



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 13, 2014
TO: Tracy LaTray and Ralph Marchese, The Marchese Company
FROM: Lisa Gibson, Planning Department
RE: PPA Case No. 2014.0401U for 827-829 Kearny Street

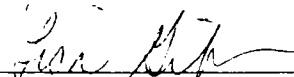
1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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, Tania Sheyner, at (415) 575-9127 or Tania.Sheyner@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Lisa Gibson, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: May 13, 2014
Case No.: 2014.0401U
Project Address: 827-829 Kearny Street
Block/Lot: 0194/004
Zoning: Chinatown-Community Business (CCB) Use District
Washington Broadway 1 Special Use District
65-N Height and Bulk District
Project Sponsor: Curtis Chan, The Buddha's Universal Church
415-982-6116
Staff Contact: Tania Sheyner – (415) 575-9127
Tania.Sheyner@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection (DBI), Department of Public Works, 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:

This project description is based on the Preliminary Project Assessment (PPA) Application submitted on March 14, 2014. If any of the underlying project description details change, then the information in this PPA would need to be re-evaluated.

The project site is a 3,227-square-foot (sf) lot located on the west side of Kearny Street, between Washington and Jackson Streets in the eastern portion of Chinatown. The proposal is to demolish the existing 5,600-square-foot, two-story commercial building (built circa 1922) and construct a new four-story-over-basement, mixed-use building that would take up the majority of the project site. The new building would contain approximately 12,000 sf of space, including approximately 1,800 sf of commercial space, 6,900 sf of institutional space (for use by the Buddha's Universal Church as an assembly and instructional space), and 3,300 sf of residential uses (a 960-sf lobby on the ground floor and a single 2,300-sf dwelling unit on the fourth floor). No off-street parking spaces would be provided by the project sponsor. The project would require excavation of up to 15 feet below ground surface (bgs) to

accommodate the proposed foundation and basement level. The height of the proposed building would be approximately 50 feet.

ENVIRONMENTAL REVIEW:

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted.

An **Environmental Evaluation Application (EEA)** is required for the project and may include the following:

1. **Historic Review.** The proposed project consists of the demolition of a building constructed 50 or more years ago (circa 1922). The existing building on the project site was evaluated in an area-wide historical resources survey as both an individual resource and a contributor and was found ineligible for national, state, or local designation. However, the subject property is located within the Chinatown Historic District, which is listed on the National Register of Historic Places and thus, Planning Department staff will evaluate potential project effects on the district, if any. Please see Preservation Comments on pp. 10-12 for further information. To assist in the analysis of the proposed project, the Department requires a Historic Resource Evaluation (HRE) report, focused on evaluating impacts of the proposed project on identified historical resource(s), to be prepared by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture or Architectural History. The HRE report should focus on evaluation of the proposed project for conformance with the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards), including assessing compatibility of the new design with adjacent buildings, which are contributing resources to the Chinatown Historic District, and with the surrounding historic district. In evaluating the proposed project, the architecture, massing, height, materials, and articulation of the proposed construction should be considered. As noted in the Secretary's Standards, design for the new work may be contemporary or may reference design motifs from the historic district. In either case, the new construction should not physically harm any historic fabric or features of contributing resources to the Chinatown Historic District. Additional design comments will be provided upon submittal of the EEA and HRE report.

As the proposed project will construct one new building of 10,000 square feet or more, use of the Historic Resource consultant pool for identification of a preservation consultant to prepare the HRE report is required. The Department will provide the project sponsor with a list of three consultants from the Historic Preservation Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, at (415) 558-6325 to coordinate the selection of a consultant. Prior to commencement of this report, the consultant shall schedule a scoping meeting with the Department preservation staff to discuss the final scope of work for this project.

2. **Archeological Study.** The project site is located in an archeologically sensitive area. Therefore, the proposed project will require a Preliminary Archeological Review (PAR), which would be conducted in-house by Planning Department staff. 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, which should be submitted

with the EEA. The PAR will determine whether or not additional archeological studies will be required as part of the environmental evaluation. Given the project site's location in an archeologically sensitive area, an Archeological Research, Design, and Treatment Plan or other type of mitigation requirements may be imposed and would be directed by the Department's archeology staff.

3. **Transportation Impact Study.** The proposed project at 827-829 Kearny Street does not propose any off-street parking spaces or curb cuts. The preliminary trip generation calculations indicate that the project would add less than 10 p.m. peak hour vehicle trips. Based on the Department's preliminary review, a Transportation Impact Study is not anticipated for the proposed project. At the time of the EEA, the project sponsor should provide additional information regarding the number of employees for the proposed commercial use and additional information regarding the use and programming of the proposed institutional space, including typical weekday p.m. peak hour and daily trips and how many of those trips would be new as compared to the existing institutional uses in the existing and adjacent buildings. In addition, the project sponsor should show any streetscape improvements on project plans. A more complete review will be conducted by the Department once this information is provided.
4. **Air Quality.** The proposed project, which includes the demolition of an existing two-story building and the construction of a new four-story building at a total of approximately 12,000 sf (comprised of one dwelling unit, retail space and assembly and instructional uses), does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and/or operational screening levels for criteria air pollutants. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required.

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

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. Although the proposed project is not within an Air Pollutant Exposure Zone, improvement measures to further reduce potential air quality impacts for the proposed residential uses may be recommended for consideration by City decision makers.

5. **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.¹ The project sponsor is 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.
6. **Wind.** The proposed project would involve construction of a building approximately 50 feet in height. The height of the proposed building is not expected to cause adverse ground-level wind speeds resulting from the project. Therefore, a wind analysis study would not likely be required.
7. **Shadow.** The proposed project would result in construction of a building approximately 50 feet in height. Planning Code Section 295 requires that a shadow analysis be performed to determine whether a project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan analysis that indicates the project would not cast new shadow on any properties under the jurisdiction of the Recreation and Park Department, nor would it cast shadows on any other parks or open spaces (see attached). Therefore, a shadow study would not be required.
8. **Tree Removal.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any tree identified in this Disclosure Statement must be shown on the site plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the Tree Planting and Protection Checklist with the EEA and ensure trees are appropriately shown on site plans.²
9. **Geology.** The project sponsor is required to prepare a geotechnical investigation to identify the primary geotechnical concerns associated with the proposed project and the site. The geotechnical investigation would identify hazards and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. The geotechnical investigation should be submitted with the EEA and to assist in the archaeological review of the project (see Archaeological Resources section above).
10. **Hazardous Materials.** Based on the Preliminary Project Assessment Application, the required excavation is anticipated to be approximately 15 feet bgs to accommodate the proposed foundation and basement level. The project site is located within 100 feet of 850 Kearny Street, a site that

1 Refer to <http://sfplanning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

2 Available online at <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8321>.

previously contained an underground storage tank that has since been removed and the site remediated (San Francisco County LOP, Case #10729; this case was closed in 1997).³ Given the close proximity to the 850 Kearny Street site, hazardous materials may also be present beneath the project site. A Phase I Environmental Site Assessment (ESA) should be prepared and submitted with the EEA to determine the potential for site contamination and the level of exposure risk associated with the project. If any information is uncovered that suggests that subsurface contamination may be present beneath the project site, the proposed project may be subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). Planning Department staff would advise the project sponsor whether referral to DPH is required. Pursuant to the Maher Ordinance, DPH staff would review the Phase I ESA and may require soil and/or groundwater sampling and analysis, as well as remediation of any site contamination. These steps are required to be completed prior to the issuance of any building permit.

11. **Notification of a Project Receiving Environmental Review.** Depending on the level of environmental review, a notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as owners of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide these mailing labels upon request during the environmental review process.

If the additional analysis outlined above indicates that the project would not have a significant effect 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 submittal of the Environmental Evaluation Application indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an Initial Study to determine whether an Environmental Impact Report (EIR) is needed. If the Department determines that the project would not have a significant effect on the environment, the Department would issue a Preliminary Negative Declaration. 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 a less than significant level, an EIR will be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool.⁴ The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

3 Geotracker, http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607500769, accessed on April 21, 2014.

4 Environmental Consultant Pool, <http://www.sf-planning.org/index.aspx?page=3458>, accessed on May 12, 2014.

Environmental Evaluation 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.

PLANNING DEPARTMENT APPROVALS:

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

1. **Building Permit Application.** A Building Permit Application is required for the demolition of the existing building, preparation of the site, and for the proposed new construction. Building Permit Applications are available at the Department of Building Inspection at 1660 Mission Street.
2. **Conditional Use Authorization.** The proposed project may be required to obtain a Conditional Use (CU) authorization for several proposed features.⁵ The Planning Commission must approve a CU Authorization for the proposed use for size exceeding 5,000 square feet in the Chinatown Community Business District (Planning Code Section 121.4, please see Preliminary Project Comment #1). The Planning Commission must also approve a CU authorization for a building exceeding 35 in height in the Chinatown Community Business District and/or a building exceeding bulk requirements as specified for N bulk districts (please see Preliminary Project Comments #11 and #12, respectively). Lastly, the Planning Commission must approve a CU authorization if the proposed retail use is envisioned as a formula retail use (please see Preliminary Project Comments #15).

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

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project. 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. For the purpose of providing these

5 Conditional Use Authorization Applications can be found on the Planning Department website, at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=481>, accessed on May 12, 2014.

comments, the ground floor is considered retail with accessory space for institutional and residential uses above, second and third floors institutional, and the fourth floor is residential.

1. **Gross Floor Area.** Section 121.4 requires a CU authorization for use sizes exceeding 5,000 square feet in the Chinatown Community Business District. The project proposes an "Other Institutional" use size of 6,994 square feet. Therefore, a CU authorization for gross floor area is required.
2. **Rear Yard.** Section 134.1 requires the project to provide a rear yard of at least 25 percent coverage of the lot area at the lowest level occupied for dwelling in the Chinatown Mix Use Districts. The non-covered area requirement may be provided in a location other than the rear yard including balconies and rooftop terraces if the new structure does not significantly impede the access of light and air to adjacent properties, as determined by the Zoning Administrator. The project proposes one dwelling unit on the fourth floor. The lot area is 3,228.50 square feet and thus, the 25 percent rear yard coverage should be minimum 807 square feet. Please show on drawings how the project would meet the rear yard requirement.
3. **Open Space, Residential.** Section 135 requires 48 square feet of open space (private or common) for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). The Common Housing Deck and balcony on the fourth floor proposed for this project appear to meet the minimum six foot dimension. Please clarify on drawings how the project would meet the open space requirement for residential use, whether it would be private or common, and the proposed location of the designated open space.
4. **Open Space, Non-Residential.** Section 135.1(a) requires, for commercial and institutional development exceeding 10,000 gross square feet in the Chinatown Community Business District, one square foot of open space for every 50 square feet of gross floor area of commercial or institutional space. This project proposes a total of 12,027 square feet of development, of which 8,761 square feet is commercial and institutional space. Therefore, 175 square feet of open space would be required. Per Section 135.1(b), alternative means of satisfying the commercial open space requirement, including an in-lieu fee of \$1.50 per gross square foot of floor area devoted to commercial or institutional use, may be paid instead of providing the open space on site. Alternative means require authorization by the Zoning Administrator. Please show on drawings how the project would meet the non-residential open space requirement.
5. **Obstructions.** Section 136(c)(2) requires that balconies shall have 1) a minimum headroom height of 7-1/2 feet, 2) maximum projection of 3 feet when the sidewalk is greater than 9 feet, or 2 feet projection when the sidewalk is 8 feet to the center line of alley, and 3) the maximum length is 15 feet. Please show on drawings how the proposed balconies would comply with requirements in Section 136(c)(2).
6. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. Thus, a total of two street trees are required for this project. However, no street trees are shown on the plans. Please show on drawings where new street trees would be planted.

7. **Bird Safety.** Section 139 requires that the project meet the Standards for Bird-Safe Buildings.⁶ This project does not appear to be located within an Urban Bird Refuge and thus, is only subject to the requirements of Feature-Related Standards. Please show on drawings how the project would meet the feature-related standards for bird safety.
8. **Shadow Analysis.** Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet, unless the Planning Commission finds the impact to be less than significant. The Planning Department conducted a preliminary shadow fan analysis and determined that the proposed building would not cast any shadow on public space under the jurisdiction of the Recreation and Park Department. If the current design is modified, additional analysis may be required to determine if any new shadow is cast on public spaces. Attached is a copy of the preliminary shadow fan analysis conducted by Planning Department staff.
9. **Bicycle Parking.** Planning Code Section 155.2 requires this project to provide secure, weather protected bicycle parking space meeting dimensions set in Zoning Administrator Bulletin No. 9, one per unit, easily accessible to residents and not otherwise used for other purposes. No racks are required. The proposed project contains no bicycle parking. Please show on drawings how the project would meet the bicycle parking requirement.
10. **Diaper Changing Stations.** Planning Code Section 168 requires that a baby diaper-changing accommodations for uses over 5,000 square feet in area. Baby diaper-changing accommodations include one accessible to women, one accessible to men, or a single one accessible to both at each floor level containing restrooms accessible to the public. The proposed project contains no baby diaper-changing accommodations. Please show on drawings how the project would meet the baby diaper-changing stations requirement.
11. **Height.** Planning Code Section 254 requires a CU authorization for any building or structure exceeding 35 feet in height in the Chinatown Community Business District. The project proposes a height of 49 feet. Therefore, a Conditional Use authorization for the proposed building height is required. Height exemptions are found in Section 260. Please show clearly on drawings any proposed structures including but not limited to mechanical equipment and appurtenances, stair and mechanical penthouses, ornamental or other features on the roof and how the project meets the requirements of Section 260.
12. **Bulk.** Planning Code Section 270 limits the bulk of a building above 40 feet of the proposed building to 50 feet in length and 100 feet in diagonal dimension for the N District Symbol. The fourth floor is located above the 40 feet height mark and proposes an 80-foot and 11-inches length and an approximately 86-foot diagonal dimension. Therefore, the length exceeds the length limit for bulk above 40 feet. Please revise the drawings to show how the project would meet the bulk

6 San Francisco Planning Department, *Standards for Bird-Safe Buildings*. Available online at: <http://www.sf-planning.org/index.aspx?page=2506>, accessed on May 12, 2014.

requirements. Bulk exceptions are found in Section 271, which can be obtained through a CU authorization.

13. **Transit Impact Development Fee.** Planning Code Section 411 requires a Transit Impact Development Fee (TIDF) for new construction of non-residential space of at least 800 gross square feet. The TIDF is currently \$13.90 per gross square feet for both Retail and Other Institutional economic activity categories.⁷ The project proposes both Retail and Other Institutional spaces. Planning Code Section 411.8 exempts non-profit organizations from TIDF except where the non-profit organization is engaging in activities falling under the Retail/Entertainment or Visitor Services economic activity categories. Please show clearly on drawings and gross square foot calculations for the activity categories proposed for this project.
14. **Signage, Awnings, Canopies and Marquees.** Planning Code Section 607.2 provides regulations for proposed signage in Mixed Use Districts. Planning Code Section 136.2 provides regulations for proposed awnings, canopies, and marquees in Mixed Use Districts. Signs on canopies, roof signs, and video signs are not permitted in this District. Please show on drawings how the project would comply with both Planning Code Sections 607.2 and 136.2 for proposed signage, awnings, canopies, and marquees.
15. **Formula Retail.** Planning Code Section 803.6 requires a Conditional Use authorization for formula retail uses in the Chinatown Commercial Business District. The project proposes a retail use at the ground floor. Please show clearly on the permit and drawings the proposed tenant for this project.
16. **Invest in Neighborhoods Initiative Area.** The property is located within the Mayor's Invest in Neighborhoods Initiative Area. For more information, please see <http://www.oewd.org/IIN.aspx>

PRELIMINARY DESIGN COMMENTS:

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

Architecture. Overall the architecture should strike a good balance between a contemporary design and an historic context. New buildings should be differentiated from and compatible with the surrounding historic district. With some augmentation, this building has the potential to accomplish that. The following comments are intended to provide guidance in the architectural design of the new building:

- a. Raise the height of ground floor in order to offer both a more gracious ground floor height, and to approximate alignments with horizontal features of adjacent buildings. See further comments under Composition and Style in Preservation Comments below.
- b. Provide a stronger definition of the base including a uniform pattern of openings, an architectural style that is in keeping with the patterns found in the surrounding district. See further comments under Storefront in Preservation Comments below.

⁷ San Francisco Department of Building Inspection. *Citywide Development Fee Register – Effective January 1, 2014*. Available online at: <http://sfdbi.org/development-impact-fee-collection-process-procedure>, accessed on May 12, 2014.

- c. Consider a means of creating stronger vertical definition and hierarchy among the parts of the façade. The Planning Department suggests extending the solid ends to the roofline. See further comments under Fenestration Pattern in Preservation Comments below.
- d. Provide a stronger definition of the roof termination. The sectional detail of the light monitor starts to create a contemporary cornice, but should extend the entire width of the façade, and ideally be projected forward to property line. See further comments under Composition and Style in Preservation Comments below.
- e. Give special design attention to the balcony railings. Please clarify the role of the railing like elements below the balcony floor lines. See further comments pertaining to balcony railings under Composition and Style in Preservation Comments below.
- f. Materiality: Durable materials such as stone cladding or masonry would be more appropriate in this context, and should be scaled to reference the scale of other materials of the district. See comments under Materials and Color in Preservation Comments below for materials and colors that are characteristic of the surrounding Historic District.

PRESERVATION COMMENTS:

1. **General.** The subject property is a two-story building constructed by Builder Moller and De Luca in 1922 and altered after 1945. The building is not an historic resource; however, it is located within the Chinatown National Register Historic District. Therefore, any proposed new construction at this location shall be compatible with the historic materials, features, size, scale and proportion, and massing of the historic district to protect the integrity and character of its environment.
2. **Composition and Style.** The proposed building design is not consistent in composition and style with the existing buildings in the Chinatown Historic District. Existing buildings are typically two-part Edwardian brick buildings with neo-classical architectural ornamentation sharing a horizontal belt course that separates the traditional ground floor storefronts and mezzanine levels from the regimented pattern of window openings and classical cornice above. The ground floor should be greater in height to be consistent with the base of the surrounding buildings. The Department recommends the sponsor strengthen horizontal elements above the ground floor and at the fourth floor base by providing some projection so that they are more prominent than other horizontal elements on the building. The Department also recommends the sponsor provide a projecting cornice with simplified details so that the top of the building is defined. Finally, balconies are characteristic of the historic district, however usually only at the top-floors which augments the cornice. The project proposes balconies at the second, third, and fourth floor levels. The proposed balcony on the second floor does not appear to be consistent with the character of the historic district and should be removed. Instead, windows at this level would be appropriate. Additionally, proposed railings appear very utilitarian and do not reference the building or the surrounding district. The Department recommends incorporating the proposed ornamental screen design at handrails.
3. **Storefront.** The new building should incorporate a traditional storefront at the ground floor with typical elements such as transparent glazing at transoms, large display windows, solid bulk heads at base, and framed doors with transoms above located at a recessed entryway. Storefronts should have a coated finish such as a powder-coated, painted, or kynar finish. The overall ground floor

height should also be taller than the floors above, for consistency with bases found in surrounding buildings in the Chinatown Historic District. Currently, the proposed design has four entrances, including an emergency exit door and two gates flanking a central storefront entrance. The ground floor plan on Sheet A-2 shows that the two gates lead to the same space which appears redundant. Please consolidate and provide only one gate and make the side exit door part of the overall storefront system. Additionally, there are three stand-alone posts located outside the exterior face of the primary façade, which is not characteristic of the historic district. The storefront should be pulled closer towards the street and the storefront entrance should be recessed. Posts should be incorporated into the overall building design as architectural elements and not be stand-alone features. The storefront system should align with the recommendations set forth in the Department's Design Standards for Storefronts for Article 11 Conservation Districts (Draft November 2012), which is the standard for buildings in historic districts (see attached).

4. **Materials.** Masonry construction with brick as the primary material and painted sheet metal at cornices are materials characteristic of the Chinatown Historic District. The project proposes vertical wood paneling as the primary material which is not characteristic or compatible with the historic district. The new building should draw from the masonry material and texture typical of the Chinatown Historic District. For example, use of a contemporary masonry material such as a terra cotta rain shield or other composite material could be considered. In application plans, please call out all materials, textures, and color of finishes for gates and the storefront system proposed for the new building.
5. **Fenestration pattern.** The proposed fenestration pattern does not complement the surrounding buildings, which have a regimented pattern of window openings. Openings above street level are typically vertical in shape, framed with lintels and moldings, and slightly recessed which provides some shadows. Doors are differentiated from windows in that they extend to the ground, except at the uppermost floor where doors are larger and more prominent since, historically, shrines were typically located on this level. The new proposed openings appear horizontal in shape mainly due to the double leaf of doors and adjacent side lights, extend the full height of each level, and have a pattern of centrally located doors and side lights. The new building should have a pattern more consistent with the Chinatown Historic District with punched openings that are vertical in shape with some recess. Proposed openings should be broken up with pilasters or other architectural elements. Windows and doors should not extend the full height of walls and instead should be solid above and below to provide the proportion and articulation found in the surrounding historic district. Please show clearly on drawings the material and finish of all window and door elements, and ornamental screened openings.
6. **Color.** Color is a strong component of the Chinatown Historic District. The color palette includes bright hues of red, yellow, green, blue and white, with some gold. The new building should be a color that is consistent with the surrounding historic district.
7. **Stair and Elevator Penthouse.** The project proposes a penthouse that extends above the roof, as shown in the exterior elevation and building section. Please clarify if this penthouse would be for the elevator and/or stair. Please provide a roof plan showing the penthouse, dimensions for the setback,

and any proposed use on the roof. Additionally, it is unclear from the drawings what the roof element above the cornice located near the front of the building with low overhanging eaves is. Drawings show conflicting information, with the building section showing a skylight and the front elevation showing glazed openings facing the street. Please clarify the function of this roof element. Please provide sight lines, renderings or a photo montage showing what the proposed penthouse and roof element looks like from across the street and along the street to determine its visibility.

8. **Signage.** The project proposes signage at the building façade. Please provide details for all proposed signage including calling out proposed materials and finishes. Please clarify if any awnings, canopies, or marquees are proposed for this project. All signage, awnings, canopies, marquees are to have a coated finish such as a powder-coated, painted, or kynar finish and shall not be a reflective metal finish. Signs on canopies are not permitted. Refer to the Department's Signs Guidelines (November 2012) for recommendations (see attached).

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 **November 14, 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.

Enclosures: Preliminary Shadow Fan Analysis
Department's Design Standards for Storefronts for Article 11 Conservation Districts
Department's Signs Guidelines

cc: Ralph Marchese, Owner's Representative
Kelly Wong, Current Planning
Alexis Smith, Citywide Planning and Analysis
David Winslow, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW

