



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 27, 2014
TO: Michael Leavitt, Leavitt Architecture
FROM: Viktoriya Wise, Planning Department
RE: PPA Case No. 2014.0168 for 600 18th Street/2092 3rd 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, Wade Wietgreffe, at (415) 575-9050 or wade.wietgreffe@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "V. Wise", written over a horizontal line.

Viktoriya Wise, Deputy Environmental Review Officer



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: March 27, 2014
Case No.: **2014.0168U**
Project Address: 600 18th Street/2092 3rd Street
Block/Lot: 3995/007
Zoning: UMU [Urban Mixed Use] Use District
Life Science and Medical Special Use District
68-X Height and Bulk District
Area Plan: Eastern Neighborhoods
Project Sponsor: Michael Leavitt – (415) 260-1975
Staff Contact: Wade Wietgreffe – (415) 575-9050
Wade.Wietgreffe@sfgov.org

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DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project site consists of one lot at the intersection of 18th and 3rd Streets within the block bounded by Mariposa Street to the north, 3rd Street to the east, 18th Street to the south, and Tennessee Street to the west. The existing lot is occupied by a two-story, 3,500-square-foot building consisting of restaurant and office space (and potentially residential space, see further discussion under Preliminary Project Comments below), a one-story 320-square-foot storage building, and eight vehicular parking spaces. The proposed project involves the demolition of the existing buildings and construction of a new six-story, 68-foot-tall (84-foot-tall with mechanical penthouse), 20,540-square-foot building consisting of 18 dwelling units, 3,065 square feet of ground-floor retail, 13 vehicular spaces, and 18 bicycle parking spaces.

BACKGROUND:

The project site is within the Eastern Neighborhoods Area Plan. The Eastern Neighborhoods Area Plan covers Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront (location of project site) neighborhoods. The Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (Eastern Neighborhoods FEIR), including mitigation measures, was upheld by the Board of Supervisors on September 9, 2008.¹ The Eastern Neighborhoods Area Plan and its associated rezoning became effective December 19, 2008.

ENVIRONMENTAL REVIEW:

The project initially requires environmental review, which must be completed before any project approval may be granted. In order to facilitate environmental review and comply with the California Environmental Quality Act (CEQA), the applicant should submit an **Environmental Evaluation Application** (EEA).² Under environmental review, the project could be eligible for a **Community Plan Exemption** (CPE) from CEQA (per CEQA Guidelines Section 15183). As currently presented, the proposed project meets the development density for the project site under the Eastern Neighborhoods Area Plan and thus a CPE under the Eastern Neighborhoods Area Plan may apply. If it is determined after filing of the EEA that the proposed project is consistent with the development density and other zoning parameters established by the Eastern Neighborhoods Area Plan, the proposed project could be eligible for a CPE. Three different outcomes of the CPE process are possible:

1. *Stand-Alone CPE.* If all potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Eastern Neighborhoods FEIR and if there are no new site- or project-specific significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. The applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the CPE certificate fee (currently \$7,402); and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR. Refer to page 2 of the current Fee Schedule³ for costs.
2. *CPE + Focused Mitigated Negative Declaration (MND).* If new site- or project-specific significant impacts are identified for the proposed project that are not identified in the Eastern Neighborhoods FEIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused MND is prepared to address these impacts, and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods FEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR also

¹ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, Planning Department Case No. 2004.0160E. Refer to <http://www.sf-planning.org/index.aspx?page=1893> under the above title.

² Refer to <http://www.sf-planning.org/index.aspx?page=1886> for latest "Environmental Evaluation Application."

³ Refer to <http://www.sf-planning.org/index.aspx?page=2611> for latest "Fee Schedule for Applications."

applied to the proposed project. The applicable fees are: (a) the CPE determination fee; (b) the standard environmental evaluation fee (which is based on construction cost); and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.

3. *CPE + Focused EIR.* If the proposed project would have significant impacts that cannot be mitigated to a less-than-significant level, then a Focused EIR is prepared to address these impacts, and a supporting CPE certificate is prepared to address all other impacts that are encompassed by the Eastern Neighborhoods FEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR also applied to the proposed project. The applicable fees are: (a) the CPE determination fee; (b) the standard environmental evaluation fee (which is based on construction cost); (c) one-half of the standard EIR fee (which is also based on construction cost); and (d) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.

The Planning Department will investigate the following issues as part of the environmental review process to determine which type of CPE will apply.

1. *Transportation.* Based on the PPA submittal, a transportation study is not anticipated. However, an official determination will be made subsequent to submittal of the EEA. Per Section 155.1 of the Planning Code, the ground-floor design needs to ensure the bicycle spaces would be conveniently accessible to bicycle users. The plans filed for the EEA should display this information clearly.
2. *Noise.* The proposed project would include sensitive noise receptors and private outdoor open space and the project site is located in area of the City with high noise levels (e.g., due to traffic and nearby industrial uses). Therefore, Mitigation Measures F-3, Interior Noise Levels, F-4, Siting of Noise-Sensitive Uses, and F-6, Open Space in Noisy Environments, would likely be required for the proposed project.⁴ The noise evaluation, as required by these measures, shall be done by a qualified consultant and under direction of the environmental coordinator assigned after filing of the EEA.

The proposed project would include construction within proximity to existing sensitive noise receptors (i.e., residences located near the project site). Depending on the anticipated construction duration and vibration anticipated during construction, construction noise reduction methods, such as those described in Mitigation Measures F-1, Construction Noise, and F-2, Construction Noise (if the proposed project would include pile driving), in the Eastern Neighborhoods FEIR, may be required for the proposed project.

3. *Air Quality.* The proposed project's 18 dwelling units and 3,065 sf of retail is below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria

⁴ Refer to <http://www.sf-planning.org/index.aspx?page=1893> under the "Eastern Neighborhoods Rezoning and Area Plan" and "MMRP" for mitigation measures.

air pollutants.⁵ However, detailed information related to cubic yards of excavation shall be provided as part 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.

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The proposed project is not within an Air Pollutant Exposure Zone. Therefore, exhaust measures during construction, such as those listed in Mitigation Measure G-1, Construction Air Quality, in the Eastern Neighborhoods FEIR and enhanced ventilation measures during operation will not likely be required.

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Detailed information related to any proposed stationary sources shall be provided with the EEA.

4. *Shadow.* The proposed project would result in construction of a building 68 feet in height (84 feet with mechanical penthouse). Planning Code Section 295 requires that a shadow analysis must be performed to determine whether a project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan (does not include variable heights of the proposed building, intervening buildings, or topography, see attached) that indicates the proposed project would not cast new shadow on any properties under the jurisdiction of the Recreation and Park Department (Section 295 of the Planning Code). However, the preliminary shadow fan does indicate the proposed project could cast shadow on a planned open space under the jurisdiction of the Port of San Francisco, Mission Bay Parks 23 & 24.⁶ Therefore, a detailed shadow study and shadow application may be necessary following a more detailed review by the environmental coordinator assigned.
5. *Wind.* Based upon the experience of the Planning Department in reviewing wind analyses and expert opinion letters on other projects, it is generally (but not always) the case that projects under 80 feet in

⁵ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

⁶ Refer to <http://www.sfport.com/index.aspx?page=60> for more information about these planned parks.

height do not have the potential to generate significant wind impacts. The proposed project would involve construction of a 68-foot-tall (84-foot-tall with mechanical penthouse) building surrounded by mostly single- and two-story buildings to the west and south and similarly sized buildings as the subject building to the north and east. Given the proposed project would construct a structure greater than 80 feet tall, the proposed project requires an initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is needed. The consultant must prepare a proposed scope of work for review and approval by the environmental coordinator assigned to the proposed project prior to preparing the analysis.

6. *Archeological Resources.* The application submitted for the PPA does not indicate the depth of below-ground surface excavation or type of proposed foundation. As part of the EEA, please provide this information, along with any geotechnical study/studies as required below, so Planning Department staff can evaluate the level of archeological review required. If there is a potential impact to archeological resources, the work could require an additional study to be prepared by an archeological consultant listed in the Planning Department's archeological consultant pool, in accordance with the Planning Department's consultant selection procedures. Depending on the anticipated depth of excavation and if there is a potential impact to archeological resources, mitigation measures, such as Mitigation Measure J-2, Properties With No Previous Studies, in the Eastern Neighborhoods FEIR, may be applied to the proposed project.
7. *Historic Architectural Resources.* The project site was surveyed as part of the Central Waterfront Survey in 2001 and then again in November 2012.⁷ The project site was assigned in the more recent survey a California Historical Resource Status Code (CHRSC) of "6L," which defines the project site as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." In addition, the project site is not within the Dogpatch Historic District. Therefore, no additional analysis of historical architectural resources is anticipated.
8. *Hazardous Materials.* The project site is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. However, the project site may be subject to Article 22A of the Health Code, also known as the Maher Ordinance.⁸ 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 ESA 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.

⁷ Refer to <http://50.17.237.182/docs/DPRForms/3995007.pdf> for Department of Parks and Recreation 523 Forms for the 2001 and 2012 survey of the project site.

⁸ The Maher Ordinance applies to all projects disturbing more than 50 cubic yards of soil and located in an area with suspected soil and/or groundwater contamination are automatically subject to the ordinance. For projects disturbing less than 50 cubic yards of soil, the Department of Public Health has the authority to require the project or site be subject to the ordinance.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application.⁹ Fees for DPH review and oversight of projects subject to the ordinance would apply.¹⁰ Please provide a copy of the Phase I ESA with the EEA.

In addition, the proposed project would demolish two existing buildings which may include the removal of transformers, fluorescent light ballasts, and fluorescent lights, the proposed project could present a public health risk. Therefore, mitigation measures, such as Mitigation Measure L-1, Hazardous Building Materials, in the Eastern Neighborhoods FEIR, may be applied to the proposed project.

9. *Geotechnical Study.* A geotechnical/soils investigation will be required to be submitted as part of the EEA because the project site is located near, but not within, an area prone to liquefaction. The investigation must be prepared by a professional with expertise in soils/geotechnical engineering and/or geology.
10. *Hydrology.* The project site appears to be underlain by artificial fill or bay mud. Areas located on artificial fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather) and backups or flooding can occur near these streets or sewers. Applicants for building permits for new construction shall be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the environmental review process for a review to determine whether the project would result in ground-level flooding during storms. The SFPUC will review the permit application and comment on the proposed application and the potential for flooding during wet weather.¹¹
11. *Stormwater.* If the proposed project results in a ground surface disturbance of 5,000 ft² or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding 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 effects of stormwater runoff.¹²

⁹ Refer to <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp> for latest "Maher Ordinance Application."

¹⁰ *Ibid* for latest "Fee Schedule."

¹¹ Refer to http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf

¹² Refer to <http://www.sfwater.org/sdg> for more information.

12. *Greenhouse Gas Emissions. The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. 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.¹³ The environmental planner assigned in coordination with the project sponsor will prepare this checklist in coordination with the project sponsor.

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. *Large Project Authorization* from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet. Note: a Large Project Authorization may not be required; if the applicant can verify the proposed project is less than 25,000 gross feet with calculation table in accordance with Planning Code Section 102.9, definition for gross square footage.
2. *Mandatory Discretionary Review* before the Planning Commission is required for the dwelling unit demolition per Planning Code Section 317, if the proposed project would remove a dwelling unit. Refer to Preliminary Project Comments 7 below for further information regarding this requirement.
3. A *Building Permit Application* is required for the demolition of the existing building.
4. A *Building Permit Application* is required for the new construction of the proposed building.

Large Project Authorization applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

1. *Notification of Project Receiving Environmental Review*. Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site at the

¹³ Refer to <http://www.sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

initiation of the Community Plan Exemption process. The environmental planner assigned will request these mailing labels after assignment. Other notices for environmental review may be required depending on the level of environmental review necessary.

2. *Pre-Application.* 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.¹⁴ According to the instructions in the Pre-Application meeting packet, all relevant neighborhood organizations must be noticed.¹⁵
3. *Neighborhood Notification.* The project proposes new construction; therefore, owners and occupants within 150 feet of the project site must also be notified as part of the development application process, in accordance with Planning Code Section 312.
4. *Large Project Authorization.* If necessary, the Large Project Authorization would require notification to owners of property within a 300 foot radius of the project site.

PRELIMINARY PROJECT COMMENTS:

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

1. *Open Space – Non-Residential.* Planning Code Section 135.3 requires the project to provide one square foot of non-residential useable open space per 250 square feet of occupied floor area of new or added retail square footage. The project includes 3,065 square feet of commercial food service, which requires approximately 12 square feet of non-residential useable open space that conforms to the additional standards for dimension and exposure. Please submit a plan set that clearly indicates the areas proposed as non-residential useable open space. Please note that while an exception to non-residential useable open space requirement may be sought through Planning Code Section 307(h) or the Large Project Authorization process under Planning Code Section 329, the Planning Department highly recommends that the requirement be met given that the proposal is for new construction.
2. *Obstructions over Streets and Alleys.* Planning Code Section 136 provides the maximum dimensional limits for bay windows over streets and alleys. Subsequent plan submission should confirm that the proposed bay windows and decks conform to the maximum dimensional limits and separation under Planning Code Section 136.
3. *Standards for Bird Safe Buildings.* Planning Code Section 139 indicates that feature-related bird hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet or larger in size. Please note that feature-related hazards can occur throughout the City and that any structure that contains these elements shall treat 100 percent of the glazing on such feature-specific hazards. Subsequent plan submissions should meet the requirements of Planning Code Section 139.

¹⁴ Refer to <http://www.sf-planning.org/index.aspx?page=2611> for latest “Neighborhood Notification – Pre-Application Meeting Packet.”

¹⁵ Refer to <http://www.sf-planning.org/index.aspx?page=2426> for latest “Neighborhood Groups Map.”

4. *Street Frontages in Mixed Use Districts.* Planning Code Section 145.1 requires space for active uses must be provided within the first 25 feet of building depth on the ground floor from any façade facing a street at least 30 feet in width. Subsequent plan submissions should confirm that the 18th Street façade meets the requirements of Planning Code Section 145.1.
5. *Bicycle Parking.* Planning Code Section 155.5 requires the project to provide at least two Class 2 bicycle parking spaces. The plans submitted do not indicate any Class 2 bicycle parking spaces. Subsequent plan submittals should include the requisite number of bicycle parking spaces as required by Planning Code Section 155.2. In addition, please see comments under “Environmental Review” regarding access to Class 1 bicycle parking spaces.
6. *Unbundled Parking.* Planning Code Section 167 requires all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.
7. *Residential Demolition.* The proposed project is a Residential Demolition per Planning Code Section 317. The Assessor’s Report indicates an existing flat over store currently exists on the property. Please provide a 3-R Report to confirm the last legal use of the building. If the 3-R Report confirms the last legal use as a residential unit, in order to pursue a proposed Residential Demolition, the proposed project would require approval by the Planning Commission at a Mandatory Discretionary Review hearing and found to be in compliance with the criteria of Planning Code Section 317(f)(2).
8. *Transit Impact Development Fees.* The proposed retail space is subject to the applicable fees outlined in Planning Code Section 411 et seq.¹⁶
9. *Inclusionary Affordable Housing.* Affordable housing is required for a project proposing ten or more dwelling units. This proposal includes 18 new dwelling units and is therefore subject to the affordable housing requirements outlined in Planning Code Sections 415 and 419 requiring a minimum of 16 percent of the total units constructed be affordable as a designated Tier B project in a UMU District. Therefore three dwelling units must be affordable. The Project Sponsor must submit an *Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department identifying the method of compliance, on-site, off-site, or in-lieu fee prior to the Planning Department and/or the Planning Commission can act on the project.¹⁷
10. *Eastern Neighborhoods Impact Fees.* This project is subject to the Eastern Neighborhood Infrastructure Impact Fees at a Tier 1 for the residential component and Tier 2 for the non-residential component rate as outlined under Planning Code Section 423. Fees shall be assessed per net new gross square footage of residential and non-residential uses within the Plan Area. Fees shall be assessed for mixed-use projects according to the gross square feet of each use in the project.¹⁸

¹⁶ Refer to <http://sfdbi.org/index.aspx?page=617> for latest “Citywide Development Fee Register.”

¹⁷ Refer to <http://www.sf-planning.org/index.aspx?page=2611> for latest “Inclusionary Affordable Housing Program: Affidavit for Compliance.”

¹⁸ *Ibid.*

The Eastern Neighborhoods Impact Fee shall be paid before the City issues a first construction document.

11. *First Source Hiring Agreement.* A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more, which may be applicable to the proposed project. For more information, please contact:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
415 Van Ness, San Francisco, CA 94102
(415) 581-2303

PRELIMINARY DESIGN COMMENTS:

The proposed project is a six-story new structure located in the Dogpatch neighborhood within the bounds of the Eastern Neighborhoods Plan along the Third Street commercial and transit corridor. The neighborhood consists of a variety of building types including one story light industrial uses to six-story multi-unit residential or mixed-use. It is an evolving area with surface parking, commercial, and a few inaccessible facades at the ground level. While there are few predominant architectural features, the strong elements include vertical bays and balconies in newer residential projects and use of masonry in older warehouses.

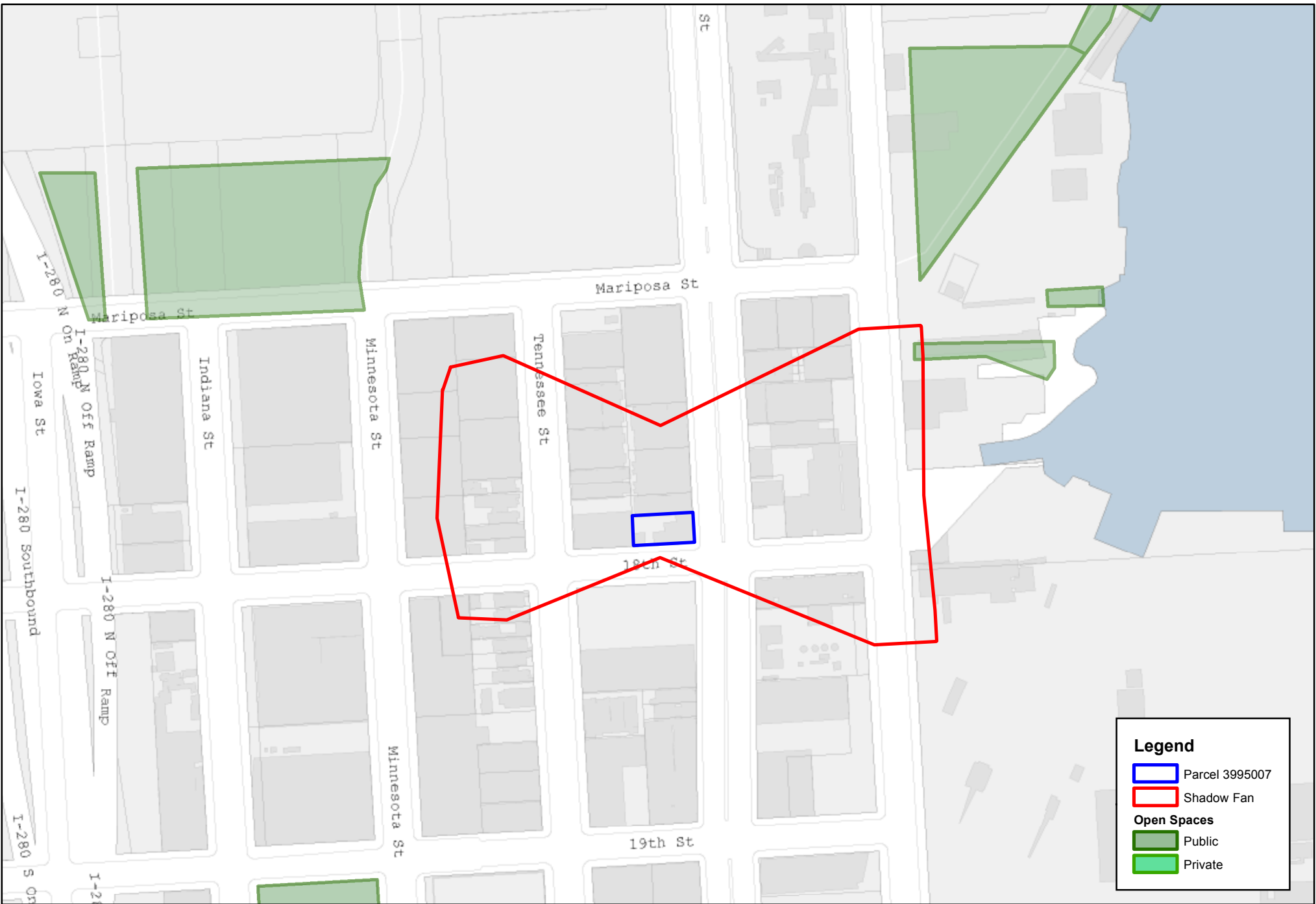
1. *Site Design, Open Space, and Massing.* The Planning Department supports the project's overall massing, site configuration and proposed open space.
2. *Vehicle Circulation, Access and Parking.* The Planning Department supports the project's proposed parking location and access.
3. *Street Frontage.* The Planning Department suggests refining the design of the commercial ground level by better defining the base of the building as described in the paragraph below. Along the street edge, the planters might be more permanently created as part of the architecture as long as they do not obscure visual access to the retail space. The Planning Department also recommends either expanding the retail entry, placing it at the corner, or further changing the corner design by removing the planters so that it is highlighted along the façade.
4. *Architecture.* The Planning Department requests that the two visible facades indicate a stronger articulation between the lower commercial and upper residential levels of the building through the creation of a building base. While a base is shown through the termination of the bays, a more definite horizontal indication through detailing, change of materials or shadow line could better emphasize the ground level. On the top portion of the building, the penthouse could be in better alignment with the geometry of the lower façade. The Planning Department further recommends adding balconies or Juliette balconies to the non-bay windows to add a smaller refinement of detail to the 18th Street façade and more connections between the inside and outside of the building.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Large Project Authorization, or Building Permit Application, as listed above, must be submitted no later than **September 27, 2015**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Shadow Fan

cc: Raymond Akashi/Sherman Little, Property Owner
 Danielle J. Harris, Current Planning
 Wade Wietgreffe, Environmental Planning
 Robin Abad Ocubillo, Citywide Planning and Analysis
 Maia Small, Design Review
 Jerry Robbins, MTA
 Jerry Sanguinetti, DPW



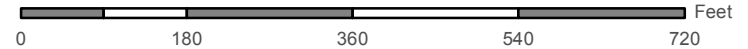
Legend

- Parcel 3995007
- Shadow Fan
- Open Spaces**
- Public
- Private

Title: 600 18th Street/ 2092 3rd Street (2014.0168U) Shadow Study

Comments: Analyzed for full lot coverage at 68 feet height

Printed: 6 March, 2014



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