



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 13, 2013
TO: Ian Birchall, Project Sponsor
FROM: Joy Navarrete, Planning Department
RE: PPA Case No. 2013.0341U
2293-2299 Powell Street and 309-311 Bay Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Don Lewis, at (415) 575-9095 or don.lewis@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Joy Navarrete", written over a horizontal line.

Joy Navarrete, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: June 13, 2013
Case No.: 2013.0341U
Project Address: 2293-2299 Powell Street and 309-311 Bay Street
Block/Lot: 0041/001, 0041/034
Zoning: C-2 (Community Business)
Telegraph Hill-North Beach Residential Special Use District
Waterfront Special Use District No. 2
40-X Height and Bulk District
Project Sponsor: Ian Birchall, Ian Birchall and Associates
(415) 512-9660
Staff Contact: Don Lewis – (415) 575-9095
don.lewis@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 approximately 6,820-square-foot project site (Assessor's Block 41, Lots 1 & 34) is located on the southwest corner of Bay Street and Powell Street, on a block bounded by Bay Street to the north, Powell Street to the east, Mason Street to the west, and Francisco Street to the south. The project site is currently occupied by a vacant two-story structure (built in 1906) previously containing 5,500 square feet of ground-floor restaurant use and 1,144 square feet of second-floor office use (Lot 1), and a vacant two-story structure (built in 1906) previously containing 1,375 square feet of ground-floor retail use and 1,375 square feet of second-floor office use (Lot 34). The project sponsor proposes the demolition of both existing structures and the construction of a new four-story, 29,286-square-foot, mixed-use building containing 17 dwelling units (12 one-bedroom and 5 two-bedroom), 4,922 square feet of ground-floor retail use, and 14 below-grade parking spaces accessed from a new curb cut on Powell Street. The proposed project includes 1,718 square feet of common open space at the 2nd floor level, and would require approximately 12 feet of excavation for the underground parking garage.

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. Below is a list of studies that would be required based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated March 20, 2013:

- a. *Archeological 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 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 or phase II hazardous 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.
- b. *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.
- c. *Noise.* The proposed development is located along a street (Van Ness Avenue) with noise levels above 75 dBA Ldn. Pursuant to the San Francisco 2004 and 2009 Housing Element Final EIR¹, the Planning Department shall require the following:
 1. 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 two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise

¹ The San Francisco 2004 and 2009 Housing Element Draft EIR, Case No. 2007.1275E, is available online at http://sfmea.sfplanning.org/2007.1275E_DEIR.pdf.

level readings taken at least every 15 minutes), prior to completion of the environmental review. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) 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; and

2. To minimize effects on development in noisy areas, for new residential uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required above, 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.
- d. *Historical Resources.* The project sponsor proposes the demolition of two existing structures built in 1906, and the construction of a new four-story, mixed-use building containing 17 dwelling units, 4,922 square feet of ground-floor retail use, and 14 below-grade parking spaces. The proposed project is subject to the Department's Historic Preservation review based on the ages of the existing buildings proposed for demolition. 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" to the historical resource.

As the proposed project will create six or more dwelling units, and/or, construct an addition of 10,000 square feet or more, use of the Historic Resource consultant pool for identification of a preservation consultant to prepare the Historic Resources Evaluation Report (HRER) shall be required. The Department will provide the project sponsor with a list of three consultants from the Historic Preservation Consultant Pool, which shall be known as the "potential consultant list" or "PCL," upon submittal of the Environmental Evaluation Application.

- e. *Phase I Environmental Site Assessment.* The context of existing environmental hazards in the immediate setting must be reviewed and a Phase I ESA needs to be provided. If the Phase I ESA determines that there are Recognized Environmental Conditions, a Phase II Study may be required by the Department of Public Health (DPH). If so, it must be completed before

environmental clearance. If project construction has the potential to disturb existing toxins, specific mitigation measures may be required.

- f. *Air Quality.* The proposed project at 17 dwelling units and 4,922 square feet of retail use does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants. Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

The project proposes the demolition of two structures and the construction of a new four-story, 29,286-square-foot, mixed-use building. 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 (17 dwelling units) 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 within the Potential Roadway Exposure Zone, therefore an analysis of annual exposure to roadway related particulate matter would be required. You may choose to have the air quality assessment prepared by a qualified firm and forwarded to DPH for review, or you may request that DPH conduct the assessment. 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.

- g. *Greenhouse Gas Compliance Checklist for Private Development Projects.* BAAQMD's San Francisco's *Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's qualified greenhouse gas (GHG) reduction strategy.² 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 planner or CEQA consultant in coordination with the project sponsor would prepare this checklist.

- h. *Transportation Impact Study.* Based on the PPA submittal, a transportation study is not anticipated. However, vehicle access should be from Bay Street instead of Powell Street to avoid conflicts with transit operations on Powell Street. Pursuant to Board of Supervisors File No. 10-0638, the environmental review document will address the incremental addition of the proposed parking spaces in the Telegraph Hill-North Beach Residential Special Use District. Please note that an official determination on whether a transportation impact study would be required will be made subsequent to submittal of the environmental evaluation application.
- i. *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. Please provide these mailing labels at the time of submittal.
- j. *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 dripline. Please submit an Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.
- k. *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

² San Francisco's *Strategies to Address Greenhouse Gas Emissions* is available online at:
<http://www.sfplanning.org/index.aspx?page=1570>.

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.

Please note that this project is not likely to qualify for a Categorical Exemption under CEQA and an Environmental Evaluation application would be required. Additional analysis will determine if an Initial Study is required. If so, the Initial Study will help determine that either (1) the project may be 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 analyze one or more potentially significant physical environmental impacts.

The environmental evaluation 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. To determine fees for environmental review, please refer to page one of our fee schedules, under "Studies for Projects outside of Adopted Plan Areas."

PLANNING DEPARTMENT APPROVALS:

1. **Variations.** As currently proposed, and as discussed under 'Preliminary Project Comments' below, several aspects of the project may not comply with the requirements of the Planning Code. Therefore, the project must be revised to comply with the Planning Code, or Variations must be sought for these aspects of the project:
 - Rear Yard
 - Open Space
 - Obstructions
 - Dwelling Unit Exposure
 - Off-Street Parking

The application form for a Variance 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. **Building Permit Applications.** Permit application and notification are required for the proposed demolition and new construction.

Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

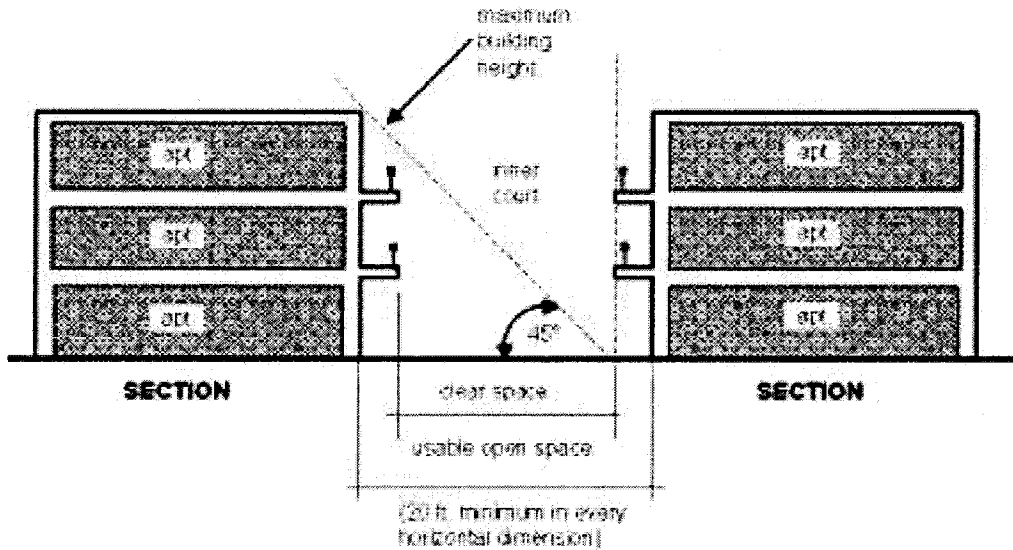
Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory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

PRELIMINARY PROJECT COMMENTS:

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

1. **Rear Yard.** Per Planning Code Section 134, a minimum rear yard equal to 25 percent of the total depth of the lot must be provided at the lowest story containing a dwelling unit, and at each succeeding level. The Planning Code makes no provision for the proposed courtyard configuration as a method of complying with rear yard requirements. The project should be reconfigured so that the building complies with the required rear yard at the second level and above. Alternatively, the Project may seek a Variance from these requirements through the process identified in Planning Code Section 305.
2. **Residential Open Space.** Planning Code Section 135 requires that a minimum amount of usable open space be provided for the residential portion of the project. Pursuant to Section 135, at least 60 square feet of private usable open space per dwelling unit, or 79.8 square feet of common usable open space per dwelling unit, must be provided. Both private and common open space must meet certain requirements for minimum dimensions, minimum area, usability, accessibility, and exposure to sunlight. Future submittals should identify and quantify all residential open spaces provided within the project.

Portions of the areas identified as “patio” and “garden” at the second floor may qualify as common usable open space. At a minimum, all areas qualifying as common open space must be at least 15 feet in every horizontal dimension. The garden area would need to be widened to a minimum 15-foot width, extending to the Powell Street frontage (requiring the reconfiguration of Unit “1B-B” at all levels). With this revision, the garden, and the portions of the patio extending directly west of the garden would be defined as an outer court which counts toward the common open space requirement. The interior portion of the patio may qualify as an inner court. However, future submittals should include sections of this area that demonstrate that this area complies with the 45-degree sunlight access planes on three sides, as required by Planning Code Section 135(g)(2), and as illustrated below:



3. **Obstructions.** Planning Code Section 136 allows the proposed bay windows to project extend over the public right-of-way or over rear yards, provided that these bays windows meet certain standards for dimensions and minimum separation. This section limits the maximum width of each bay window over a street to 15 feet at the property line, reducing to a maximum width of nine feet at the maximum allowed projection of three feet. Each bay window shall also be horizontally separated from other bay windows by a minimum distance of two feet at the property line, with such separation increased in proportion to the distance from such line by means of 135-degree angle drawn outward from the property line, reaching a minimum of eight feet at the maximum allowed projection of three feet.

Future submittals should include diagrams that demonstrate whether the proposed bays comply with the required dimensions and separation. It should be noted that Planning Code Section 136 does not make provisions for the proposed corner bay at the corner of Powell and Bay Street. The project must be designed so that the bays fully comply with the requirements of Planning Code Section 136. Alternatively, the project may seek a Variance from these requirements through the process identified in Planning Code Section 305.

4. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction, as part of the overall streetscape plan described above.
5. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird-strike mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Bird hazards include "feature-related hazards" such as free-standing glass walls, wind barriers, or balconies. Feature-related hazards must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate in future submittals the method of window treatments to comply with the requirements where applicable.

6. **Exposure.** Per Section 140, at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions. The majority of units face onto either Powell Street or Bay Street, and therefore comply with these requirements. However, the units at the southwest corner of the Project (Unit "2B-A") face only onto the proposed patio.

Section 140 specifies that an open area (such as the patio) must have minimum horizontal dimensions of 25 feet at the lowest floor containing a dwelling unit and floor immediately above, with an increase of five feet in horizontal dimensions for each subsequent floor above. According to this methodology, the open area above the patio would need to measure at least 25 feet in all horizontal dimensions at the 2nd and 3rd floors, and 30 feet at the 4th floor. The area above the patio measures approximately 26 feet at all levels, and therefore does not meet the dimensional requirements at the 4th floor. The project should be reconfigured so that the dwelling units meet the exposure requirements. Alternatively, the project may seek a Variance from these requirements through the process identified in Planning Code Section 305.

7. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space for each dwelling unit. The Project proposes 14 off-street parking spaces to serve 17 dwelling units, and therefore does not comply with the minimum residential parking requirement. The project must be revised to incorporate three additional residential parking spaces. Alternatively, the project may seek a Variance from these requirements through the process identified in Planning Code Section 305.

The plans indicate that the occupied floor area of the proposed restaurant measures less than 5,000 square feet. Therefore, no parking is required for this use pursuant to Planning Code Section 151. Future submittals should include a detailed layout of the restaurant space, and an accurate calculation of the portions counted as "Occupied Floor Area" (per the definition in Planning Code Section 102.10) to verify that no parking is required for this use.

8. **Bicycle Parking.** Section 155.5 of the Planning Code provides requirements for bicycle parking in residential development. The proposed bicycle parking shown in the PPA application appears to meet the existing requirements in the Code. Please note that currently the bicycle parking requirements in the Code are under review for significant changes that would likely affect the requirements for this project. The Planning Commission initiated these changes in August 2012 and an adoption date is pending. For review of potential changes, please see: <http://commissions.sfplanning.org/cpcpackets/2011.0397T.pdf>. These proposals are currently under review and are subject to change
9. **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: Planning Code Section 415," 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: (a) direct financial construction from a public entity, or (b) development bonus or other form of public assistance.

A Costa Hawkins exception agreement is drafted by the San Francisco 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, the Department may start working with the City Attorney on the agreement.

10. **Interdepartmental Project Review.** 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). Department staff from each of these agencies would attend the Interdepartmental Project Review meeting.
11. **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 commercial development exceeding 25,000 square feet and is therefore 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

1 South Van Ness, San Francisco, CA 94102
Direct: 415.701.4853, Email: ken.nim@sfgov.org
Fax: 415.701.4897
Website: <http://oewd.org/Workforce-Development.aspx>

12. **Transit Impact Development Fee (TIDF).** The project proposes more than 800 square feet of retail (restaurant) uses, and is therefore subject to the TIDF, per Planning Code Section 411. Because the project would replace existing retail uses on-site, it may be eligible for a reduction in the TIDF obligation through the application of Prior Use Credits. Please review Section 411(d)(1) for further information.

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 Planning Department questions the quality and usability of the rear yard open space in the configuration shown with an opening to Powell Street. The Planning Department recommends providing a regular-shaped contiguous rear yard with a corresponding reduction of the building massing in the courtyard so that a continuous street wall is maintained. This should increase the distance between units with improved exposure and privacy.

The rear yard should be designed in such a manner as to be usable as open space for both residents at the immediate level and common to residents without compromising the privacy or use of either.
2. **Vehicle Circulation, Access and Parking.** The Planning Department recommends a minimal width for the vehicular access. A single 10-foot-wide opening for residential parking ingress and egress should be sufficient for the limited number of parking spaces and anticipated trips. A queuing bay may be incorporated on the interior.

Bicycle 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 at the ground level may count as active use.
3. **Street Frontage.** The ground floor frontage should provide a consistent and active relationship with the fronting streets. The angular storefront is neither potentially usable as space for retail, such as outdoor seating, nor as transition between the building and the sidewalk. The Planning Department would prefer to see a less sculptural, more systematic storefront with 18" to 24" deep recesses that add adaptability to the building to allow retail subdivision, signage, and sidewalk seating.
4. **Architecture.** While a clean modern approach may be welcome, the continuous window wall façade may convey an impression of the less successful aspects in the surrounding context.

In reference to the form and the façade, the irregularly angled bays that alternate from floor to floor lack a compositional coherency, but rather appear somewhat random and yet clad with a systematic window wall pattern. A sculptural approach may be embraced with some rationalized, logical

counterpoints which may include contrasting materials, and modulation that takes the basket weave idea further - possibly with a vertical woof and warp. The narrative that leads to this current solution is not apparent.

At this point the architecture is assumed to be preliminary and the Planning Department would provide further detailed design review on the subsequent submission of drawings, details, and materials to insure that a high level of design intent and quality is achieved.

It is expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to the success of meeting the original conditions of approval of this project.

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 12, 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: SFPUC Recycled Water Information Sheet
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin

cc: Ian Birchall, Project Sponsor
Kevin Guy, Current Planning
Claudia Flores, Long Range Planning
David Winslow, Design Review Team
Ella Mae Lew, North Beach Neighbors, BBN