



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 30, 2013
Case No.: **2013.1037U**
Project Address: 650 Divisadero Street
Block/Lot: 1202 / 002B
Zoning: NC-2 (Neighborhood Commercial, Small-Scale)
65-A Height and Bulk
Area Plan: [none]
Project Sponsor: Warner Schmalz / Forum Design
415-252-7063
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 proposal is to partially demolish the existing auto repair warehouse structure and construct a five-story, nine-unit residential building (approximately 15,800 gsf) along the Gove Street frontage at the east side of the lot, while establishing three commercial spaces (two restaurant spaces) along the Divisadero Street frontage within the retained portion of the existing building (approximately 8,100 gsf). Nine parking spaces (approximately 3,300 gsf) would be provided at the basement. The new restaurant and commercial side of the project would include constructing additional height to the existing building and adding a roof deck and stair / service penthouse above the existing Divisadero frontage roof level.

ENVIRONMENTAL REVIEW:

The project initially requires the following environmental review, pursuant to the California Environmental Quality Act (CEQA). This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted.

In order to facilitate environmental review and comply with CEQA, the applicant shall submit an Environmental Evaluation Application (EEA). The application is available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org.

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project may qualify for a Class 32 categorical exemption, which then the Planning Department would issue a Certificate of Determination of Exemption from Environmental Review. Section 15332 of the CEQA Guidelines, or Class 32, provides a categorical exemption for projects, characterized as in-fill development.

If the additional analysis performed after submittal of the Environmental Evaluation Application indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an Initial Study to determine whether a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) is needed.

If the Department finds that the project would have significant impacts that can be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a Preliminary Mitigated Negative Declaration. If the Initial Study process indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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

- **Historic Architectural Resources:** The proposed project consists of a significant modification and partial demolition of a building constructed 50 or more years ago (circa 1922); therefore, the Planning Department requires that the project sponsor submit a Historic Resource Evaluation (HRE). The HRE must be prepared by one of three historic resource consultants provided to them by the Planning Department's Senior Preservation Planner, in accordance with the Planning Department's Environmental Planning Division's Environmental Review Guidelines. Please contact Tina Tam, by email at tina.tam@sfgov.org or phone at (415) 558-6325, for a list of three historic resource consultants. Please ensure that the selected historic resource consultant receives approval from Planning Department Preservation staff regarding the scope and content of the HRE prior to commencement of any work.

Under CEQA, evaluation of the potential for proposed projects to impact "historical resources" is a two-step process: the first is to determine whether the property is an "historical resource" as defined in Section 15064.5(a)(3) of CEQA; and, if it is found to be an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change". CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the

significance of an historical resource would be materially impaired. For example, if the structure proposed for modification at 650 Divisadero Street is identified as an historical resource, its demolition would be a substantial adverse change resulting in material impairment of the resource, thereby requiring preparation of an EIR.

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

- **Transportation.** The Department has preliminarily determined that a transportation study would not be required for the proposed project. The project includes the construction of 15,830 square feet for residential space and approximately 8,084 square feet of commercial/restaurant space. This addition would generate 435 vehicle trips, of which 41 would be in the PM peak hour. This would not likely increase existing traffic volumes on streets within the vicinity of the project site and would not likely cause adverse impacts to nearby intersections already operating at Level of Service (LOS) D or worse. In addition, the proposed project would not have the potential to adversely impact transit operations or the carrying capacity of nearby transit services, nor would the project worsen conditions for pedestrian and bicycle facilities.
- **Archeological Resources.** The proposed project would include the construction of a new five-story mixed-use building and the demolition/modification of the western portion of the existing building on the project site. Excavation activities are expected to be less than 8 feet for the installation of a spread footing foundation with drilled piles and an elevator pit. The proposed project would not likely require a Preliminary Archeological Review.
- **Hazardous Materials.** The proposed project would include the construction of a new five-story mixed use building on a site formerly used for industrial uses (auto repair). Therefore, the 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. These steps are required to be completed prior to the issuance of any building permit. DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>.

Please provide a copy of the submitted Maher Application and Phase I ESA with the Environmental Evaluation Application (EEA).

- **Air Quality.** The proposed project would include the partial demolition of an existing one-story commercial building and the construction of a new five-story mixed-use building at a total of 27200 gsf including 9 residential units at 15,800 gsf and 8100 gsf of retail space. The proposed project does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and/or operational screening levels for criteria air pollutants. Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

In addition to construction dust, demolition and construction activities would require the use of heavy-duty diesel equipment which emit diesel particulate matter (DPM). DPM is a designated toxic air contaminant, which may affect sensitive receptors located up to and perhaps beyond 300 feet from the project site. Additional measures may be required to reduce DPM emissions from construction vehicles and equipment.

If the project would generate 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. 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.

- **Greenhouse Gases.** The 2010 CEQA Air Quality Guidelines provide CEQA thresholds of significance for greenhouse gas (GHG) emissions. On August 12, 2010, the San Francisco Planning Department submitted to the BAAQMD a draft of the City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions. This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy. The BAAQMD reviewed San Francisco's GHG reduction strategy and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's

CEQA Guidelines (2010).¹ Therefore, projects that are consistent with San Francisco's GHG reduction strategy would result in less-than-significant GHG emissions.

In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. 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 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 the Greenhouse Gas Reduction Strategy.

- **Noise.** The project site is located on the block bounded by Divisadero Street, Grove Street, Hayes Street, and Scott Street. Planning Department noise maps identify the site as an area with existing ambient noise levels that range between 50-70 decibels along the western perimeter of the project site (Divisadero Street). The proposed project would include the construction of new noise-sensitive uses (e.g., residential uses). Given the mixed-use nature of the project, the Planning Department would require the preparation of a noise technical memorandum that describes project operations and the potential for noise to affect existing nearby residences. This analysis would include at least one 24-hour noise measurement. The analysis must be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 insulation standards, where applicable can be met, and that there are no peculiar circumstances about the proposed uses or arrangement of uses across the project site would warrant heightened concern about the noise levels in the vicinity. The findings of the acoustical study are intended to be included in the environmental review document. Finally, detailed information related to construction equipment, phasing and duration of each phase shall be provided to assess construction noise levels and methods to reduce such noise, as feasible.
- **Wind.** The project site is located in an area that does not experience high wind speeds. Also, the height of the proposed mixed-use building at 650 Divisadero Street (approximately 54 feet) is not expected to cause adverse ground-level wind speeds resulting from the project. Therefore a wind analysis study would not likely be required.
- **Shadow.** Section 295 restricts new shadow upon 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. The proposed project would result in construction of a building that is approximately 54 feet in height and is less than a ¼-mile from Alamo Square. Planning Code section 295 requires that a shadow analysis must be performed to determine whether a project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan analysis

¹ San Francisco's Strategies to Address Greenhouse Gas Emissions and BAAQMD's letter are available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

that indicates the project would not cast new shadow on any properties under the jurisdiction of the Parks and Recreation Department, nor would it cast shadows on any other parks or open spaces.

- **Compliance with Stormwater Management Ordinance.** The City and County of San Francisco Stormwater Management Ordinance became effective on May 22, 2010. This ordinance requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan, consistent with the November 2009 Stormwater Design Guidelines. Responsibility for review and approval of the Stormwater Control Plan is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program: www.sfwater.org/reqs

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.

- **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. Any tree identified in the Tree Planting and Protection Checklist must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit a Tree Planting and Protection Checklist with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.
- **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties on and adjacent to the project site and owners of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide these mailing labels upon request at the time of the Environmental Evaluation Application submittal.

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. **Building Permits.** Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.
 - a. A **Building Permit Application** is required for the proposal involves demolition of the existing building on the subject property.
 - b. A **Building Permit Application** is required for the proposed new construction on the subject property.

2. **Variiances.** The proposed project as designed does not meet Planning Code Section 134 for rear yard requirements, Section 135 for open space requirements, Section 136 for permitted obstruction, Section 140 for dwelling unit exposure, and Section 145.1 for street frontage requirements. 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.
3. **Conditional Use.** The proposed project as designed may exceed the use size limit and would require Conditional Use authorization under Planning Code Section 121.2. If permitted by new zoning (see discussion below) the outdoor roof deck would also require Conditional Use as an outdoor activity area.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

This project is required to conduct a **Pre-application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

PRELIMINARY PROJECT COMMENTS:

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

1. **Greater Density Permitted and Encouraged.** Please note that the subject NC-2 zoning district permits one dwelling unit per 800 square feet of lot area. The subject lot size permits up to 16 dwelling units where you are only proposing nine. General Plan Housing Element policies encourage maximizing housing densities, particularly on transit routes and particularly where such densities would enable the creation of affordable housing. Planning staff strongly encourages you to increase the density of the project to the extent feasible (Housing Element Objective 1, Policies 1.8, 1.10; Objective 4, Policy 4.6).
2. **New Divisadero Neighborhood Commercial Zoning District Proposed.** The Planning Commission has recommended approval of new Neighborhood Commercial zoning controls specifically for Divisadero between Haight and O'Farrell Streets. The legislation is pending at the Board of Supervisors for their action. Comments provided in this letter generally reflect the existing NC-2 controls unless stated otherwise. While the proposed controls have not been finalized, possible changes from the existing zoning include, but are not limited to, provisions regarding formula retail, neighborhood outreach and pre-application meetings, restaurant uses on second floors, and replacing parking requirements with parking caps. For more information on this legislation, go to the

Planning Department Parcel Information Map (<http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM//?dept=planning>), and enter 2012.0950, and go to the "Project" tab and look for the Commission Packet under Case No. 2012.0950T.

3. **Use Size Limits.** Please note that the permitted use size limit in the subject NC-2 zoning district is 3,999 gross square feet, per Planning Code Section 121.2. It appears that at least one of the proposed retail spaces may exceed the use size limit and will require a conditional use authorization.
4. **Usable Open Space.**
 - a. Planning Code Section 135 requires 100 square feet of private usable open space or 133 square feet of common usable open space per dwelling unit. Additionally, Planning Code Section 135(f)(2)(A) requires all private usable open space in form of decks, balconies, porches and roofs, to have at least 30 percent of the perimeter unobstructed except for necessary railings. It does not appear units #201, 202, 203, 301, 302, 401, and 402 have sufficient private usable open space.
 - b. It does not appear that any common usable open space is proposed. Please note that if the rear podium roof deck is intended to be usable open space, then access to this area must be provided either directly from a unit or from a common area.
5. **Permitted Obstructions.** Planning Code Section 136(c)(3) permits bay projections over the street; however, the proposed front bay projection at the fifth floor appears to exceed the permitted width. Please provide a Code-complying project or alternatively, seek and justify a Variance from this Code Section.
6. **Rear Yard Requirement.** Planning Code Section 134 requires the subject NC-2 property to provide a rear yard of 25% of the lot depth at the second story and above and at all residential levels, which is approximately 25 feet. Please revise the plans to provide the required rear yard requirement, or apply for a modification of the rear yard requirement per Planning Code Section 134(e).
7. **Street Trees.** Section 138.1 of the Planning Code requires street trees to be installed in the case of construction of a new building, relocation of a building, the addition of gross floor area equal to 20 percent or more of the gross floor area of an existing building, the addition of a new dwelling unit, a garage, or additional parking, or paving or repaving more than 200 square feet of the front setback. All street trees must be a minimum of 24-inch box size. One tree is 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. Such trees shall be located either within a setback area on the lot or within the public right-of-way along such lot. Please provide the required street trees.
 - a. **Tree Planting and Protection Checklist.** A Tree Planting and Protection Checklist must be filled out and submitted with the Building Permit Application and EEA.
8. **Exposure.** All dwelling units must have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code that face directly onto a street right-of-way, Code-complying rear yard, or an appropriately sized courtyard. Unit #203 does not appear to satisfy the exposure requirements per Planning Code Section 140. Please revise the plans

such that Unit #203 meets the exposure requirements. Alternatively, you may seek and justify an exposure variance from Planning Code Section 140.

9. **Street Frontage.**

- a. **Ground Floor Ceiling Height.** The proposed project qualifies as a Development Lot as defined under Planning Code Section 145.1 and is therefore required to provide a minimum floor-to-floor, ground floor ceiling height of 14 feet. Please modify the non-residential component of the building to meet this requirement. Alternatively, you may seek and justify a variance from the street frontage requirement.
- b. **Transparency and Fenestration.** The commercial frontage must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. Please be sure to provide sufficient transparency and fenestration along the commercial street frontage at the ground floor.

10. **Vehicular Access.**

- a. Please eliminate all existing curb cuts that will no longer service a vehicular access point.
- b. A new curb cut is not shown along Grove Street for the proposed garage. Per Planning Code Section 155, please limit any new driveway and curb cut crossing the sidewalk to be no wider than necessary for ingress and egress.

11. **Restaurant Use.** Planning Code Section 711.44 does not permit restaurant uses above the ground floor within the subject NC-2 zoning district. Per the existing zoning, the restaurant roof deck would not be permitted. Note that this may change if the proposed new Divisadero NC zoning is enacted. In such a case, restaurant uses would be permitted on the second floor (if not displacing existing residential use); outdoor activity at this location would require Conditional Use authorization.

12. **Transit Impact Development Fees.** This project is subject to the applicable fees outlined in Section 411.

PRELIMINARY DESIGN COMMENTS:

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

13. **Site Design, Open Space, and Massing.** The Planning Department recommends the massing be re-allocated with greater height closer to Divisadero to reinforce the corner, and a lower height to transition to the existing residential buildings on Grove. To respect the design intent, allowing the existing building to remain legible and not be overpowered by the new, the massing may be set back from the corner or Divisadero frontage.

The building frontage along Grove should be broken into at least three modules that express a stepping with the slope along Grove Street. This should be achieved by both vertically defined massing breaks, and changes in height.

The Planning Department recommends that the size and location of the rear yard comply with the intent of the code in minimum area, exposure, access and preservation of the mid-block open space, and usability. The rear yard should be designed in such a manner as to be usable as open space for both residents at the immediate level, and common to residents without compromising the privacy or use of either.

Match all existing light wells of adjacent buildings.

14. **Vehicle Circulation, Access and Parking.** The Planning Department recommends parking access be located at, or below grade and accessed by a single 8-foot wide garage opening. The Planning Department recommends the garage access be located in a secondary position relative to the façade. As proposed, it occupies a prominent location where one would normally expect to see a lobby, or main building function. It also divides the two proposed ground floor dwellings that would be better grouped together closer to the existing residential buildings on Grove. St.

The proposed Divisadero-NCD has no parking minimum requirements and would cap parking at one space for every two units as of right, .75 spaces for every unit through Conditional Use authorization, and would not permit parking greater than .75 spaces for every unit. Therefore, the Planning Department recommends the project sponsor explore a parking strategy that minimizes the parking footprint by utilizing parking stackers, lifts, etc. or reducing the number of parking spaces to make a more efficient and flexible use of the ground floor.

Bike Parking should be as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflict with automobiles.

15. **Street Frontage.**

The Planning Department appreciates the two-story townhouse units with setbacks on Grove and recommends pairing them together and expressing the height on the face so that they read as two-story dwellings. The ground floor residential units along Grove Street must meet the Draft Ground Floor Residential Design Guidelines. Per the guidelines, it is preferable that the floor of ground-story units be elevated at least 3 feet from sidewalk grade. Where units are at grade, they must be setback to provide ample transition space and this setback should be articulated for the full first two stories to distinguish the two-story townhouse units and to provide an airy and welcoming frontage. The Planning Department appreciates the setbacks at the ground level and recommends that the ground floor to floor height be increased to proportionally to add to the livability of the space and the legibility of the base of the façade. Refer to the draft Ground Floor Residential Design Guidelines for treatment of the building along the street if the project ultimately proposes residential uses on the ground floor. The draft guidelines are located on the Department website under "Resource Center/Department Publications/Guidelines for Ground Floor Residential Design."

A recommended minimum height of the non-residential frontage and lobbies should be 15-feet as required (see Street Frontage above under *Preliminary Project Comments*). The Planning Department recommends making the residential lobby larger, more transparent and inviting, and legible in relation to other parts of the facade. For a visual continuity, consider using the height of the existing building parapet for the floor datum.

16. **Architecture.** As noted above, an HRE will be required as part of the environmental review. Staff has not yet officially determined whether or not the structure is historical per the environmental review process. If it is determined that the existing building is not historically significant, the Planning Department encourages greater freedom in either retaining or dispensing with part or all of the existing façade, as best suits the design challenges.

If the existing building is retained, the new building should be designed to visually integrate with the old. The Planning Department recommends scale defining elements, such as windows, be incorporated to help compositionally integrate the new with the old parts of the façade. Currently, the residential portion of the proposed building reads as a completely separate building and appears as a blind wall with no relationship to Divisadero.

While the design intent is to allow for the function and aesthetic of the existing building on Divisadero to remain, the Divisadero-facing façade addition should appear as a primary facade. The proposed building façade on Divisadero should and will be visible.

The design is assumed to be preliminary and the Planning Department will review and provide further detailed design comments in subsequent submissions of materials and details to insure that the desired design intent is achieved.

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

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **March 31, 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
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: Patrick Amrci, Divco Group, LLC, Property Owner
Sharon Lai, Current Planning
Christopher Espiritu, Environmental Planning
Mat Snyder, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW