots, are subject to the Inclusionary Housing Requirements outlined in Planning Code Section 415. Please visit the Planning Department’s website (www.sfplanning.org) to download the “Inclusionary Affordable Housing Program: Affidavit for Compliance” on the Permit Forms page. Please also contact Chandra Egan,

(415) 701-5546, at the Mayor's Office on Housing for more information on the Inclusionary Housing Program.

11. **Height.** The proposed lots are up sloping lots. Planning Code Section states that where the lot slopes upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. Please ensure that the slope on either side of the lot, the average slope and the permit building height is shown on the section drawing of the submitted plans, including the reduction for the last 10 feet of building depth to 30 feet described in item 1 "Rear Yard" above. The height limit for the subject property is 40 feet.
12. **Street Frontage.** Planning Code Section 144 states that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width. While the garage doors are not dimensioned on the drawings, the proposed drawings appear to comply with this requirement.

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.** In general, the massing, height and open space are all appropriate in response to the site and the surrounding context. The Planning Department recommends setting the ground floor back to provide opportunity for raised exterior entry stoops. The Department also recommends that the light wells and side setback be matched at the existing building to the east. Penthouses should be reduced to the minimum size required.
2. **Ground Floor and Street Frontage.** The building entrances should be more pronounced and offer transition and connection between the public and private realms. As proposed they appear as uninviting and solely utilitarian designed as the minimum width required for the door. The entrances should be raised above grade and have recessed entries/portals accessed directly from the street no deeper than 10 feet to 12 feet per the draft Ground Floor Residential Design Guidelines. They should be wider and higher, and landscaped.
3. **Architecture.** The proposed design should draw on cues from the mixed character of the immediate context. The contemporary design of these buildings should place themselves as a part of their setting. The project sponsor should distill the essence of the neighborhood character and demonstrate what and how they are responding to it. In addition, differentiate the buildings from one another. Vary the details, windows, and architectural features so that they appear related but not identical. Using vertically oriented window proportions may help harmonize with the context of neighborhood

character. The corner property should be expressed with both facades as primary facades. Articulate and use quality materials on all visible façades of the building.

4. **Parking Access.** Minimize garage entrances to be no wider than 8 feet. Pair garage entrances to minimize curb cuts and loss of on street parking. Recess and reduce the overall width of the garage opening by placing man door in setback perpendicular to façade. Note that new individual curb cuts should be no greater than 12 feet wide.

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 13, 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, Western Addition
SFPUC Recycled Water Information Sheet

cc: Urbano Ezquerro, Property Owner
Aaron Starr, Current Planning
Andrea Contreras, Environmental Planning