



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** January 17, 2014  
**TO:** Kevin Dill  
**FROM:** Julian J. Bañales, Planning Department  
**RE:** PPA Case No. 2013.1671U for 580 De Haro Street

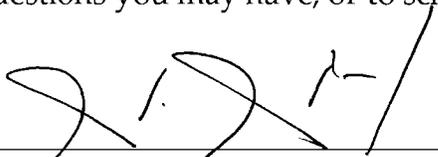
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact Ben Fu, at (415) 558-6613 or [ben.fu@sfgov.org](mailto:ben.fu@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.



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Julian J. Bañales, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* January 17, 2014  
*Case No.:* 2013.1671U  
*Project Address:* 580 De Haro Street  
*Block/Lot:* 4008/003  
*Zoning:* RH-2 / 40-X  
*Project Sponsor:* Kevin Dill  
415-254-4790  
*Staff Contact:* Ben Fu, 558-6613  
ben.fu@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 proposal is to (1) demolish six residential buildings and one office building, and (2) subdivide the existing lot into seven lots (three 25-ft x 100-ft lots and four 25-ft x 75-ft lots). The project would result in two two-unit residential buildings and five single-family residential buildings, for a total of nine units.

### ENVIRONMENTAL REVIEW:

The proposed project requires environmental review per the California Environmental Quality Act (CEQA) either individually, such as in a project specific Initial Study/Mitigated Negative Declaration (IS/MND) or Environmental Impact Report (EIR), or in a Community Plan Exemption (CPE) under the *Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods EIR)*<sup>1</sup>. Environmental review may be performed in conjunction with the required Planning Department approvals listed in this letter, but must be completed before any project approval may be granted.

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<sup>1</sup> Documents in italics in this PPA are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center (PIC) at 1660 Mission Street, and online on the Planning Department's website at: <http://www.sfplanning.org>.

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*, which was certified in 2008.<sup>2</sup> Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). 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 Rezoning and Area Plans Final EIR ("Eastern Neighborhoods FEIR")*, 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 FEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee; (b) the CPE certificate fee; and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of *the Eastern Neighborhoods FEIR*.
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 FEIR*, 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 FEIR*, with all pertinent mitigation measures and CEQA findings from *the Eastern Neighborhoods FEIR* 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 preparation of *the Eastern Neighborhoods FEIR*.
3. **CPE + Focused EIR.** If any new site- or project-specific significant 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 FEIR*, with all pertinent mitigation measures and CEQA findings from *the Eastern Neighborhoods FEIR* 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 preparation of *the Eastern Neighborhoods FEIR*.

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<sup>2</sup> Available for review on the Planning Department's Area Plan EIRs web page: <http://www.sf-planning.org/index.aspx?page=1893>.

The project initially requires environmental review, which must be completed before any project approval may be granted. Please submit an *Environmental Evaluation Application*. Environmental Evaluation (EE) Applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). See page 2 of the current *Fee Schedule* for the calculation of environmental application fees.

Below is a list of topic areas that would require additional study based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) Application.

1. **Historic Resource Evaluation.** The project site is currently occupied by five utilitarian, wood-frame residential structures constructed in 1954 and is listed as a potential historic resource according to the Department's property information database. The proposed project consists of demolition of said potential historic resource(s). Therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of a 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](mailto:tina.tam@sfgov.org)) for the list of three consultants. Upon selection of the historic resource consultant, the scope of the Historic Resource Evaluation shall be prepared in consultation with Department Preservation staff.
1. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 20 feet below grade. The project site is located within an area where no previous archeological survey has been prepared. The *Eastern Neighborhoods FEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

The Planning Department staff has preliminarily determined that *Eastern Neighborhoods FEIR Archeological Mitigation Measure J-2: Properties With No Previous Studies* would be applicable to the proposed project. This mitigation measure requires that a Preliminary Archeological Sensitivity Study (PASS) be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. Based on the PASS, the Environmental Review Officer (ERO) would determine if an Archeological Research Design/Treatment Plan (ARD/TP) shall be required to more definitively identify the potential for CRHR-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level. The qualified consultant must be selected from a list of three archeological consultants from the Planning Department's archeological resources consultant file provided by the Planning Department during the environmental review process.<sup>3</sup> The Planning Department Archeologist will be informed by the geotechnical study of the project site's subsurface geological conditions (see Item 2, Geology, below).

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<sup>3</sup> San Francisco Planning Department. Consultant Resources, Archeological Review Consultant Pool. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

2. **Geology.** A geotechnical study is required for this project. Please submit the geotechnical study with the EE Application. The geotechnical study should evaluate or make recommendations for the design of the building foundations. If potential geological impacts are identified, design recommendations to ameliorate these issues should be included.
3. **Noise.** *Eastern Neighborhoods FEIR Noise Mitigation Measure F-2: Construction Noise* requires that the Planning Director require that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

Based on the *Eastern Neighborhoods FEIR*, the project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). *Eastern Neighborhoods FEIR Noise Mitigation Measure F-3: Interior Noise Levels* requires that the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. *Noise Mitigation Measure F-3* would not apply to the proposed project as the project would be subject to the California Noise Insulation Standards.

*Eastern Neighborhoods FEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses* is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use. *Noise Mitigation Measure F-4* requires that a noise analysis be prepared for new development including a noise-sensitive use, prior to the first project approval action. The mitigation measure requires that such an analysis include, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) shall be included in the analysis. The analysis shall be prepared by person(s) qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the 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 and/or engineering prior to the first project approval action.

Finally, *Eastern Neighborhoods FEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* would apply to the proposed project as it includes new development of a noise-sensitive use. This mitigation measure requires that open space required under the Planning Code be protected from existing ambient noise levels. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both

common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles or urban design.

Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. Detailed information related to construction equipment, phasing, and duration of each phase may be required as part of environmental evaluation to assess construction noise levels and methods to reduce such noise, as feasible.

4. **Transportation.** Based on a review of the PPA Application, the Department has determined that a transportation study is not likely to be required. However, a formal determination will be made subsequent to submittal of the EE Application. In order to facilitate that determination, Planning staff propose the following recommendations:
  - Substantially reduce the number of proposed curb cuts;
  - Consider shared driveways or more centralized parking access (at a minimum two units on 18<sup>th</sup> Street could share one driveway);
  - Consider providing bicycle parking.
5. **Air Quality.** The proposed project's nine residential dwelling units are below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>4</sup> 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 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, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The proposed project is within an Air Pollutant Exposure Zone and includes sensitive land uses (nine residential dwelling units). Therefore, exhaust measures during construction and enhanced ventilation measures as part of building design will likely be required. Enhanced ventilation measures will be the same as those required for projects, such as this project, subject to Article 38 of the Health Code. Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation shall be provided as part of the EE Application.

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<sup>4</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

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. Given the proposed project's height of 40 feet, the proposed project would likely not require a backup diesel generator. Detailed information related to any proposed stationary sources shall be provided with the EE Application.

6. **Hazardous Materials.** Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock. Project construction activities could release serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105, and are enforced by the Bay Area Air Quality Management District (BAAQMD). The proposed project would be required to comply with the requirements of the Asbestos ATCM, which include measures to control fugitive dust from construction activities, in addition to the requirements of the Construction Dust Control Ordinance discussed above.
7. **Greenhouse Gas Emissions.** The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a GHG Analysis Compliance Checklist.<sup>5</sup> 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 Case Manager during the environmental review process to determine if the project would comply with San Francisco's GHG Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the GHG Reduction Strategy.
8. **Stormwater.** The project proposes approximately 31,000 square feet of new construction, exceeding the 5,000 square-foot new construction or redevelopment requirement for preparation of a Stormwater Control Plan (SCP). Prior to issuance of a building permit, the project sponsor is required to prepare and submit a SCP to the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program; the SCP shall demonstrate compliance with the City's Stormwater Design Guidelines. The project's environmental review would generally evaluate how and where implementation of the required stormwater management and low-impact design approaches would reduce potential negative effects of stormwater runoff. This may include

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<sup>5</sup> [http://sfmea.sfplanning.org/GHG\\_Checklist\\_T1.doc](http://sfmea.sfplanning.org/GHG_Checklist_T1.doc). GHG Checklist Cover Sheet:  
[http://sfmea.sfplanning.org/GHG\\_Checklist.doc](http://sfmea.sfplanning.org/GHG_Checklist.doc).

environmental factors such as the natural hydrologic system, City sewer collection system, and receiving body water quality. For more information on the SFPUC's stormwater management requirements see: <http://stormwater.sfwater.org>.

9. **Tree Planting and Protection Checklist.** 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 the Tree Planting and Protection Checklist<sup>6</sup> must be shown on the site plans with size of the trunk diameter, tree height, and accurate canopy dripline. The project sponsor is required to submit a completed Tree Planting and Protection Checklist with the EE Application.
10. **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 environmental review process. Please provide these mailing labels at the time of the EE 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. **Dwelling Unit Removal.** Planning Code Section 317 requires a Conditional Use Authorization (CU) by the Planning Commission for all projects that propose the demolition of three existing residential dwelling units or more. As part of the approval process, the Planning Commission must determine that the proposed demolition of units is necessary and desirable. The project proposes to demolish existing dwelling units. Please visit our website ([www.sfgov.org/planning](http://www.sfgov.org/planning)) for additional information and download the required application forms.
2. **Building Permit Applications.** Permit application and notification are required for the proposed demolition and new construction.

CU applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

#### **NEIGHBORHOOD NOTIFICATION 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

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<sup>6</sup> <http://sf-planning.org/modules/showdocument.aspx?documentid=8321>

[www.sfplanning.org](http://www.sfplanning.org) under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://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. **Historical Resource Evaluation.** Please be advised that the subject property may be an historic resource for the purposes of the California Environmental Quality Act (CEQA), as this project proposes to demolish buildings over 50 years of age and that were identified in Showplace Square/Northeast Mission Historic Resource Survey. Therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of a Historic Resource Evaluation (HRE) by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards.
2. **Tree Disclosure Affidavit.** A Tree Disclosure Affidavit must be filled out and submitted with project application.
3. **Density and Below Market Rate Housing.** The project proposes a total of nine units where 14 units are allowed for the proposed seven lots per Planning Code Section 209.1. The Planning Department encourages projects to propose up to the full density permitted as the City is facing a shortage of dwelling units. Planning Code Section 415, or the Inclusionary Affordable Housing Program, requires residential developments with ten or more units to comply with the requirements. Project sponsors may apply for an alternative to the 12% on-site requirement by providing an in-lieu fee or providing 20% of the units off-site as affordable to low- to moderate-income households.
4. **Street Trees.** Planning Code Section 138.1 requires the installation of street trees for the construction of a new building. Requirement must be met with a minimum of one tree of 24-inch box size 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. The project has a requirement of eight trees at the De Haro Street frontage and five trees at the 18<sup>th</sup> Street frontage. The project proposes five trees at the De Haro Street frontage and five trees at the 18<sup>th</sup> Street frontage.
5. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable.
6. **Street Frontage.** Planning Code Section 144 limits the width of a garage door in a RH district to no larger than 1/3 of the building width, or a minimum of ten feet.

7. **Bicycle Parking.** Planning Code Section 155.2 requires lots with three units or less to provide secure, weather protected space meeting dimensions set in Zoning Administrator Bulletin No. 9, one per unit, easily accessible to residents and not otherwise used for automobile parking or other purposes.
8. **Residential Design Guidelines.** Residential Design Guidelines require that a project conserve or enhance existing neighborhood character. Building alterations and new structures must respect both the immediate context (adjacent buildings) and the broader context (the visual character and scale created by the collection of buildings in the general vicinity of the project).
  - a. **Building Scale and Form (p. 23-25)**

The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. The majority of the buildings on the same block are two stories. The project proposes to demolish the existing buildings and construct new four-story buildings. Therefore, it may be appropriate to minimize the proposed building mass and height accordingly.
  - b. **Rear Yard and Mid-Block Open Space (p. 25-27)**

Planning Code Section 134 requires the project to provide a rear yard of at least 45 percent of the lot depth and area. Although a reduction of rear yard may be permitted, the established mid-block and rear yard pattern appear larger than proposed. A formal submittal should demonstrate how the proposed rear yards are compatible with the Residential Design Guidelines, particularly with respect to the mid-block open space.
9. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable fees outlined in Section 423 et seq. Impact Fees. The Eastern Neighborhoods Public Benefits Fund is implemented in part through district-specific Eastern Neighborhoods Impact Fee which applies to the Project Area. Per Planning Code Section 423.5(c)(2), 75% of the funds generated from the Eastern Neighborhoods Impact Fee will be applied towards affordable housing. Fees shall be assessed per net new gross square footage on residential and non-residential uses within the Plan Area. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project. The project is within the Impact Fee Tier 1. As of the date of this letter, Tier 1 requires \$9.25 per gross square-foot of residential space. For the most up-to-date schedule, please refer to the Department of Building Inspection (DBI) fee register: <http://sfdbi.org/modules/showdocument.aspx?documentid=2570>.

Prior to the issuance by DBI of the first site or building permit for a development project, the sponsor of any project containing space subject to the Eastern Neighborhoods Impact Fee shall pay a fee to the Treasurer according to the schedule in Table 423.3. Planning Code Section 423.3 also provides alternatives satisfying this requirement.

[http://www.amlegal.com/nxt/gateway.dll/California/planning/article4developmentimpactfeesandprojecetr?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco\\_ca\\$anc=JD\\_Table423.3A](http://www.amlegal.com/nxt/gateway.dll/California/planning/article4developmentimpactfeesandprojecetr?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_Table423.3A)

10. **Stormwater.** Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to

<http://stormwater.sfwater.org/>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.

11. **Recycled Water.** The City requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 square feet.

#### PRELIMINARY DESIGN COMMENTS:

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

1. **Massing, Site Orientation, Open Space.** The predominant height of the surrounding neighborhood appears to be a mix of two and three story houses. Therefore, it may be appropriate to mass the new buildings accordingly. Furthermore, the cumulative building pattern and resulting rear yard depths should be attentive to the mid-block open space. The project will need to demonstrate how the proposed fourth stories and rear yards are compatible with the Residential Design Guidelines, particularly with respect to scale at the street and the mid-block open space.
2. **Architecture** At this point the architecture is assumed to be preliminary and the Planning Department would provide further detailed design review on the subsequent submission. 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.

The Planning 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.

3. **Street Frontage.** The frontage should provide a consistent and active relationship with the fronting streets, per the Draft Ground Floor Residential Design Guidelines. The Planning Department expects ground floor residential units with setback and raised landscaped entries that range from three to five feet above grade, to provide direct access from the street. Additionally, please explore the possibility of locating adjacent garage entries and curb cuts next to each other to maximize and preserve on-street parking.
4. **Streetscape.** Per Planning Code Section 138.1, the Department will require standard streetscape elements and sidewalk widening for the appropriate street type per the Better Streets Plan, including landscaping, site furnishings, and/or corner curb extensions (bulb-outs) at intersections (see Better Streets Plan Section 4 for Standard Improvements and Section 5.3 for bulb-out guidelines). The project sponsor is required to submit a Streetscape Plan illustrating these features, and the department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design. Standard street improvement would be part of basic project approvals not count for as credit towards in-kind contributions. The Planning Department

recommends extending the curb lines to provide 15' wide sidewalks that incorporate additional sidewalk planting areas.

## PRELIMINARY GENERAL PLAN / POLICY COMMENTS:

1. **Eastern Neighborhoods - Showplace Square / Potrero Hill Area Plan:** The project is located within the boundary of the adopted Showplace Square / Potrero Hill (SS/PH) Area Plan of the Eastern Neighborhoods. Showplace Square and Potrero Hill are diverse neighborhoods with a rich mixture of housing, commercial and Production, Distribution & Repair (PDR) uses. New development should add to the rich mixture of uses in the area, and provide more housing, especially affordable units. New development should improve livability and be well designed, compatible with the scale of surrounding development, and consistent with neighborhood character. The project, as submitted, is generally consistent with the goals and vision of the plan, specifically with the goals below:
  - Build on the existing character of Showplace Square – Potrero Hill and stabilize it as a place for living and working
  - Strengthen and expand Showplace Square – Potrero Hill as a residential, mixed-use neighborhood

The project however provides an excess of parking, proposes an additional 6 curb cuts, and does not provide any detail to where the required indoor protected bike parking would be located. Please refer to the following section of the Show Place Square/Potrero Hill (SS/PH) Plan Area; (providing family housing along transit corridors 2.3.2 and 2.3.3); and reducing curb cuts, efficient use of parking space and providing car-sharing (4.1.4, 4.3.4, 4.8.1).

Please refer to the SS/PH Area Plan in particular the Housing, Land Use, Built Form, Transportation, and Streets and Open Space chapters, where relevant, and others not specifically stated but applicable for more guidance and to ensure general conformity with the policies of the Plan. Information on the SS/PH Plan can be found on the Planning Department's website at: <http://easternneighborhoods.sfplanning.org>

2. **Transportation – Increasing Trips by Transit, Bicycle and Foot.** The General Plan calls for sustainable development integrating housing with transportation in ways that increases travel by foot, bicycle and transit (Housing Element Policy 13.3, Transportation Element Pol. 28.1). The General Plan and Code also call for new residential development to provide safe and secure bicycle storage. The project is not required to provide public racks, however it is required to provide secure, weather protected space meeting dimensions set in Zoning Administrator Bulletin No. 9, one per unit, easily accessible to residents and not otherwise used for automobile parking or other purposes. Please see [http://www.amlegal.com/nxt/gateway.dll/California/planning/article15off-streetparkingandloading?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco\\_ca\\$anc=JD Table155.2](http://www.amlegal.com/nxt/gateway.dll/California/planning/article15off-streetparkingandloading?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD Table155.2) for further information. Additionally, the project accommodates 14 off street parking spaces-well above the minimum requirement of up to one car for each dwelling unit.

EN TRIPS: The EN TRIPS project is the transportation implementation plan for the Eastern Neighborhoods Plans. EN TRIPS was guided by the transportation objectives established through the Eastern Neighborhoods plan. These objectives have a strong multimodal focus, recognizing the need to efficiently move people and goods through a variety of modes of transportation. Please refer the EN TRIPS final report for specific transit and streetscape improvements in the SS/PH Plan Area: <http://easternneighborhoods.sfplanning.org>

3. **Below Market Rate Housing.** The current project consists of nine units. Under current zoning, 14 units would be permitted. The Planning Department highly encourages the project sponsor to consider building to the full density permitted as the City is facing a shortage of affordable units. Section 415 of the San Francisco Planning Code, or the Inclusionary Affordable Housing Program, requires residential developments with ten or more units to pay an Affordable Housing Fee. Project sponsors may apply for an alternative to the fee in the form of providing 12% of their units on-site or 20% of their units off-site as affordable to low- to moderate-income households. (These percentages are higher in certain parts of the Eastern Neighborhoods Plan Area.) Project Sponsors in certain parts of the Eastern Neighborhoods Plan Area may also apply for the alternative of dedicating land for affordable housing.
4. **Option for In-Kind Provision of Community Improvements and Fee Credit.:** Project sponsors may propose to directly provide community improvements to the City and satisfy relevant Area Plan Development Impact fees through such improvements. 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 Fees and Public Benefit Fund. The project sponsor, City, and CAC coordinate the design, valuation, and terms of the agreements. This is not a required process; however an in-kind improvement must be determined to be eligible, be prioritized, and recommended by the Planning Department and (when applicable) the relevant CAC. This process is further explained in Section 423.3(d) of the Planning Code and in the following Department resource: <http://www.sfplanning.org/Modules/ShowDocument.aspx?documentid=860>

#### 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 **July 17, 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~~

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