



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 06, 2012  
**TO:** Heidi Liebes, Liebes Architects  
**FROM:** Rick Cooper, Planning Department  
**RE:** PPA Case No. 2013.0431U  
750 14<sup>th</sup> Street

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

Reception:  
**415.558.6378**

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**415.558.6409**

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Information:  
**415.558.6377**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Monica Pereira, at (415) 575-9107 or [monica.pereira@sfgov.org](mailto:monica.pereira@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script, appearing to read "Rick Cooper".

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Rick Cooper, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* June 06, 2013  
*Case No.:* **2013.0431U**  
*Project Address:* 750 14<sup>th</sup> Street  
*Block/Lot:* 3537/025  
*Zoning:* RTO (Residential Transit Oriented)  
40-X Height and Bulk District  
*Project Sponsor:* Heidi Liebes  
(415) 812-5124  
*Staff Contact:* Monica Pereira -- (415) 575-9107  
[monica.pereira@sfgov.org](mailto:monica.pereira@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 project site is located on the northwest corner of 14<sup>th</sup> and Belcher streets with lot frontage on 14<sup>th</sup> Street with a designated loading zone. Currently at the site there is a three story building occupied by a church on the ground floor and basement; ten existing apartment units and a separate detached garage with one parking space.

The proposed project would add nine dwelling units to the existing building. This would be accomplished by removing the existing garage to provide rear yard open space for the dwelling units; removing the existing loading zone; converting the first floor of the church into five new units (two- one-bedroom and three studios); and adding two new floors at the rear of the building above the existing first floor (four new studio apartments – two per floor).

Under the proposed project, the church would operate on the basement level only and the existing ten dwelling units would remain at the site. Upon completion of the proposed project, the existing site would contain a three story building over basement with 19 total residential units on floors one through three; a church on the basement floor and no off street parking. The proposed net addition would be

approximately 5,890 sq. ft. of residential use and 3,661 sq. ft. of institution use (church) in the existing basement. The basement will also include laundry and bike parking for the apartment units.

### ENVIRONMENTAL REVIEW:

The project initially requires the environmental review described herein. 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 Market and Octavia Neighborhood Area Plan, which was evaluated in the *Market and Octavia Neighborhood Plan Programmatic EIR* (Market and Octavia PEIR), certified in 2007.<sup>1</sup> 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-related environmental impacts and pertinent mitigation measures and CEQA findings from the underlying area plan were identified in the final EIR; these may be applicable to the proposed project.

Environmental evaluation is required for the full scope of the project. Pursuant to the California Environmental Quality Act (CEQA), this project is likely to qualify for a community plan exemption (CPE) under the Market and Octavia Neighborhood Plan. Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Market and Octavia PEIR, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Market and Octavia PEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,004); (b) the CPE certificate fee (currently \$7,216); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Market and Octavia PEIR.
2. **CPE + Focused Initial Study/Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the Market and Octavia PEIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Market and Octavia PEIR, with all pertinent mitigation measures and CEQA findings from the Market and Octavia PEIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,004); (b) the standard environmental evaluation fee (which is

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

based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Market and Octavia PEIR.

3. **CPE + Focused EIR.** If any new site- or project-specific impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Market and Octavia PEIR, with all pertinent mitigation measures and CEQA findings from the Market and Octavia PEIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,004); (b) the standard environmental evaluation fee (which is based on construction value); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for the Market and Octavia PEIR.

Please submit an *Environmental Evaluation Application* (EEA). See pages 2, 10, and 11 of the current *Fee Schedule* for calculation of environmental fees inside adopted plan areas.<sup>2</sup>

Results of the studies below will determine which of the three different CPE outcomes described above are necessary for completion of CEQA review.

1. **Historical Resources:** 750 14<sup>th</sup> Street was assigned a California Historic Resource Status Code of "5S3" and was previously identified as a historic resource in the Market & Octavia Historic Resource Survey. Since the proposed project involves alterations to a known historic resource, the Department requires the preparation of a Historic Resource Evaluation (HRE), focused on an evaluation of the proposed project according to the Secretary of the Interior's Standards for the Treatment of Historic Properties. This report must be prepared by a qualified professional who meets or exceeds the Secretary of the Interior's Professional Qualification Standards in Historic Architecture or Architectural History. The qualified professional must be selected from the Planning Department's Historical Resources Consultant Pool, in accordance with the Planning Department's consultant selection procedures.<sup>3</sup> Upon submittal of the environmental evaluation application, you may contact the Senior Preservation Planner, Tina Tam, to obtain a list of three historic resource consultants from which to select. Prior to initiating this report, the selected historic resource consultant should review the scope of the report with Department Preservation Staff for approval.

Instructions on completing this report are included in "San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources." The preservation bulletin is available at [www.sfplanning.org](http://www.sfplanning.org) under: "Plans & Programs" "Historic Preservation" "Preservation Bulletins."

2. **Archeology.** The project involves soil disturbance activities typically associated with construction work, including excavation. During the environmental review process, the proposed project will be

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<sup>2</sup> Documents in italics in this PPA are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission, and can be accessed on the Planning Department's website, <http://sfplanning.org> via the website's search window.

<sup>3</sup> The Planning Department's list of approved Historic Resources Consultant Pool consultants is available at [http://www.sfplanning.org/files/MEA/HP\\_consultant\\_pool\\_letter\\_4-6-11.pdf](http://www.sfplanning.org/files/MEA/HP_consultant_pool_letter_4-6-11.pdf)

reviewed to determine whether mitigation measure 5.6.A2 *Archeological Mitigation Measure – General Soil Disturbance Activities*, which requires a Preliminary Archeological Sensitive Study prepared by an archeological consultant, applies. This mitigation measure is identified in the Market and Octavia PEIR.

3. **Transportation.** Based on the Department's Transportation Impact Analysis Guidelines (Table C-1), a transportation study is not likely to be required for the proposed project. This determination is preliminary in nature, and will be revisited upon submittal of the EEA. In the event a transportation study is required, the Planning Department will provide additional guidance to the project sponsor related to the process for selecting a transportation consultant and assist in the development of the scope of work for the analysis. Please see the Planning Department's Environmental Planning webpage "Resources for Consultants" for further information on administration of the consultant pool. Additionally, the site plans need to clearly show the existing loading zone and curb cut for the existing garage. The garage curb cut should be removed as part of the project.
4. **Air Quality (AQ) Analysis.** The proposed project would include the demolition of an existing one car garage and the construction of a two floor addition on the rear of an existing 30-foot tall 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 will 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 also includes sensitive land uses (nine new residential dwelling units) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants. Additional measures could be required to reduce sensitive receptor's exposure to roadway-related pollutants

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

During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required; and whether the Market and

Octavia PEIR's mitigation measures *5.8.A Construction Mitigation Measure for Particulate Emissions* and *5.8.B Construction Mitigation Measure for Short-Term Exhaust Emissions* 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.

5. **Greenhouse Gases.** The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The environmental planner assigned or CEQA consultant, in coordination with the project sponsor, will prepare this checklist.
6. **Geology, Soils, and Seismicity.** The project involves excavation below grade in an area identified in the Department's GIS database as liquefaction zone. A geotechnical study prepared by a qualified consultant should be submitted with the EEA. The study should address whether the site is subject to liquefaction and landslides, and should provide recommendations for addressing any geotechnical concerns identified in the study. The project will also have to comply with mitigation measure *5.11.A Construction Related Soils*, which requires implementation of Best Management Practices for erosion control. This mitigation measure is identified in the Market and Octavia Neighborhood PEIR.
7. **Shadow.** Planning Code Section ("Section") 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space.

In the event the proposed project exceeds 40 feet in height, a preliminary shadow fan analysis will be required to determine whether the proposed project could potentially cast shadow on Recreation and Park Department's (Rec & Park) public open space. It does not appear that the project would cast shadow on public open space. However, should the project conditions change, such that a shadow fan analysis indicates that the project would cast shadow on public open space, further shadow analysis would need to be prepared that includes intervening buildings in order to determine whether the project would create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas pursuant to CEQA, or whether the project would result in an adverse impact to public open space pursuant to Planning Code Section 295.

The Planning Department Environmental Planning Staff also review a proposed project's shadow on non-Rec & Park privately owned public open space (POPOS). This is in accordance with the Planning Code Section 147 and the Department's initial study checklist question regarding whether the project would create new shadow that would substantially affect the usability of outdoor recreation facilities and other public areas.

8. **Noise.** The proposed project site is located on 14th Street at the corner with Belcher Street. The Planning Department's noise maps indicate that existing ambient noise levels on surrounding streets are at, or exceed 70 decibels. The project involves the siting of new noise-sensitive uses (e.g., residential uses) and therefore requires an acoustical analysis demonstrating that the building will meet Title 24 noise insulation standards. This analysis shall include at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes). The analysis must be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 noise insulation standards, where applicable, can be met, and that there are no particular circumstances about the project site that warrant heightened concern about noise levels in the vicinity. To the maximum extent feasible open space provided as per the Planning Code should be protected from existing ambient noise levels that could prove annoying or disruptive to users of the open space.
9. **Tree Planting and Protection Checklist.** The project site contains several street trees along its perimeter. 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. Please submit a Tree Planting and Protection Checklist with the EEA. Any tree identified in the Tree Planting and Protection Checklist must be shown on the project site plans with size of the trunk diameter, tree height, and accurate canopy dripline.
10. **Stormwater and Flooding.** The City and County of San Francisco Stormwater Management Ordinance became effective on May 22, 2010. This ordinance requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan, consistent with the November 2009 Stormwater Design Guidelines. Responsibility for review and approval of the Stormwater Control Plan is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program.

The initial CEQA evaluation of a project will broadly discuss how the Stormwater Management Ordinance will be implemented if the project triggers compliance with the Stormwater Design Guidelines. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality. More information is available at: <http://sfwater.org/index.aspx?page=446>

EEA forms are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). The San Francisco Preservation Bulletin No. 16 is available at [www.sfplanning.org](http://www.sfplanning.org) under "Historic Preservation."

All privately-sponsored projects with EEAs submitted on or after August 1, 2008, will be required to use environmental, transportation, and historic preservation consultants from the Department's consultant pools. Private projects sponsors will have the opportunity to select a consultant from a subset of three consultants chosen by the Department.



**PLANNING DEPARTMENT APPROVALS:**

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

1. **Conditional Use Authorization.** Pursuant to Planning Code (PC) Sections 207 and 209, the Planning Commission would need to grant a Conditional Use Authorization for the proposed dwelling unit density in an RTO District. Please refer to the discussion under Preliminary Project Comments below.
2. **Variance.** Aspects of the project as currently proposed do not comply with the requirements of the Planning Code and the approval of a Variance from Planning Code Sections 134 (Rear Yard), Usable Open Space (135) and 140 (Exposure) would be required. Please refer to the discussion under Preliminary Project Comments below. Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org).
3. **Building Permit Applications.** The project requires a building permit for the preparation of the site and for the proposed 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. The project will be subject to the notice requirements of Planning Code Section 311 and will need to provide a Pre-Application Notice to owners and occupants within 150 feet of the project site. The project sponsor will also be required to hold a Pre-Application Meeting.

**PRELIMINARY PROJECT COMMENTS:**

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

1. **Tree Planting and Protection Checklist.** A Tree Planting and Protection Checklist must be filled out and submitted with the Building Permit Application and EEA.
2. **Rear Yard.** Planning Code Section 134 requires that a rear yard equal to 45% of the depth of the lot be provided at grade level and at each succeeding level or story of the building. On a corner lot as defined by this Code, the forward edge of the required rear yard is reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building, provided that the last 10 feet of building depth thus permitted on the subject lot be limited to a height of 30 feet. As currently proposed, the project's rear yard equals to 3'-1" and will require the granting of a variance.

3. **Usable Open Space.** Planning Code Section 135 requires 100 sq. ft. of usable open space per dwelling unit if private, and 133 sq. ft. per dwelling unit if common. The project proposes private open space through decks for units 3 and 4 on the first floor, and 565 sq. ft. of common open space for the remaining seven units. Since the minimum required common open space for the seven units is 931 sq. ft., the project does not have adequate amount of useable open space for the seven units. The project as proposed will require the granting of a variance.
4. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1(c)(1) requires street trees when adding dwelling units at a ratio of one tree for every 20 linear feet of street frontage along both 14<sup>th</sup> and Belcher Streets, which equals eight trees. Since there are five existing trees directly in front of the subject property, the project will be required to plant three additional street trees along 14<sup>th</sup> and Belcher Streets. Tree planting should be coordinated with the Department of Public Works.
5. **Dwelling Unit Exposure.** Planning Section 140 requires that at least one room of each dwelling unit must face onto a public street, a Code-compliant rear yard, or other open area that meets minimum requirements for area and horizontal dimensions. Several of the proposed dwelling units do not meet this requirement; thus, the proposed project requires the granting of a variance.
6. **Screening of Rooftop Features.** Rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this regulation. Please demonstrate compliance to this requirement.
7. **Dwelling Unit Mix.** Planning Code Section 207.6(c)(1) requires no less than 40 percent of the total number of dwelling units to contain at least two bedrooms, with any fraction resulting from this calculation to be rounded to the nearest whole number of dwelling units. While existing dwelling units in buildings which do not comply with this Subsection need not be expanded to meet this requirement, all new dwelling units shall provide at least two bedrooms when less than 40 percent of the total number of dwelling units contain less than two bedrooms. Pursuant to PC Section 207.6(d), these requirements may be waived or modified with Conditional Use Authorization upon the consideration of the following criteria by the Planning Commission:
  - a. The project demonstrates a need or mission to serve unique populations, or
  - b. The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements.
8. **Density of Dwelling Units.** Planning Code Section 209.1(l) requires Conditional Use Authorization for a density ratio not exceeding one dwelling unit for each 200 square feet of lot area; provided, that for purposes of this calculation a dwelling unit containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to  $\frac{3}{4}$  of a dwelling unit.

9. **Inclusionary Housing.** Affordable housing is required for a project where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with ten or more units. The Project Sponsor must submit an Affidavit for 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.

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.

10. **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

### PRELIMINARY DESIGN COMMENTS:

1. There are no design comments at this time.

### PRELIMINARY GENERAL PLAN / POLICY COMMENTS:

1. **Market-Octavia Area Plan.** The project is located within the boundary of the Market Octavia Area Plan ("Plan"). It has a diverse pattern of land uses that integrate various housing types, commercial activities, institutions, and open spaces. The Plan imagines a mixed use transit oriented neighborhood, especially in the highly transit accessible upper Market area.

New development should add to the rich mixture of uses in the area, and provide more housing, especially affordable units. New development should improve livability and be well designed, compatible with the scale of surrounding development, and consistent with neighborhood character. The project, as submitted, and the proposed uses are consistent with the Plan's vision for the area, specifically with the principles below:

- Require infill development to enhance the area's established land use pattern and character. This kind of development should be...integrated into the prevailing pattern of uses, taking cues from existing development in the area.
- Concentrate new uses where access to transit and services best enables people to be less reliant on automobiles. To this end, the most intense new development should be linked directly to existing and proposed transit services, and concentrated where the area's mix of uses supports a lifestyle less dependent on cars.

As currently proposed, the project is generally consistent with the objectives and policies in the Plan. Please refer to the Market Octavia Area Plan for more guidance and to ensure general conformity with the policies of the Plan. Information on the Plan can be found on the Planning Department's website at: [http://www.sf-planning.org/ftp/General\\_Plan/Market\\_Octavia.htm](http://www.sf-planning.org/ftp/General_Plan/Market_Octavia.htm)

2. **Upper Market Design Guidelines.** The Upper Market Design Guidelines (Guidelines) provide a clear vision for how the community would like to see development occur along the corridor. The purpose of the guidelines is to outline elements of the vision to developers and property owners along the corridor. The Guidelines encourage active upper story design features, and public realm and pedestrian improvements to all Market Street intersections - including Sanchez, 15th and Market Streets - and community supported land uses among other recommendations. Through the entitlements' process, the project will be reviewed by Department staff and the Planning Commission for consistency with the Guidelines on balance. The project as submitted is generally consistent with the Guidelines by providing active ground floor spaces and pedestrian improvements along Market Street. However, please refer to the Upper Market Design Guidelines for more guidance and to

ensure general conformity. Information on the Guidelines can be found on the Planning Department's website at: <http://uppermarket.sfplanning.org>

3. **Market Octavia and Upper Market NCD Impact Fees.** The Market and Octavia and the Upper Market NCD Community Improvement Impact Fees apply to the project. These 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. Based on the current fee rates, a fee in the amount of \$9.27 per net new gross square footage shall be assessed on residential uses and a fee in the amount of \$3.50 per net new gross square footage shall be assessed on non-residential uses within the Plan Area. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project.

The Market and Octavia Plan Area and the Upper Market NCD Community Improvement Impact Fees shall be paid before the City issues a first construction document, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

4. **Transportation – Increasing Trips by Transit, Bicycle and Foot.** The General Plan calls for sustainable development integrating housing with transportation in ways that increases travel by foot, bicycle and transit (Housing Element Policy 13.3, Transportation Element Pol. 28.1). The General Plan and Code also call for new residential development to provide safe and secure bicycle storage. The project, located along Market and within blocks of several MUNI lines, proposes to provide 35 off-street parking spaces and 87 bicycle spaces. The provision of no more than the allowed off-street parking and of Class 1 bicycle parking is consistent with encouraging more trips by transit, bike and foot and with the referenced policies.

#### **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 06, 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.

