



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: August 2, 2013
Case No.: **2013.0770U**
Project Address: 3357 26th Street
Block/Lot: 6570/002
Zoning: Mission NCT, 55-X
Area Plan: Eastern Neighborhoods
Project Sponsor: Troy Kashanipour, 415-431-0869, tk@tkworkshop.com
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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 existing two buildings on the irregularly-shaped through-lot were constructed in 1931 and total about 5,000 square feet square feet. The two-story, 28-foot tall, approximately 3,700 square feet structure fronting 26th Street has a commercial use on the ground floor (formerly laundry), a partial basement, and a residential use on the second floor.

The proposed project would add two residential floors to the existing two-story building fronting 26th Street. Both new stories would be set back 10 feet from the façade of the existing building. The existing second story residential unit would remain in place. The ground floor space and expanded basement space (to the full footprint of the building) would be renovated for approximately 4,025 square feet of office space. There would be an additional 200 square feet of retail space at the front of the ground floor facing 26th Street. When complete, the renovated and expanded existing building on 26th Street would have office uses in the basement and ground floor levels and residential uses on the three upper stories (the existing second floor use and two new floors), for a height of 41.5 feet.

The existing one-story garage building facing Capp Street would be demolished and replaced with a newly constructed five-story residential building. The first floor would contain a residential lobby entrance and garage entrance. Four new residential units (two 2-bedroom and two 1-bedroom units) would occupy the upper four floors (one unit per floor), with the two upper floors set back from the front façade approximately 10 feet.

Between the two structures would be an interior courtyard space at the second level approximately 23 feet long. A proposed open bridge structure would span the courtyard and connect the two buildings at each residential level.

ENVIRONMENTAL REVIEW:

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted:

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR* (Eastern Neighborhoods Plan EIR), which was certified in 2008.¹ Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). Potentially significant project environmental impacts that were identified in and pertinent mitigation measures and CEQA findings from the underlying area plan final EIR 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 Eastern Neighborhoods Plan EIR. 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 Eastern Neighborhoods Plan Area EIR, 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 Eastern Neighborhoods Plan Area EIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE

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

determination fee; (b) the CPE certificate fee; and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Eastern Neighborhoods Plan Area EIR.

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 Eastern Neighborhoods Plan Area EIR, 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 Eastern Neighborhoods Plan Area EIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods Plan Area EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee; (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Eastern Neighborhoods Plan Area EIR.
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 Eastern Neighborhoods Plan Area EIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods Plan Area EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee; (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 Eastern Neighborhoods Plan Area EIR.

Once the project proposal is ready for environmental review, please submit an *Environmental Evaluation Application*. See pages 2, 10, and 11 of the current *Fee Schedule* for calculation of environmental fees inside adopted plan areas.²

Based on our preliminary review, the following topic areas would require additional study to identify significant impacts not identified in the Eastern Neighborhoods Plan Area EIR:

1. **Historic Resources.** As adopted by the Historic Preservation Commission on November 17, 2011, the South Mission Historic Resource Survey assessed more than 3,800 properties, including the subject property at 3357 26th Street.³ Based upon this survey, 3357 26th Street was assigned a California Historic Resource Status Code (CHRSC) of "3CS," which defines the subject property as "appears eligible for the California Register of Historical Resources as an individual property through survey evaluation." Therefore, the subject property is considered a historic resource for the purposes of CEQA.

² 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.

³ Moses Corrette, San Francisco Planning Department. Email to Kei Zushi, San Francisco Planning Department, the Showplace Square / Northeast Mission Survey, May 21, 2013. This email is available for review as part of Case File No. 2013.0677E at 1650 Mission Street, Suite 400, San Francisco, CA.

Since a historic resource is present on the project site, the proposed project will require completion of a Historic Resource Evaluation (HRE) to evaluate any impacts upon the historic resource. To complete the HRE, the project sponsor must select from one of three historic resource consultants, since the proposed project is subject to the Preliminary Project Assessment (PPA) requirement. Upon submittal of the Environmental Evaluation Application, please contact the Senior Preservation Planner for a list of three historic resource consultants to complete HRE. Please ensure that the selected historic resource consultant receives approval from Planning Department Preservation staff regarding the scope and content of the consultant report prior to commencement of any work on the consultant report.

2. **Archeological Resources.** The proposed project consists of demolition, excavation of a new basement level to a depth of approximately 13 feet, construction of a new foundation, and installation of an elevator pit and car stacker pit. The project site lies within *Archeological Mitigation Zone J-2: Properties with No Previous Studies* of the Eastern Neighborhoods Rezoning and Area Plans FEIR that would require for the proposed project either Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist or the preparation of a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant subject to the review and approval by the Department archeologist. In almost all cases, the project sponsor would choose the PAR process. The PAR will first determine what type of soils disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soils improvements, site remediation, etc., second, whether or not the project site is located in an area of archeological sensitivity and, third, the additional steps necessary to identify and evaluate any potential archeological resources that may be affected by the project. Helpful to the PAR process is the availability of geotechnical or soils characterization studies prepared for the project. The results of this review will be provided in a memorandum to the Environmental Planner assigned to the project.

Alternatively, preparation of a PASS would require the project sponsor to retain the services of a qualified archeological consultant from the Planning Department's rotational Qualified Archeological Consultants List (QACL). The project sponsor must contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The whole QACL is available at http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.

The Preliminary Archeological Sensitivity Study (PASS) should contain the following:

- a. The historical uses of the project site based on any previous archeological documentation and Sanborn maps;
- b. Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the CRHR;
- c. Determine if the 19th or 20th century soils-disturbing activities may have adversely affected the identified the potential archeological resources;

- d. Assess potential project effects in relation to the depth of any identified potential archeological resources;
- e. Conclusion: assessment of whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action.

Based on the PAR or the PASS, the Department archeologist will determine if and what additional measures are necessary to address potential effects of the project to archeological resources. These measures may include implementation of various archeological mitigations such as accidental discovery, archeological monitoring, and/or archeological field investigations. In cases of potential higher archeological sensitivity, preparation of an Archeological Research Design/Treatment Plan (ARD/TP) by an archeological consultant from the QACL may be required.

3. **Noise.** The Eastern Neighborhoods EIR identified a number of noise mitigation measures applicable to construction, as well as siting of noise-sensitive land uses (such as residential uses) in areas that are substantially affected by existing noise levels. The project site is located in an area where traffic-related noise exceeds 60 Ldn (a day-night averaged sound level).

Application of *Noise Mitigation Measures F-1 and F-2 (Construction Noise)* is intended to reduce construction-related noise impacts. *Mitigation Measure F-1* applies to pile-driving activities and would require that piles be pre-drilled. Since the project does not require foundation piles for construction of the new building and excavation of a new basement area in the existing building, *Mitigation Measure F-1* may not apply to the project. *Mitigation Measure F-2* would require construction projects near noise-sensitive land uses to implement noise attenuation measures. Project sponsors would be required to submit a plan that outlines the noise attenuation measures to be implemented during the construction phase. The plan must be submitted to the Department of Building Inspection (DBI), for review and approval, prior to the issuance of any construction or demolition permit.

Mitigation Measure F-3: Interior Noise Levels would apply, as the project sponsor is proposing to site residential uses located along a street with a noise level above 60 dBA (Ldn), as identified in the Eastern Neighborhoods EIR (Figure 18). Noise levels at the project site are estimated to be in the range of 65 to 70 dBA (Ldn). Title 24 requires an interior noise standard of 45 dBA. To ensure that the project meets this standard, the Planning Department would require preparation of an analysis that includes a site survey and at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to issuance of an environmental review document. The analysis must be prepared by persons qualified in acoustical analysis or engineering and must 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 Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis or engineering prior to the first approval action, in order to demonstrate that acceptable interior noise levels, consistent with those in the Title 24 standards can be attained. Noise insulation features identified and recommended by the analysis shall be included in the design, as

specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum certificate of extent feasible.

Mitigation Measure F-4: Siting of Noise-Sensitive Uses would apply, as the project sponsor is proposing to site residential uses within the NCT Use District in an area that exceeds 60 Ldn. *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* would require the sponsor to prepare an acoustical study that identifies potential noise-generating uses within 900 feet of, and have direct line-of-sight to, the project site and include at least one 24-hour noise measurement with maximum noise level readings taken at least every 15 minutes. The study should include any recommendations regarding building design to ensure that the interior noise environment meets Title 24 Building Code acoustical requirements.

Mitigation Measure F-6: Open Space in Noisy Environments would also apply in order to protect the project's proposed common open space from existing ambient noise levels. Compliance with this mitigation measure requires that site design consider elements that would shield on-site open space from the greatest noise sources and/or construction of noise barriers between noise sources and open space.

4. **Transportation Study.** Based on the Planning Department's transportation impact analysis guidelines, the project would potentially add approximately 20 PM peak hour person trips. Based on this trip generation rate, it would not require additional transportation analysis. The project garage would presumably be accessed via the existing curb cut on Capp Street. Consultation with the San Francisco Municipal Transportation Agency (SFMTA) would be required if the project required a new curb cut or resulted in the removal of on-street parking spaces.
5. **Geotechnical Study.** The project site is relatively flat with a gentle downward slope to the south. It is not within a liquefaction hazard zone. A geotechnical report has been submitted for the project site identifying known geotechnical hazards and providing recommendations regarding soil preparation and foundation design. The report indicates that application of building codes for new development and the recommendations of the report could reduce the project's potential for geological impacts related to structural damage and surface settlement to less-than-significant levels.
6. **Hazardous Materials.** The proposed project would include the construction of a new 5-story building on a lot previously used for commercial purposes, including a laundry. An existing one-story garage on the rear (Capp Street) portion of the project site associated with the laundry use in the building fronting 26th Street would be demolished as part of the project. The existing building on the 26th Street portion of the project site was constructed in 1931; the age of the existing building on the Capp Street portion of the project site is not known. Given the proposed scope of work, including foundation reinforcement and excavation for extension of the basement, elevator pits, and car stacker pits, the proposed project is not expected to result in any peculiar impacts not identified in the Eastern Neighborhoods FEIR. *Mitigation Measure L-1: Hazardous Building Materials* would apply to the proposed project; implementation of this measure would reduce any impacts related to hazardous materials to a less-than-significant level. Under *Mitigation Measure L-1*, existing environmental hazards in the vicinity of the project site and the potential for hazards and hazardous materials contamination from past historic uses on the site must be reviewed. The project sponsor must ensure

that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, is removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of.

A Phase I Environmental Site Assessment report has been completed for the project site. The report indicated that potentially asbestos-containing materials and lead-based paint are present on site. These must be removed by a licensed contractor in compliance with all applicable state and federal regulations prior to renovation or demolition on the project site; compliance with these regulations would ensure that no significant environmental impacts or health hazards related to hazardous materials would be created by the project. Any other hazardous materials identified either before or during work must be abated according to applicable federal, state, and local laws. The Phase I Environmental Site Assessment also included collection and analysis of soil gas samples; no constituents of concern were identified. With the exception of storage of small amounts of paint and cleaning chemicals in the existing apartment, no other recognized environmental conditions were identified on site, and it does not appear that additional soil or groundwater studies would be required.

Following receipt of an Environmental Evaluation application, the Phase I Environmental Site Assessment will be forwarded to DPH for their review and the project sponsor would be required to submit a fee to DPH for their review. If site remediation is required, the project sponsor would be required to implement site specific mitigation measures. DPH would provide oversight of remediation activities through their Voluntary Remediation Action Program. For more information regarding the Voluntary Remediation Action Plan Program and fees related to DPH review and oversight, please see:

<http://www.sfdph.org/dph/EH/HazWaste/hazWasteVoluntaryRemedial.asp>

- 7. Air Quality (AQ) Analysis.** The project includes demolition of an existing one-story building and the construction of both a new five-story residential building and a two-story addition to an existing two-story building, for a total of approximately 9,753 square feet of new space. Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Eastern Neighborhoods PEIR identified a significant impact related to construction air quality and included *Mitigation Measure G-1: Construction Air Quality*. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to 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 prepare a *Construction Dust Control Plan* for review and approval by the San Francisco Department of Public Health (DPH).

In addition to construction dust, project-related demolition and construction activities would require the use of heavy-duty diesel equipment that emits diesel particulate matter (DPM). DPM is a

designated toxic air contaminant, which may affect sensitive receptors located up to 1,000 feet from the project site. Additional measures may be required to reduce DPM emissions from construction vehicles and equipment.

8. **Greenhouse Gas Analysis.** Potential environmental effects related to greenhouse gas emissions from the proposed project need to be addressed in a project's environmental evaluation. An electronic version of the Greenhouse Gas Compliance Checklist Table 1 for Private Development Projects is available on the Planning Department's website at <http://www.sf-planning.org/index.aspx?page=1886>. The project sponsor would be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the Department's environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with San Francisco's GHG Reduction Strategy.
9. **Shadow Study.** Section 295 restricts new shadow on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet, unless the Planning Commission finds the impact to be less than significant. To determine whether the project would conform to Section 295, a shadow fan analysis was prepared by the Planning Department. Based on the information provided by the applicant, the "shadow fan" diagram prepared by the Planning Department indicates the project shadow does not reach any property protected by the sunlight ordinance; no further review will be required.
10. **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 drip line. Please submit the Tree Disclosure Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.
11. **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 Community Plan Exemption process. Please provide these mailing labels at the time of submittal.

Please submit an **Environmental Evaluation Application**. Environmental Evaluation applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and at the Planning Department's website: www.sfplanning.org.

PLANNING DEPARTMENT APPROVALS:

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

1. **Conditional Use Authorization** from the Planning Commission would be required per Planning Code Section 736.70 for administrative service (office) on the ground floor;
2. A **Rear Yard Modification** from the Zoning Administrator is required per Planning Code Section 134(e), since the proposal does not provide a rear yard equal to 25 percent of the total lot depth; and,
3. A **Building Permit Application** is required for the alteration of the existing building on the subject property, the change in use, and to construct the proposed seven dwelling units.

All applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

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 meeting 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. **Mission Area Plan:** As currently proposed, the project's office, residential, and retail land uses are consistent with the Mission Area Plan. However, as proposed, the project is not consistent with the Planning Code's private open space and rear yard requirements (see the Preliminary Design Comments section below regarding Sections 134, 135 and 726.93, and 138.1 requirements for rear yard, open space, and green landscaping). In further developing the project to meet these Planning Code requirements, it may be helpful to review the Mission Area Plan's guiding ideas behind the Planning Code's requirements-- in this case, Objective 5.2 and Policies 5.2.5 and 5.2.6 that address the provision of private open space and rear yard. The ideas included in Objective 5.3 (Green Street Network) and Policies 5.3.2, 5.3.4, and Objective 5.4 (Open Space), Policy 5.4.1 (Ecological Private Open Space) should be considered in refining the design of the proposed project in ways that advance the Mission Area Plan's intent to the maximum degree possible. Information on the Mission

Area Plan can be found on the Planning Department's website at: http://www.sf-planning.org/ftp/General_Plan/Mission.htm.

2. **Office Use on the Ground Floor.** Planning Code Section 736.1 outlines the permitted uses within the Mission Street NCT. Per Planning Code Section 736.70, administrative service (office) on the ground floor level would require a Conditional Use Authorization from the Planning Commission. Under Planning Code Section 790.106, administrative service is defined as a non-retail use, which provides executive, management, administrative, clerical and other services exclusively to the business community and not to the general public. Please provide additional clarification for the type of office use on the ground floor level.
3. **Rear Yard:** Planning Code Section 134 outlines the rear yard requirements within the Mission NCT District. The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot and in no case less than 15 ft. The rear yard shall be provided at the lowest story containing a residential dwelling unit. Currently, the proposed project does not meet this requirement and would require a rear yard modification as outlined within Planning Code Section 134(e). To qualify for a rear yard modification, the proposal must meet the following criteria:
 - (A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and
 - (B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and
 - (C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.
4. **Open Space:** Planning Code Sections 135 and 736.93 outline the requirements for usable open space per residential unit. Generally, at least 80 square feet of private open space or 106.4 square feet of common open space (per dwelling unit) is required for each residential unit. Currently, it appears that two dwelling units would have private open space and five dwelling units would have common open space. Please provide the square footage calculation for the open space for each dwelling unit. For common open space, please refer to the dimensional requirements specified in Planning Code Section 135(g)(2). In addition, please ensure that each of the five dwelling units has access to the common open space.
5. **San Francisco Green Landscaping Ordinance:** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which assists in articulating Planning Code Sections 138.1. This Planning Code section outlines a provision for adding street trees when adding gross floor area equal to 20 percent or more of the gross floor area of an existing building. A 24-inch box size street tree would be required 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. Based on the street frontage, it appears that two street trees would be required along 26th Street and two trees would be required along Capp Street. Existing trees, if they were present on the project site, would apply towards the street tree requirement. Please comply with this code section by providing an updated

site plan showing landscaping and street trees. Also, please check with the Department of Public Works and obtain an "Interdepartmental Referral for Feasibility of Tree Planting or Removal."

6. **Exposure:** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. All dwelling units shall feature a window that directly faces an open area that is a minimum of 25 ft in width. Currently, the proposed project appears to meet this requirement
7. **Street Frontage:** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings in Mission NCT District. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork. Also, please provide the dimension of the new garage door located off of Capp Street.
8. **Parking Code Requirements:** Planning Code Section 151.1 outlines requirements for permitted off-street parking. As a project located within the Eastern Neighborhoods Area Plan, there are no minimum parking requirements; rather, the project is subject to a maximum allowance of parking spaces, which is defined as 0.5 parking spaces per unit (see Planning Code Section 151.1, Table 151.1). The proposed project would construct 7 new residential units; therefore, 4 off-street residential parking spaces are allowed for the residential units.

As defined in Planning Code Section 151.1 (g) and 157, the project may pursue a Conditional Use Authorization (CU) from the Planning Commission to increase the maximum allowable residential parking to 0.75 parking spaces per unit. However, in general, the Planning Commission has not supported these increased thresholds.

For non-residential parking uses, the proposed project may provide a maximum of one space per 1,500 sf (see Planning Code Section 151.1, Table 151.1). Currently, the proposed project provides approximately 4,023 sf of new office space and no office-designated parking spaces; therefore, up to 2 of the proposed four parking spaces are allowed for the non-residential space.

Currently, the project provides four off-street parking spaces via lifts/stackers. To ensure compliance with Planning Code Section 151.1, please clarify the architectural drawings to specify the correspondence of off-street parking spaces to proposed uses.

9. **Bicycle Parking:** Planning Code Section 155.5 outlines requirements for bicycle parking for residential developments of four dwelling units or more. For projects under 50 dwelling units, Planning Code Section 155.5 requires one (1) Class 1 bicycle parking space for every 2 dwelling units; therefore, the proposed project is required to provide four (4) Class 1 bicycle parking spaces. Currently, the proposed project appears to meet this requirement.

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 approved these changes on May 16, 2013, the Board of Supervisors Land Use committee

gave it a favorable recommendation on July 15, 2013, and the full Board of Supervisors is expected to vote on the ordinance before the end of July. Any project that will receive their planning and building approvals after Board adoption will be required to comply with the new legislation. In summary, the new legislation would require that the proposed project provide a minimum of one (1) Class 1 bicycle space per new unit or 6 spaces, and no spaces for the 4,023 square feet of net new office space and 200 square feet of net new retail space (Planning Code, Table 155.2.11. .14 and .15). For review of potential changes, please see: <http://commissions.sfplanning.org/cpcpackets/2011.0397M.pdf>. These proposals are currently under review and are subject to change. While no bicycle parking is required for the non-residential uses, please consider providing some Class 1 and/or 2 spaces as appropriate, given the location in the Mission district which has high bicycle usage.

10. **Narrow Street Height Provisions:** For projects within the Mission Street NCT along a Narrow Street (a public right of way less than or equal to 40 feet in width, or any mid-block passage or alley that is less than 40 feet in width), Planning Code Section 261.1 specifies that all subject frontages shall have upper stories set back at least 10 ft (feet) at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. No part or feature of a building may penetrate the required setback plane. Please ensure compliance with this requirement. Variances for height are not permitted.
11. **Shadow:** Planning Code Section 295 outlines requirements for projects with a height exceeding 40 ft that cast shadows on property under the jurisdiction of the Recreation and Parks Commission. Based upon an initial shadow study, the proposed project would not impact any properties subject to Planning Code Section 295.
12. **Transit Impact Development Fee.** Since the project would construct more than 3,000 sf of office space, the proposed project would be subject to a development impact fees per Planning Code Section 411. Additional information is available in Planning Code Section 414.
13. **Eastern Neighborhood Area Plan Impact Fees.** Planning Code Section 423 outlines the requirements for development impact fees for projects located within the Eastern Neighborhoods Area Plan. For the purposes of impact fee calculation, this parcel is classified as "Tier 1" (see San Francisco Planning Department's Property Information Map). These fee amounts are subject to annual review by the City Controller, and may be subject to change. The Eastern Neighborhood Area Plan Impact Fee shall be paid before the City issues a first construction document, with a possible 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. The impact fee register is regularly updated and can be found online here:

<http://sfdbi.org/Modules/ShowDocument.aspx?documentid=1410>

Option for In-Kind Provision of Community Improvements and Fee Credits. Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern

Neighborhoods Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code. More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website. (See also, Public Realm Improvements, below).

PRELIMINARY DESIGN COMMENTS:

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

Site Design, Open Space, and Massing

- The Department appreciates the size and location of the rear yard that maintains the mid-block open space and access to the adjacent four-story building's light well. The Department recommends a rear yard area that is a minimum of 25% of the lot area and conforms to exposure requirements. The rear yard should be designed to be usable open space. However, the proposed location of the bridge hinders that function, dividing and blocking the rear yard. The Department recommends that if the bridge is to be retained in the design, that it be located to provide as much unobstructed open space as possible with minimal shading of the rear yard. UDAT recommends that it be set off from the neighboring light well three to five feet.
- The drawings are not sufficiently clear to determine the scale and massing of the proposal in relation to the existing adjacent buildings. The massing appears to be appropriate but with no reference. The Department will provide additional comments at subsequent review when additional information is provided.

Street Frontage

- The parking should be set back at least twenty-five feet from the street frontage and lined with active uses in conformance with Planning Code 145.1.
- The residential lobby should be expressed and celebrated by a wider, open and tall entrance, augmented by features such as landscaping and an overhead projection (e.g. awning).

Architecture

- At this point the architecture is assumed to be preliminary. The Department shall provide a more detailed design review upon submission of the entitlements or building permit application.
- 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 a successful project.
- Exceptions from code should be matched by a design and configuration of space and architecture that is exceptional.

- The Department expects a high quality of design that responds to its context with a consistent composition of building components, materiality, and other architectural features that reference the scale and proportion of the existing building forms and components.

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 **January 2, 2015**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: Uplift Ventures LLC, Property Owner (contact: Troy Kashanipour

Richard Sucre, Current Planning
Elizabeth Purl, Environmental Planning
Scott Edmondson, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW