



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 23, 2015
TO: Steven Vettel, Farella Braun & Martel
FROM: Susan Exline, Planning Department
RE: PPA Case No. 2014.002414 for 3701 Noriega Street

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

Reception:
415.558.6378

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415.558.6409

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Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Jon Swae, at (415) 575-9069 or jon.swae@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script, appearing to read "Susan Exline", written over a horizontal line.

Susan Exline, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: February 23, 2015
Case No.: **2014.002414PPA**
Project Address: 3701 Noriega Street
Block/Lot: 2081/001
Zoning: NC-1: Neighborhood Commercial, Cluster
40-X
Area Plan: N/A
Project Sponsor: Steven Vettel
415-954-4902
Staff Contact: Jon Swae – 415-575-9069
jon.swae@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, 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 demolish an existing automotive service station (1,624 square feet) and construct a four-story 45-foot tall 29,711 square foot mixed use building. The proposed new building would include 14 dwelling units, 14 parking spaces and a ground floor retail space (9,635 square feet) for a grocery store.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. 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.¹ **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 25, 2014.

- **Historic Resources.** The project site contains one or more structures considered to be a potential historic resource (building constructed 45 or more years ago); therefore, the proposed alteration or demolition 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. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. The historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it 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.
- **Archeological Resources.** According to the PPA submittal, project implementation would entail soil-disturbing activities associated with building construction, including excavation, which would reach a depth of approximately 12 feet below grade. Therefore, the proposed project would require a Preliminary Archeological Review (PAR), which would be conducted in-house by Planning Department staff. The PAR would determine if the project site is in an area that is archaeologically sensitive and what types of soils disturbance/modification would result from the proposed project. This review requires documentation of potential project soils disturbance and the range of appropriate foundation types for the proposed structure. Such information is typically contained within the project's geotechnical study, and should be submitted with the EEA. The PAR would determine whether or not additional archaeological studies would be required as part of the environmental evaluation.
- **Transportation Study.** The PPA submittal indicates that the proposed project would construct a 29,711 square foot, mixed-use building with 14 two-bedroom units, 9,635 square feet of ground-floor retail space, 14 off-street parking spaces, 16 Class I bicycle parking spaces, and four Class II bicycle parking spaces. Based on preliminary analysis, a transportation study is not likely required for this project. However, an official determination will be made subsequent to submittal of the EEA. The following comments should be addressed in the EEA submittal:
 - Show existing and proposed curb cut widths along Noriega Street. The suggested curb cut maximum width is 12 feet, but the project sponsor should consult with the San Francisco Planning Code for curb cut width restrictions.

¹ San Francisco Planning Department. *Fee Schedule for Applications*. Available online at <http://www.sf-planning.org/index.aspx?page=2611>.

- **Air Quality Analysis.** The PPA application indicates that the proposed project would construct 14 two-bedroom residential units on the site. The proposed project would be below the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, an official determination will be made subsequent to the submittal of the EEA.

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. Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation shall be provided as part of the EEA.

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on an inventory and modeling assessment of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given the project site is not within an Air Pollutant Exposure Zone, additional measures or analysis related to local health risks are not likely to be required. However, if the project would include new sources of toxic air contaminants including, but not limited to emissions from: 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. Detailed information related to any proposed stationary sources shall be provided with the EEA.

- **Geology.** The proposed project involves new construction that would require new foundations, excavation, and/or foundation improvements. Therefore, a geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should identify the primary geotechnical concerns associated with the proposed project and site and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. The geotechnical investigation will also assist in the archaeological review of the project site (see Archaeological Resources section above).
- **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 GHG Analysis

Compliance Checklist.² The project sponsor may be required to submit the completed checklist 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 GHG Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the GHG Reduction Strategy.

- **Hazards and Hazardous Materials.** The proposed project would disturb 50 cubic yards of soil or more in an area with existing automotive uses (gas station and service area). Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

- **Noise.** The project site is not located in an area where traffic related noise exceeds 75 dBA (a day-night averaged sound level), but would involve the siting of new sensitive uses (i.e., residential uses) at the project site. Therefore, the proposed project would need an acoustical analysis demonstrating how the building would meet Title 24 insulation standards. This analysis should include at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes). The analysis must be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 noise insulation standards, where applicable, can be met and that there are no particular circumstances about the project site that warrant heightened concern about noise levels in the vicinity. All required common open space should be designed in a manner that minimizes noise annoyance for users of the open space.
- **Shadow Study.** The proposed project would result in construction of a building that is over 40 feet in height and would require a shadow fan analysis. A preliminary shadow fan analysis has been prepared by Planning Department staff, and indicates that the proposed project would not cast shadows on recreational resources subject to Planning Code Section 295, but has the potential to cast shadows on other open space not subject to Planning Code Section 295 (Noriega Early Education School).³ Further shadow analysis would be required as part of the environmental review of the proposed project. The project sponsor is required to submit a Shadow Study Application, which can

² San Francisco Planning Department. *Greenhouse Gas Compliance Checklist for Private Development Projects*. Available online at <http://sf-planning.org/index.aspx?page=1886>.

³ San Francisco Planning Department. 3701 Noriega – Preliminary Shadow Fan Analysis. February 23, 2015.

be found on the Planning Department's website⁴, and hire a qualified consultant to prepare a detailed shadow study. A separate fee is required. The consultant would be required to prepare a scope of work for review and approval by the Planning Department prior to the commencement of the analysis.

- **Stormwater.** The project would result in a ground surface disturbance of 5,000 feet or greater and 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 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. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. 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. The project's environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>.
- **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, tree height, and accurate canopy drip line. Please submit a *Tree Planting and Protection Checklist*⁵ with the EEA and ensure that trees are appropriately shown on site plans.
- **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 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 EEA.
- **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 Environmental Impact Report (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

⁴ San Francisco Planning Department. *Shadow Analysis Application*. Available online at <http://www.sf-planning.org/index.aspx?page=2611>.

⁵ San Francisco Planning Department. *Tree Planting and Protection Checklist*. Available online at <http://www.sf-planning.org/index.aspx?page=2611>.

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 occur, 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>.

- **SFPUC Project Review.** The SFPUC has a separate project review process for projects that propose to use land owned by the SFPUC or are subject to an easement held by the SFPUC; or projects that propose to be constructed above, under, or adjacent to major SFPUC infrastructure. For projects meeting the above criteria, please contact SFProjectReview@sfgov.org for a SFPUC Project Review and Land Use Application. For more information regarding the SFPUC's water, sewer, and stormwater requirements, please visit the For Developers webpage at <http://www.sfgov.org/index.aspx?page=574>.

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

If the additional analysis performed after the submittal of the EEA indicates that the proposed project may have a significant impact on the environment, Planning Department staff would prepare an Initial Study to determine whether an Environmental Impact Report (EIR) is needed. If the Department determines that the proposed project would not have a significant impact on the environment, the Department would issue a Preliminary Negative Declaration or if impacts can be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, a Mitigated Negative Declaration would be issued.

If the Initial Study process indicates that the proposed project would result in a significant impact that cannot be mitigated to a less-than-significant level, an EIR would be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool. The Department would provide more details to the project sponsor regarding the EIR process should this level of environmental review be required.

PLANNING DEPARTMENT APPROVALS:

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

1. **Conditional Use Authorization.** Pursuant to Planning Code Section 710.11 governing lot size, a conditional use authorization is required for the development of parcels exceeding 5,000 square feet. As the subject property exceeds 5,000 square feet, a conditional use authorization (CUA) is required. A 710.21, a CUA is further required for the development of non-residential uses greater than 3,000 square feet, which your project is also proposing.
2. **Demolition Permit Application.** A demolition permit application is required for the demolition of the existing retail, automotive service station.
3. **Building Permit Application.** A building permit application is required for the proposed new construction of the four story mixed-use, fourteen (14) unit residential and 9,635 square foot commercial unit on the subject property at 3701 Noriega Street.
4. **Variance.** Planning Code Sections 134(a)(1)(A) and 710.12 requires rear yards amounting to 25% of lot depth at grade level and each succeeding level or story of the building. As a rear yard is not proposed at the grade level, a variance is required if the project proceeds as proposed.
5. **Priority Processing.** As your project includes market-rate housing that exceeds affordability requirements, it is eligible for priority processing. Please refer to Planning Director Bulletin No. 2 and complete the application for priority processing found here: <http://www.sfplanning.org/Modules/ShowDocument.aspx?documentid=8460>. Submit the application along with your entitlement applications (e.g. Conditional Use Authorization, Building Permit Application).

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

The project is subject to the noticing requirements pursuant to Planning Code Section 311. Additionally, a **Pre-application** meeting with surrounding neighbors and registered neighborhood groups is required before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab. Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process.

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. **Rear Yard.** Planning Code Sections 134(a)(1)(A) and 710.12 require rear yards amounting to 25% of lot depth at grade level and each succeeding story of the building. As proposed, the project does not meet rear yard requirements, therefore requiring a variance, as indicated under item 4.) of “Planning Department Approvals”.
2. **Open Space – Residential.** Planning Code Sections 710.93 and 135 requires either 100 square feet of private open space per unit or 133 square feet (1,862 square feet total) of common open space per unit. Additionally, any such open spaces must meet the dimensional requirements of Planning Code Section 135, subsections (f) and (g). Many balconies proposed for this project do not appear to meet the minimum 36 square foot requirement and therefore cannot be counted towards the private open space requirement. However, since the common terrace at the first floor (second level) amounts to more than 1,862 square feet, the project as proposed meets the open space requirement.
3. **Permitted Obstructions.** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks, rear yards and useable open space. Currently, the project proposes bays and balconies along Mission Street that do not fall within the buildable envelope. Accordingly, dimensional requirements specified in Section 136 (c)(2)(B) must be met. This section states that projections into the required open area shall be limited to three (3) feet if the sidewalk is greater than nine (9) feet wide, and two (2) feet if the sidewalk in question is less than nine (9) feet. Please clearly dimension proposed bay windows and the sidewalk width on 44th Avenue and Noriega Streets.
4. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of each dwelling unit must face onto a public street, a public alley at least 25 feet in width, a code-compliant rear yard, or open areas at least 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase in five feet in every horizontal dimension at each subsequent floor. It appears that your project meets the exposure requirement as currently proposed.
5. **Screening of Rooftop Features.** Planning Code Section 141 requires that rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building be arranged so as not be visible from any point at or below the roof level of the subject building. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the building design. Minor features not exceeding one foot in height shall be exempted from this requirement.
6. **Parking and Loading Entrances.** Per Planning Code 145.1(c)(2), no more than one-third of the width or 20 feet, whichever is less, of any given street frontage, shall be devoted to parking and loading ingress or egress. As proposed, your project appears to meet this requirement. Please be sure to clearly dimension parking and loading ingress or egress on submitted plans.

7. **Height.** Per Planning Code Section 263.2(b)(2)(F), up to a 5' height bonus is permitted when the ground floor commercial space exceeds 10'. As the proposed height of the ground floor commercial space is 15', the 5' bonus is permissible. Section 260(b)(A)(B) exempts stair penthouses and mechanical equipment from the height limit (45' in the subject case), so long as the features do not exceed 10'. Elevator shafts, however, are exempted so long as this feature does not exceed 16', and is limited to the footprint of the elevator shaft. As proposed, the elevator shaft appears to exceed the 16' limit. Please provide a code compliant elevator shaft when submitting entitlement applications.
8. **Dwelling Unit Density.** Planning Code Section 710.91, one (1) dwelling unit per 800 square feet of lot area is permitted in an NC-1. The parcel is 9,356 square feet in area, permitting up to 12 units. Per Planning Code Section 207.1(f), projects that are not located in any RH-1 or RH-2 zoning district, or are not seeking and receiving a density bonus under the provision of California Government Code Section 65915, where 20 percent or more of the dwelling units on-site are "Affordable Units⁶," the on-site Affordable Units shall not count towards the calculation of dwelling unit density. Twenty percent of the permitted 12 units on the subject property amounts to a minimum of 2 Affordable Units, which do not count towards the calculation of dwelling unit density.

In order to receive the benefit of additional density, the project sponsor shall elect and the Planning Department and Mayor's Office of Housing and Community Development (MOHCD) shall be authorized to enforce, restricting the units as affordable under Planning Code Section 415.6, up to a maximum of 25% of the units in the principle project. The project sponsor shall make such election through procedures described in Section 415.5(g) (please refer to item 7 below) including submitting an Affidavit of Compliance indicating the project sponsor's election to pursue the density bonus, committing to up to 25% on-site units restricted under Section 415.6, prior to approval by the Planning Commission or Planning Department staff. If the project sponsor obtains the exemption from the density calculation for Affordable Units, the exemption shall be recorded against the property. Any later request to decrease the number of Affordable Units shall require the project to go back to the Planning Commission or Planning Department, whichever entity approved the project as a whole.

9. **Affordable Housing.** Section 415 of the Planning Code requires any housing project consisting of ten units or more to participate in the Inclusionary Housing Program. The Project Sponsor must submit an Affidavit for Compliance with the Inclusionary Affordable Housing Program to the Planning

⁶ "Affordable Units" shall meet the following criteria pursuant Planning Code Section 406(b) which grants a waiver from the Infrastructure Impact Fee if the affordable housing unit:

- Is affordable to a household at or below 80% of the Area Median Income (as published by HUD), including units that qualify as replacement Section 8 units under the HOPE SF Program;
- Is subsidized by MOH, the San Francisco Housing Authority, and/or the San Francisco Redevelopment Agency;
- Is subsidized in a manner which maintains its affordability for a term no less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate to the Planning Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary.

Projects meeting the requirements stated above are eligible for a 100% fee reduction until an alternative fee schedule is published by the Department.

The waiver clause shall not be applied to units built as part of the developer's efforts to meet the requirements of the Inclusionary Affordable Housing Program, and Section 415 of the Planning Code.

Department identifying the method of compliance. Provision of affordable housing can either occur on-site, off-site or an in-lieu fee. Any on-site affordable dwelling units proposed as part of the project must be designated as owner-occupied units, not rental units, and sold as ownership units for the life of the project. An electronic copy of the affidavit can be found here: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8422>.

A project may provide on-site rental units if it has demonstrated to the Planning Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods: direct financial construction from a public entity or development bonus or other form of public assistance. If the project sponsor seeks a Costa Hawkins exception agreement, it will be drafted by the City Attorney. The project sponsor must state in the submittal how the project qualifies for a Costa Hawkins exception. If the project is deemed eligible, work may commence with the City Attorney on the agreement, which must be executed prior to the Planning Commission hearing.

As the project proposes fourteen units, and 20% affordable, on-site units, three of the fourteen units shall be affordable.

10. **Street Trees/San Francisco Green Landscaping Ordinance.** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which assists in articulating Planning Code Section 138.1. Planning Code Section 138.1 outlines a provision of adding street trees when adding new dwelling units. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Based on the street frontage, six (6) trees are required along Noriega Street and four (4) trees required along 44th Avenue. Please include an existing and proposed site plan to document the addition of new street trees. In addition, please review the site plan with the Department of Public Works (DPW) and obtain an "Interdepartmental Referral for Feasibility of Tree Planting or Removal". Receipt of this form is required prior to attainment of entitlement.
11. **Bicycle Parking.** Planning Code Section 155.2 requires the construction of a new building to provide one Class 1 bicycle parking space per dwelling unit that is easily accessible to residents and not otherwise used for automobile parking or other purposes. As fourteen (14) units are proposed for this project, at least fourteen (14) secured, weather protected bicycle parking spaces meeting dimensions established in Zoning Administrator Bulletin No. 9 are required. The project as proposed appears to comply with bicycle parking requirements. The said bulletin can be found here: http://www.sf-planning.org/ftp/files/publications_reports/bicycle_parking_reqs/ExhibitC_ZAB.pdf.
12. **Formula Retail Use.** Be advised that the establishment of a formula retail use, as defined in Planning Code Section 703.3 in any Neighborhood Commercial District shall require conditional use authorization pursuant to the criteria of Planning Code Section 303(c), 303(i) and subject to the terms stated in Sections 703.3 (g) and (i).

13. **Street Frontages.** Be advised that Planning Code Section 145.1 contains requirements for street frontages in neighborhood commercial districts as they relate to parking setbacks, active uses, parking entrances and transparency and fenestration.

- a. **Active Uses.** With the exception of space allowed for parking access, building egress, and access to mechanical systems, space for active uses – any principal, conditional or accessory use excluding the storage of goods or vehicles, or requires non-transparent windows as defined in Section 145.1(b)(2) – shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any façade facing a street of at least 30 feet in width. Your project appears to meet this requirement as currently proposed.
- b. **Special Height Exception for Active Ground Floor Uses.** To encourage generous ground floor ceiling heights for commercial and other active uses, up to an additional 5' of height is allowed in particular districts, on parcels zoned NC-1 on Noriega Streets west of 19th Avenue. Per Planning Code Section 263.20, one additional foot of height, up to a total of five feet, shall be permitted above the designated height limit for each additional foot of ground floor clear ceiling height in excess of 10 feet from sidewalk grade. The project currently proposes a ground floor ceiling height of 15 feet, taking advantage of the Special Height Exception.
- c. **Street-Facing Ground Level Spaces.** Floors of street-fronting interior spaces shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces and shall open directly onto the street, rather than solely into the lobbies or interior spaces of the buildings. Required street-facing entrances shall remain open to the public during business hours. Your project meets this requirement as proposed.
- d. **Transparency and Fenestration.** Frontages with active uses that are not residential must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Your project appears to meet this requirement as proposed. However, please annotate material selections on plans submitted to the Department.

14. **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

15. **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 for assistance.

16. **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. Please see the attached SFPUC document for more information.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

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

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project. The project is located in a small NC-1 District in the Outer Sunset neighborhood. The project is at a corner near a primarily two-story residential area. Some mixed use projects along Noriega are four stories in height. Neighborhood materials are primarily stucco with eclectic support materials such as brick or siding. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** The Planning Department supports the project as shown including the open space being located at the first level of residential use.
2. **Street Frontage.** Generally the Planning Department supports the project as shown with the suggestion that the interior programming be organized to support visible active use at the facades and, where possible, positive sidewalk activity. Additionally, the storefront along Noriega Street could be recessed at the ground floor to allow for exterior benches that face on the public way. The Planning Department discourages the masking of transparency along the street frontages with product display or other interior-oriented furnishings.
3. **Architecture.** The Planning Department supports the project as shown.

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 **May 16, 2017**. 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: Interdepartmental Project Review Application
Preliminary Shadow Fan Analysis: 3701 Noriega Street
Neighborhood Group Mailing List

cc: 3701 Noriega Street, LLC, Property Owner
Tina Chang, Current Planning
Sandy Ngan, Environmental Planning
Jon Swae, Citywide Planning and Analysis
David Winslow, Department Design Review
Maia Small, Department Design Review
Jonas Ionin, Planning Commission Secretary
Delvin Washington, SW Team Leader
Jerry Robbins, SFMTA
Jerry Sanguinetti, DPW



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 29, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the abovereferenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). A representative from each of these City Agencies will attend your meeting.

Interdepartmental Project Review fees:

1. **\$1,308** for five or fewer residential units and all affordable housing projects.
2. **\$1,859** for all other projects.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

Please note: All returned checks are subject to a \$50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.

Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.

APPLICATION DATE: _____

PROJECT CONTACT:

Name _____ Phone No. () _____

Address _____

City _____ Zip Code _____

FAX No. () _____ E-Mail Address _____

Name of Property Owner _____

PROJECT INFORMATION:

Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____ Located within Geologic Hazard Zone? Y ☐ N ☐**PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:**

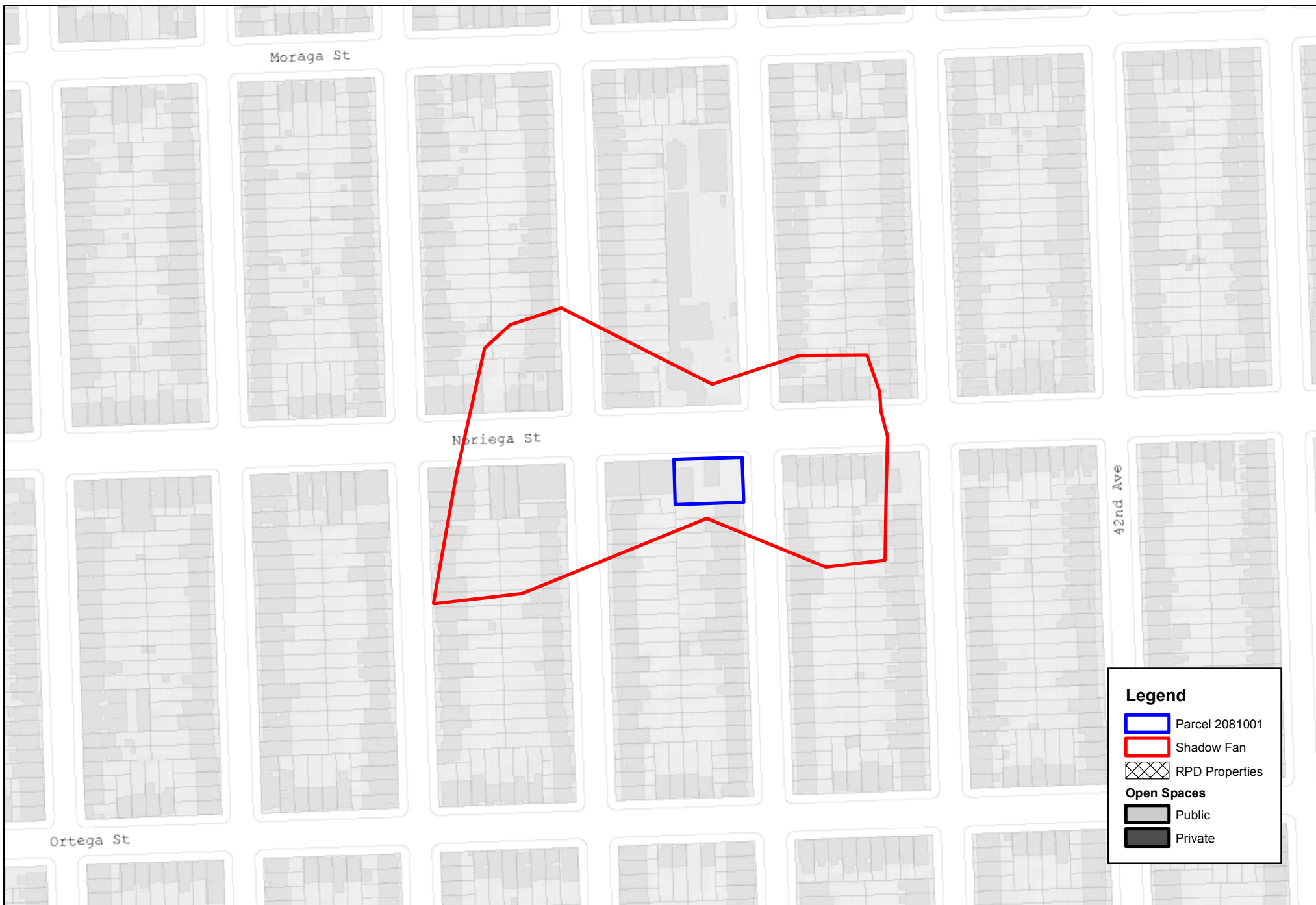
(Use separate sheet, if necessary)

Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Will this project be publicly funded? (specify) _____

Previously contacted staff (if applicable) _____

(Please submit four (4) copies/sets of the Application Form, Floor Plans, Pictures, etc.)



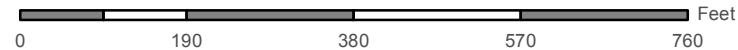
Title: 3701 Noriega - Preliminary Shadow Fan Analysis

Comments: Proposed building height: 55 feet
(45' to roof + 10' to penthouse/mechanical)

Printed: 23 February, 2015



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FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
		President	Greater West Portal Neighborhood Assn.	P.O. Box 27116	San Francisco	CA	94127	415-501-0394	info@gwpna.org	Diamond Heights, Inner Sunset, Outer Sunset, Parkside, Twin Peaks, West of Twin Peaks
Anni	Chung	President & CEO	Self-Help for the Elderly	407 Sansome Street	San Francisco	CA	94111	415-677-7663	annic@selfhelpelderly.org	Chinatown, Inner Richmond, Inner Sunset, Outer Richmond, Outer Sunset
Brent	Plater		0 Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
Flo	Kimmerling	President	Mid-Sunset Neighborhood Association	1282 26th Avenue	San Francisco	CA	94122	415-681-1613	geokimm@sbcglobal.net	Outer Sunset
Katy	Tang	Supervisor, District 4	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7460	Katy.Tang@sfgov.org; Ashley.Summers@sfgov.org; Dyanna.Quizon@sfgov.org; Carol.Mo@sfgov.org	Outer Sunset, Parkside
Mary Anne	Miller	President	SPEAK (Sunset-Parkside Education and Action Committee)	1329 7th Ave	San Francisco	CA	94122	NONE	speaksanfrancisco@yahoo.com	Inner Sunset, Outer Sunset, Parkside