



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 27, 2013
TO: Michael Leavitt
FROM: David Lindsay, Planning Department
RE: PPA Case No. 2013.1022U for 1463 - 1465 Lombard Street

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact staff planner, Mary Woods, at (415) 558-6315 or mary.woods@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 "Mary Woods".

Mary Woods for David Lindsay, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 27, 2013
Case No.: **2013.1022U**
Project Address: 1463 - 1465 Lombard Street
Block/Lots: 0503/020, 021 and 095
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
40-X Height and Bulk District
Area Plan: Not Applicable
Project Sponsor: Michael Leavitt
Leavitt Architecture, Inc.
(415) 674-9100
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@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 consists of three contiguous lots that are zoned NC-3 and within a 40-X Height and Bulk District. Lots 020 and 095 are vacant lots while Lot 021 is developed with a three-story, two-unit building. The proposal includes merging the three lots into a single lot (totaling approximately 5,300 square feet), demolishing the existing two-unit residential building, and constructing a four-story mixed-use building with nine dwelling units, nine parking spaces, and approximately 600 square feet of commercial space on the ground floor.

ENVIRONMENTAL REVIEW:

The project initially requires environmental review under the California Environmental Quality Act (CEQA). Please submit an Environmental Evaluation Application (EEA), which is available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and at www.sfplanning.org. Environmental review may be done in conjunction with the

required approvals listed below but must be completed before any project approval may be granted. Environmental review may include the following:

1. **Historic Resource Evaluation Report.** The proposed project includes the demolition of a potential historic resource (building constructed 50 or more years ago); therefore, the project is subject to the Planning Department's historic preservation review, which includes the preparation of an historic resource evaluation (HRE) by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards. The Department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool, which shall be known as the potential consultant list or PCL. Once the Environmental Evaluation Application is submitted, please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for the list of three consultants. Upon selection of the historic resource consultant, the scope of the HRE shall be prepared in consultation with Department Preservation staff.
2. **Archeological Resources.** If the proposed project would require excavation up to an approximate depth of greater than 8 feet for the installation of foundation piles, a preliminary archeological review (PAR) would be required and would be conducted in-house by the Planning Department archeologist. During the PAR, it will be determined what type of soils disturbance/modification would result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. Please submit with the EEA any available geotechnical/soils report prepared for the project site and please confirm the depth and amount of excavation required for the proposed project. If the archeological review determines that archeological resources may be present, the project sponsor would be required to implement mitigation measures to avoid environmental impacts on potential archeological resources.
3. **Greenhouse Gas Emissions.** In order to facilitate a determination of compliance with San Francisco's greenhouse gas reduction strategy, the project sponsor will need to submit a completed greenhouse gas analysis compliance checklist as part of the environmental review process. The assigned environmental planner will provide the checklist template to the project sponsor.
4. **Noise.** The Planning Department's noise maps indicate that existing ambient noise levels at the project site exceed 75 decibels. The project is subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. As part of environmental review, the Department will require an acoustical analysis conducted by a qualified consultant that demonstrates compliance with Title 24 noise standards. Noise insulation features identified and recommended by the analysis must be included in the design.
5. **Hazardous Materials.** The proposed project may be subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information,

soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. Please submit a Phase I Environmental Site Assessment with the EEA.

6. **Stormwater and Flooding.** As addressed in Public Works Code Section 147.2, stormwater design guidelines have been instituted to minimize the disruption of natural hydrology. Because the proposed project would result in more than 5,000 square feet of ground disturbance, the proposed project requires the preparation of a stormwater control plan (SCP). Responsibility for review and approval of the SCP is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program (UWMP). 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. Low-impact design approaches may include a reduction of impervious cover, stormwater reuse, and increased infiltration. More information is available at: <http://sfwater.org/index.aspx?page=446>.
7. **Tree Planting and Protection Checklist.** The Department of Public Works Code Section 8.02–8.11 requires protection of landmark, significant, and street trees located on private and public property. Please submit a *Tree Planting and Protection Checklist* with the EEA. Any tree identified on the checklist must be shown on the site plan with size of the trunk diameter, tree height, and accurate canopy dripline.
8. **Notification of a Project Receiving Environmental Review.** Notice must be sent to occupants of properties adjacent to each of the project sites and owners of properties within 300 feet of both of the project sites at the initiation of the environmental review process. After submittal of the EEA, please be prepared to provide these mailing labels when requested by the assigned environmental planner.

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

If the additional analysis performed after submittal of the EEA indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an initial study to determine whether an environmental impact report (EIR) is needed. If the Department determines that the project would not have a significant effect on the environment, the Department would issue a preliminary negative declaration. If the Department finds that the project would have significant impacts that can be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration. If the initial study process indicates that the project would result in a significant impact that cannot be mitigated to a less-than-significant level, an EIR would be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Please submit a Class 32 Categorical Exemption Certificate fee with the EEA. If it is determined during review that the project is not eligible for environmental exemption, additional environmental fees would apply to the project. Please refer to page 2 of the Planning Department's fee schedule.

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 is required per Planning Code Sections 303 for demolition of dwelling units located on the second floor and above, and Planning Code Section 317 demolition review criteria findings for the removal of the two dwelling units. Please note that there is a pending legislation related to Planning Code Section 317 at the Board of Supervisors.
2. **A Demolition Permit Application** is required for the demolition of the existing two-unit building.
3. **A Building Permit Application** is required for the construction of the new four-story mixed-use building.

Conditional Use Authorization 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 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. For the purpose of providing these comments, the ground floor units along Clara Street are considered non-residential. Designation of these units as residential may alter some of the comments below.

1. **Building Height.** The proposal does not appear to meet the 40-foot height limit as measured from grade to the top of the roof.
2. **Residential Density.** The proposed lot merger will contain approximately 5,300 square feet. The NC-3 Zoning District permits one unit per 600 square feet of lot area. The subject lot is permitted to have nine units.
3. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 requires the ground floor in NC Districts within a 40-foot height limit to be at least 10 feet in height. Additionally, it requires in NC Districts containing specific uses that the ground floor street frontage be at least 60% transparent in order to allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75% open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled, as well as the gate mechanism, shall be recessed within, or laid flush with, the building façade.
4. **Formula Retail Use.** Section 703.4 states that a Conditional Use authorization is required for certain commercial uses that are also formula retails, as defined by Planning Code Section 703.3, in any of the NC Districts.
5. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth at residential levels. Please ensure that the rear bay windows conform to Section 136 as permitted obstructions.
6. **Usable Open Space.** Section 135 requires 80 square feet of open space if private or 106.4 square feet if common for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Section 135(f) and (g). The proposed balconies do not appear to meet the minimum six-foot horizontal dimension or a minimum area of 36 square feet. Additionally, the proposed common usable open space on the roof level does not meet the requirement for all nine dwelling units. Therefore, the proposed project requires revision to meet the minimum open space requirement, or you may request and justify a Variance from the open space requirements. The Department generally would recommend providing an equivalent amount of open space.
7. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. No street trees are shown on the proposed plans.
8. **Bicycle Parking for Residential Use.** Planning Code Section 155.2 requires the proposed project to provide one Class 1 bicycle space for every dwelling unit. No bicycle parking spaces are shown on the proposed plans.

9. **Potential Roadway Exposure Zone.** Site is located in an area which may have PM2.5 concentration greater than 0.2ug/m3. Newly constructed residential buildings must comply with ordinance 281-08, amending the San Francisco Health Code by adding Article 38.

PRELIMINARY DESIGN COMMENTS:

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

1. **Massing, Site Orientation, Open Space.** In general, the massing, site orientation, and open space are appropriate.
2. **Vehicle Circulation, Access and Parking.** Nine on-site parking spaces are proposed to occupy the ground level. The Planning Department recommends exploring a parking strategy that minimizes the parking footprint at the ground level to allow for a deeper retail space and a larger residential entrance at the street. This may be achieved while retaining parking by providing sub-grade parking and/or a stacked parking system.
3. **Architecture.** The overall composition of the façade and proportions of bays and the window system in particular are well designed work to create a harmonious, well-modulated building.

The Planning Department also appreciates the thoughtful attention to the functions at the ground floor, including the gracious residential lobby. The Planning Department recommends only minor adjustments that may improve function:

The recessed ground floor establishes a hierarchy between floor levels and may help the base to appear somewhat more elevated, despite the 10' height. Retail would more likely do better with as much frontage as close to the sidewalk as possible. Consider pulling the retail storefront toward the street to just behind the 'colonnade' -acknowledging that this may require re-configuring the exits stair doors.

Since the sides of the building are likely to be visible for some time to come, the front façade materials should wrap around the sides of the building to the light wells, to unify the front and side elevations of the building when viewed from the street.

Please indicate the materials for all parts of the façade, including details and the ground level façade. Please show more of the façade details for any material changes that may occur. High quality materials and windows should be specified.

4. **Street Frontage.** The recessed and transparent residential lobby acts as an appropriate transition between the public sidewalk and the private realm. The Planning Department recommends accentuating the prominence using height, or the appearance of height, at the residential lobby entrance to read as distinct and prominent parts of the façade. A possible means of accomplishing this may be designing an awning or other projection to further define and emphasize the entry.

Additional review and comments may follow.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than March 26, 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

cc: 1463 - 65 Lombard LLC, Property Owner
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Jeanie Poling, Environmental Planning
Sue Exline, Citywide Planning and Analysis
David Winslow, Design Review

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