



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** March 9, 2015  
**TO:** Keith Wolff  
**FROM:** Sharon Lai, Planning Department  
**RE:** PPA Case No. 2014-002353PPA for 1055 Geary Street

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Sharon Lai, at (415) 575-9087 or [sharon.w.lai@sfgov.org](mailto:sharon.w.lai@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
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David Lindsay, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* March 9, 2015  
*Case No.:* **2014-002353PPA**  
*Project Address:* 1055 Geary Street (a.k.a. 1050 Van Ness)  
*Block/Lot:* 0715/009 and 010  
*Zoning:* NC-3/RC-4  
Van Ness SUD  
Van Ness Automotive SUD  
Van Ness Special Sign District  
130-E/130-V  
*Area Plan:* Van Ness  
*Project Sponsor:* Michael Stanton  
1501 Mariposa Street, #308  
San Francisco, CA 94107  
415-865-9600  
*Staff Contact:* Sharon Lai – 415-575-9087  
[sharon.w.lai@sfgov.org](mailto:sharon.w.lai@sfgov.org)

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Suite 400  
San Francisco,  
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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, San Francisco Public Utilities Commission, 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 merge lots 009 and 010 to create a new Planned Unit Development and to construct a new 13-story residential building. The project includes the demolition of a circa 1958, two-story commercial building (d.b.a. Motel Opal) located largely on lot 010 and partially on lot 009, and which is connected with the adjacent five-story commercial building (d.b.a. Opal Hotel). The Opal Hotel building would remain. The proposed development includes approximately 103,200 square feet of new floor area, two levels of subterranean parking with 42 parking spaces for the hotel use and no spaces for the new residential units, 120 new dwelling unit (48 studio units and 72 one-bedroom units) and accessory ground floor spaces for both the residential and hotel uses.

**ENVIRONMENTAL REVIEW:**

In order to begin formal environmental review, please submit an **Environmental Evaluation (EE) Application**. 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](http://www.sfplanning.org). This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current *Fee Schedule* for calculation of environmental application fees.

If the additional analysis performed after submittal of the EE 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.<sup>1</sup> The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current *Fee Schedule* for calculation of environmental application fees. **Note that until an approval application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** 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) submittal dated November 24, 2014 with supplemental information submitted on January 26, 2014.

1. **Historic Resources.** The project site is currently occupied by a 20-foot-tall motel constructed in 1958 which 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 review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. The project sponsor may contact Tina Tam, Senior Preservation Planner, via email ([tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)) for a list of three consultants from which to choose. Please contact the HRE scoping team at [HRE@sfgov.org](mailto:HRE@sfgov.org) to arrange the HRE scoping. The historic resource consultant should submit the draft HRE report for review to the Environmental Coordinator after the project sponsor has filed the EE Application and updated it

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<sup>1</sup> A list of prequalified Environmental Consultants in the Pool can be found at: <http://www.sf-planning.org/index.aspx?page=3458>.

as necessary to reflect feedback received in the PPA letter. Historic Preservation staff will not begin reviewing your project until a complete HRE is received.

- 2. Transportation and Circulation.** Based on the Planning Department's transportation impact analysis guidelines, the project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed on the Planning Department's Transportation Consultant Pool prepare a Transportation Study. Please submit 2 checks to Manoj Madhavan: \$23,365 payable to the San Francisco Planning Department ("Transportation Review or Study" fee), and \$4,494 payable to the SFMTA ("MTA review of Transportation Impact Study" fee). These fees can be found on page 4 of the San Francisco Planning Department Schedule of Application Fees.<sup>2</sup> Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or Manoj.Madhavan@sfgov.org so that he can provide you with a list of three consultants from the Transportation Consultant Pool.

The following recommendations from Planning staff should be addressed during the Transportation Study process:

- Specify existing, proposed, and removed curb cuts on project plans with associated dimensions;
  - Reduce amount of car parking spaces due to ample parking supply in the site vicinity;
  - Further separate lobby and driveway entrances to reduce hazards to pedestrians entering and exiting;
  - Show trash room on plans;
  - Provide specifications for mechanical lifts.
- 3. Archeological Resources.** The proposed project involves approximately 25 feet of excavation below grade. The proposed project would require a Preliminary Archeological Review (PAR) which would be conducted in-house by the Planning Department archeologist. The PAR will determine what type of soils disturbance/modification will result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. Any available geotechnical/soils or Phase II hazardous materials report prepared for the project site will be reviewed at this time. In addition, staff will determine if the project site is in an area that is archeologically sensitive. If staff finds that the project has the potential to affect an archeological resource, the PAR memorandum will identify appropriate additional actions to be taken.
  - 4. Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis has been prepared by Planning Department staff, and indicates that the proposed project could cast shadows on recreational resources. The project therefore requires a shadow study, and the sponsor is required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to submit a Shadow Study Application,<sup>3</sup> which can be found on the Planning Department's website. A separate fee is

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<sup>2</sup> The Schedule of Application Fees can be found online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=512>.

<sup>3</sup> The Shadow Study Application can be found online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=539>.

required. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis. See Preliminary Project Details for additional shadow study requirements.

5. **Wind.** The proposed project would involve construction of a building greater than 80 feet in height. The project therefore would require an initial review by a wind consultant during the environmental review process, including a recommendation as to whether a wind tunnel analysis is needed. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.
6. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.<sup>4</sup> The project sponsor may 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.
7. **Stormwater.** If the project results in a ground surface disturbance of 5,000 ft<sup>2</sup> or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding San Francisco Public Utilities Commission (SFPUC) Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare of a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
8. **Tree Planting and Protection.** 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 such trees must be shown on the Site Plans with the size of the trunk diameter,

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<sup>4</sup> Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

tree height, and accurate canopy drip line. Please submit a *Tree Planting and Protection Checklist* with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.

9. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the environmental review. Please be prepared to provide mailing addresses on a CD upon request following submittal of the Environmental Evaluation Application.
10. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any “major project.” A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occurs, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

#### PLANNING DEPARTMENT APPROVALS:

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

- a. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 253.2 and 303 for the new construction of a building greater than 50 feet in height within the Van Ness SUD. The 23,970 square foot development site would qualify for review through the Conditional Use process as a Planned Unit Development per Planning Code Section 304. Please be sure to submit the applicable General Plan findings under the Van Ness area plan.

2. A **Building Permit Application** is required for the demolition of the existing building on the subject property. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.
3. A **Building Permit Application** is required for the new construction of a building. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.
4. **Shadow Analysis.** The Project proposes a structure over 40 feet in height, hence potential shadow impacts on nearby property owned by the San Francisco Recreation and Park Department may be present. A Project that is more than 40 feet in height will require a Shadow Analysis Application and may also require approval by the Recreation and Park Commission.

### 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](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. 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. **Floor Area Ratio.** Section 243(c)(1) of the Planning Code limits the residential and non-residential floor area ratio to 7:1 for the portion of the lot within the Van Ness SUD (RC-4 zoning district). Please be sure to provide the existing and proposed FAR calculations for lot 009.
2. **Rear Yard.** Sections 134, 206.3 and 243(c)(6) requires the project to provide a rear yard of at least 25 percent of the lot depth at all residential levels for both RC-4 and NC-3 zoning districts. Because this project site is located at a corner, one of the street frontages must be designated as the front of the property, and the rear yard would then be provided based on that determination. As proposed the new building does not comply. However, a modification can be sought through the Planned Unit Development process.
3. **Open Space.** Section 135 requires 36 square feet of private usable open space or 48 square feet of common usable open space for each dwelling unit within the RC-4 zoning district; and 80 square feet of private usable open space or 100 square feet of common usable open space for each dwelling unit

within the NC-3 zoning district. Additionally, any such open spaces must meet the dimensional requirements of subsections (f) and (g). Please demonstrate that the proposed project will provide the required amount of usable open space.

4. **Permitted Obstructions.** It appears that the proposed projections over the street along Geary Street do not comply with Section 136 and are therefore non-complying features. Please note that under subsections (c)(2) and (3) all qualifying bay projections must meet minimum glazing requirements. Additionally, a maximum length of the aggregate features (balconies and bays) and minimum distance between features and distance from the property lines are also applicable. Please revise the bays, balconies and wall along the north side property line to comply.
5. **Pedestrian Streetscape.**
  - a. **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 plans where six are required along Van Ness Avenue and 10 are required along both Geary Street and Alice B Toklas Place.
  - b. **Better Streets Plan.** Per Planning Code Section 138.1, the subject development is required to submit a streetscape plan showing the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, and curb lines, and the relation of such elements to proposed new construction and site work on the subject property.
6. **Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The project does not contain a rear yard and the west side setback does not provide a large enough courtyard to meet the exposure requirement for those units that only have windows fronting that side between the new building and the Opal Hotel. Two units on each floor along the east side property line also do not meet exposure requirements. Therefore, the proposed project requires revision to meet the minimum exposure requirements, or you may request and justify a modification to the exposure requirement through the Planned Unit Development process. The Department generally encourages projects to minimize the number of units needing an exposure exception.
7. **Parking Screening and Greening.** There does not appear to be parking screening provided at the bottom of the ramp. Please demonstrate that the parking screening and greening requirements are met per Section 142.
8. **Off-Street Parking.**
  - a. Per Sections 151, 151.1, 157, 158 and 204.5, the proposed 42 parking spaces for the hotel use appears to exceed the maximum permitted above the accessory amount. Within the RC-4 zoning district, hotel uses are not required to provide parking, however up to one parking space per 16 guestrooms can be permitted as accessory parking. According to the assessor's information, the subject hotel contains 209 rooms, where 13 off-street accessory parking spaces may be permitted. It appears that at least 29 of the proposed parking spaces are considered non-accessory and is therefore considered a primary use. Please

modify the amount of hotel parking or alternatively submit and justify for a Conditional Use Authorization for the parking exceeding accessory amounts per Section 157 and address the additional review criteria.

- b. Per section 151.1, the proposed residential building is required to provide one parking space for each dwelling unit, where none is provided. Please provide the required amount of bicycle parking in order to satisfy this requirement or submit and justify for a parking reduction.
9. **Off-Street Loading.** Per Section 152, the subject residential use is required to provide one off-street loading spaces plus for the project.
  10. **Curb Cut.** Per Section 155(l) driveways crossing sidewalks shall be no wider than necessary for ingress and egress, and shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of on-street parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements. Please reduce the single lane curb cut to no more than 10 feet.
  11. **Bicycle Parking.** The subject project is required to meet the bicycle parking required for the new residential use, the existing hotel use and the new non-accessory parking use per Sections 155.2(a) and (b). The proposed residential use is required to provide 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100 and one Class 2 space for every 20 dwelling units. The existing hotel use and proposed accessory parking is required to provide one Class 1 space for every 30 rooms and one class 2 space for every 30 rooms and two additional class two spaces for every 5,000 square feet of occupied floor area of conference, meeting or function room. The proposed non-accessory parking is required to provide a minimum of six Class 2 bicycle spaces.
  12. **Car sharing.** Planning Code Section 166 requires this project to provide at least one car share space for the proposed residential use and one car share space for the proposed non-accessory parking use.
  13. **Density.** The density limits for the project shall be applied based on the zoned boundaries of the site. Per Sections 206.3, 207.4, 209.1 and 243, the development site density is permitted up to one unit per 200 square feet, where dwelling units containing no more than 500 square feet of net floor area and consisting of not more than one habitable room (studio units) in addition to a kitchen and a bathroom may be counted as equal to  $\frac{3}{4}$  of a dwelling unit. However, Section 243(c)(2) removes the density limit for the portion of the site located within the Van Ness SUD (RC-4 portion). The NC-3 portion of the site is permitted to have a maximum of 30 dwelling units or a maximum of 40 studio units.
  14. **Wind Current Reduction.** Per Section 243(c)(15), the portion of the site located within the Van Ness SUD is required to reduce ground level wind currents. The new building shall be shaped, or other wind baffling measures shall be adopted, so that the development will not cause year-round ground level wind currents to exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. When pre-existing ambient wind speeds exceed the comfort levels specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the goals of this requirement. An exception may be permitted but only if and to the extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind

baffling measures cannot be adopted without unduly restricting the development potential of the building site in question. Please provide a wind analysis study to demonstrate that this requirement is met.

15. **Building Height.**

- a. Per Sections 243 and 253, Conditional Use Authorization is required for buildings over 50 feet.
- b. The proposed roof top features do not appear to comply as a height exempted feature per Section 260(b). Specifically, the proposed penthouses appear to exceed the maximum exempted height of 16 feet and some of the features are enclosed and do not qualify as a height exempted feature. Please revise to be Code-complying.
- c. Per Sections 102.12 and 261, the building height is measured at the centerline of the building at curb level for a depth of 100 feet, beyond which the building height is measured from the opposite property line. Please demonstrate that this requirement is met.
- d. An additional 10 foot setback is required at the building wall along Alice B Toklas Place for the NC-3 portion of the site above the height of 1.25 times the width of the narrow street, per Section 261.1. Please demonstrate that this requirement is met.
- e. The Planning Commission may also require additional setbacks for the portion of the building located within the Van Ness SUD (lot 009) per Section 253.2.

16. **Bulk.** The maximum plan dimension for the RC-4 portion of the site is 110 feet in length and 140 feet diagonally. The maximum plan dimension for the NC-3 portion of the site above 65 feet is 110 feet in length and 140 feet diagonally. Please demonstrate that the proposed structure meets the bulk requirement per Sections 243 and 270.

17. **Shadow Analysis.** Section 295 requires that a shadow analysis must be performed to determine whether the 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 shadow fan that indicates the project may cast new shadow on Sergeant John Macaulay Park. Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow in that results in an adverse impact to the park, pursuant to Section 295. If this detailed shadow analysis finds that the project would cast shadow on the park, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the park.

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

19. **Affordable Housing.** The proposed project is subject to affordable housing requirements per Planning Code Section 415.

20. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer  
CityBuild, Office of Economic and Workforce Development

City and County of San Francisco  
50 Van Ness, San Francisco, CA 94102  
(415)581-2303

21. **Anti-discriminatory Housing.** An Anti-discriminatory Housing Form is required for any project proposing more than 10 dwelling units to be submitted to the Planning Department.
22. **Van Ness Avenue Area Plan.** The subject development site falls within the area covered by the Van Ness Avenue Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, although the project design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at [http://www.sf-planning.org/ftp/General Plan/Van\\_Ness\\_Ave.htm](http://www.sf-planning.org/ftp/General Plan/Van_Ness_Ave.htm)

#### PRELIMINARY DESIGN COMMENTS:

The project is located in the Downtown Civic Center Neighborhood adjacent to transit-oriented Van Ness Avenue and Geary Street. The neighborhood is a mix of commercial and high-density residential with buildings ranging from two to above ten stories in height. The architectural character includes mostly masonry type materials with punched window openings and strong clarity to both the base and tops of buildings. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** The Planning Department encourages the project to fill out the street wall where possible to allow an urban reading of the façade fabric. An option may be a more courtyard-type configuration on the site that still conforms to the bulk requirements for the site's 130-E Height and Bulk Districts. The Planning Department also requests compliance with the alley controls in Section 261.1 that would require a setback along Alice B. Toklas Street.
2. **Street Frontage.** The Planning Department recommends that the ground floor be significantly reconsidered to provide active uses within the first 25' at the two street facades. While it is understood that some utilities may require access from the street, they should be minimized and the more interactive programs should be connected with the public realm. Wherever possible, utility spaces should be moved to the below grade floors.
3. **Architecture.**
  - a. While we understand the architecture to be diagrammatic at this phase, the Planning Department requests that the project have a compelling architectural idea that considers nearby historic façade elevation heights without simply replicating or creating a new building that is a result of its neighbors' geometries.

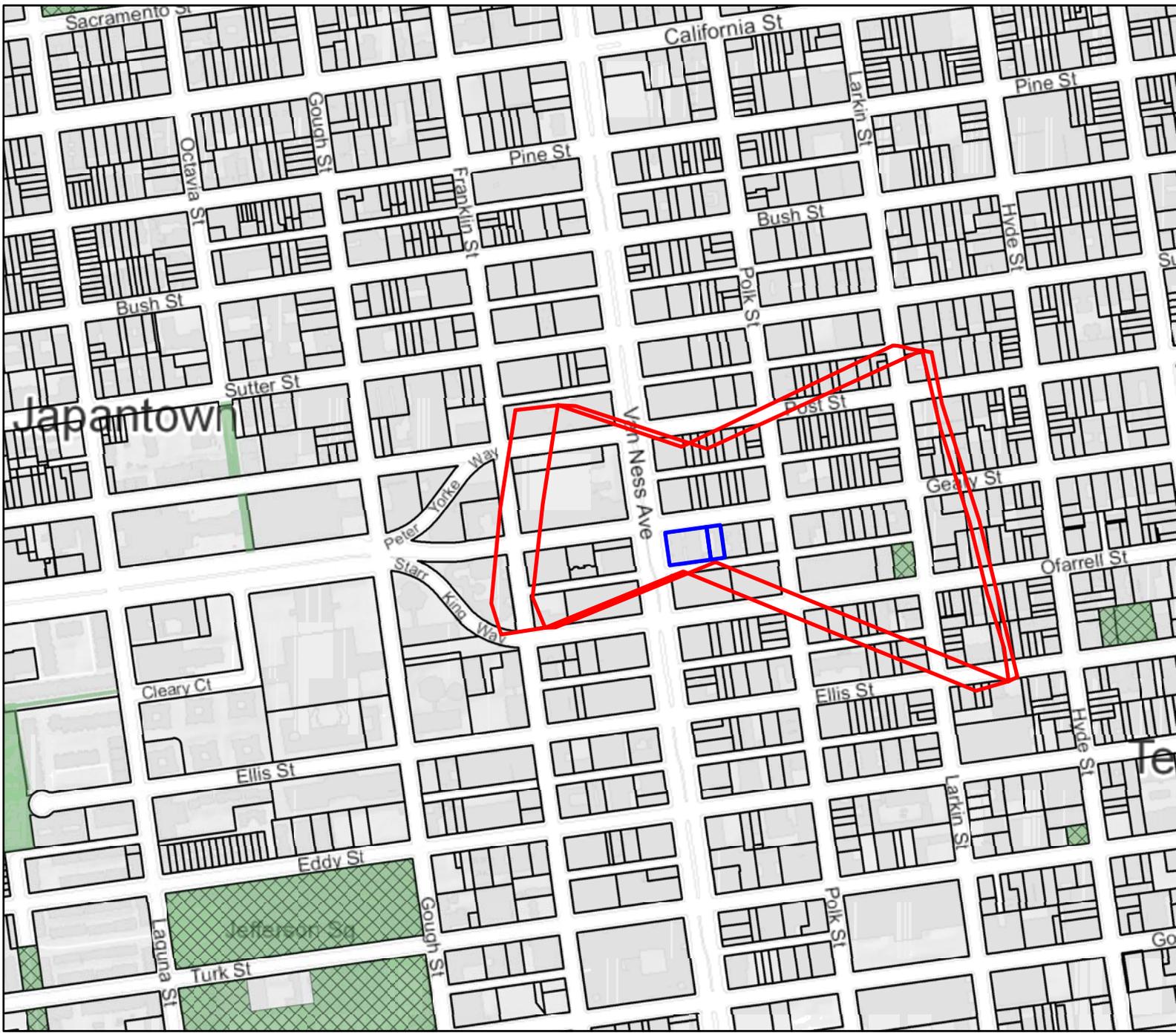
- b. As well, the architecture should be considered three-dimensionally as non-street facing parts of the façade may be visible for a significant length of time.
- c. The Planning Department requests the use of high-quality materials and detailing that offers significant depth in the façade planes to both meet the neighborhood pattern and improve the quality of the pedestrian experience.

**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 **September 9, 2016**. 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  
Anti-discriminatory Housing Form  
First Source Hiring  
Shadow Fan

cc: Keith Wolff, Property Owner  
Sharon Lai, Current Planning  
Erick Jaszewski, Environmental Planning  
Kay Chang, Citywide Planning and Analysis  
Maia Small, Design Review  
Jonas Ionin, Planning Commission Secretary  
Jerry Robbins, MTA  
Jerry Sanguinetti, DPW  
Pauline Perkins, PUC  
Planning Department Webmaster (webmaster.planning@sfgov.org)



Title: 1055 Geary Blvd - Shadow Fan

Comments: 2014-002353PPA  
Bldg Ht 148'

Printed: 14 January, 2015



The City and County of San Francisco (CCSF) does not guarantee the accuracy of any information. CCSF provides this information on an "as is" basis without warranties of merchantability or fitness for a particular purpose, and assumes

<b>FIRST</b>	<b>LAST</b>	<b>TITLE</b>	<b>ORGANIZATION</b>
Carolynn Alexandra	Abst Goldman	Secretary Community Planner	Lower Polk Neighbors Tenderloin Neighborhood Development Corporation - CO Department
Donald	Savoie	Executive Director	Civic Center Community Benefit District
Eric Ian	Lopez Lewis	President	SoMaBend Neighborhood Association 0 HERE Local 2
James Jane	Haas Kim	Chairman Supervisor, District 6	Civic Center Stakeholder Group Board of Supervisors
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.
Ken	Baxter	Director	Citizens for Change
London	Breed	Supervisor, District 5	Board of Supervisors
Marlayne Marvis	Morgan Phillips	President Land Use Chair	Cathedral Hill Neighbors Association Alliance for a Better District 6
Randy Ted	Shaw Olsson	Director Member	Tenderloin Housing Clinic Market/Octavia Community Advisory Comm.
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco
William	Bulkley	President	Hayes Valley Neighborhood Association

ADDRESS	CITY	STATE	ZIP	TELEPHONE	
1033 Polk Street	San Francisco	CA	94109	415-351-3900	
215 Taylor Street	San Francisco	CA	94102	415-358-3920	
234 Van Ness Avenue	Sa	CA	94102	415-626-1819	
P.O. Box 410805	San Francisco	CA	94141	415-669-0916	
209 Golden Gate Avenue	San Francisco	CA	94102		0
100 Van Ness Avenue	San Francisco	CA	94102	415-285-5048	
1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	
300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	
355 11th Street, Suite 200	San Francisco	CA	94103	415-652-9330	
1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7630	
1450 Sutter Street	San Francisco	CA	94109	415-572-8093	
230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	
126 Hyde Street	San Francisco	CA	94102	415-771-9850	
30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	
1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0
1800 Market St., PMB #104	San Francisco	CA	94102	415-503-1970	

**EMAIL****NEIGHBORHOOD OF INTEREST**

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agoldman@tndc.org

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Downtown/Civic Center, South of Market

info@sfciviccenter.org

Downtown/Civic Center

somabend.na@gmail.com

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Nob Hill, North Beach, Pacific Heights, Presidio, South  
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Mission, South of Market, Western Addition  
Downtown/Civic Center, Financial District, Marina, Nob  
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Western Addition  
Downtown/Civic Center  
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mike.grisso@sfgov.org;  
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president@hayesvalleysf.org

Bayview, Downtown /Civic Center, South of Market,  
Visitacion Valley

Downtown/Civic Center, Western Addition



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

#### Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR	MAIN CONTACT	PHONE	
ADDRESS			
CITY, STATE, ZIP		EMAIL	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
ANTICIPATED START DATE			

#### Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none"> <li>• If you checked <b>C</b>, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.</li> <li>• If you checked <b>A</b> or <b>B</b>, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.</li> <li>• For questions, please contact OEWD's CityBuild program at <a href="mailto:CityBuild@sfgov.org">CityBuild@sfgov.org</a> or (415) 701-4848. For more information about the First Source Hiring Program visit <a href="http://www.workforcedevelopmentsf.org">www.workforcedevelopmentsf.org</a></li> <li>• If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.</li> </ul>	

Continued...

### Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer’s responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer			
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywaller/ Latherer				Plumber and Pipefitter			
Electrician				Roofer/Water proofer			
Elevator Constructor				Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter			
Glazier				Taper			
Heat & Frost Insulator				Tile Layer/ Finisher			
Ironworker				Other:			
			<b>TOTAL:</b>				<b>TOTAL:</b>

- |  |                          |                          |
|--|--------------------------|--------------------------|
|  | YES                      | NO                       |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California’s Department of Industrial Relations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired?  |                          | _____                    |

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
<p>I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD’S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.</p>		
<p>_____ (SIGNATURE OF AUTHORIZED REPRESENTATIVE)</p>		<p>_____ (DATE)</p>

**FOR PLANNING DEPARTMENT STAFF ONLY:** PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD’S CITYBUILD PROGRAM AT [CITYBUILD@SFGOV.ORG](mailto:CITYBUILD@SFGOV.ORG)

Cc: Office of Economic and Workforce Development, CityBuild  
**Address:** 1 South Van Ness 5th Floor San Francisco, CA 94103 **Phone:** 415-701-4848  
**Website:** [www.workforcedevelopmentsf.org](http://www.workforcedevelopmentsf.org) **Email:** [CityBuild@sfgov.org](mailto:CityBuild@sfgov.org)



SAN FRANCISCO  
PLANNING  
DEPARTMENT

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

# SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

## WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

## WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

## HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or [mullane.ahern@sfgov.org](mailto:mullane.ahern@sfgov.org).

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided. Review of applications will not commence until it is deemed complete.

## WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

## WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

## INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

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**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department**

**Central Reception**

1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE: (    )
	EMAIL:

APPLICANT'S NAME:	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: (    )
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: (    )
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: (    )
	EMAIL:

## 2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
CROSS STREETS:		
ASSESSORS BLOCK/LOT: /	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input type="checkbox"/> New Construction			
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

# Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?  YES  NO

1a. If yes, in which States? \_\_\_\_\_

\_\_\_\_\_

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest?  YES  NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?  YES  NO

*If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.*

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name, and indicate whether owner, or authorized agent:

\_\_\_\_\_  
Owner / Authorized Agent (circle one)

## PLANNING DEPARTMENT USE ONLY

### PLANNING DEPARTMENT VERIFICATION:

- Anti-Discriminatory Housing Policy Form is **Complete**
- Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: \_\_\_\_\_ Date: \_\_\_\_\_

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	