



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 17, 2014
TO: Sean Sullivan, JS Sullivan Development, LLC
FROM: David Lindsay, Planning Department
RE: PPA Case No. 2014.1102U for 555 Golden Gate Avenue


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 planner, Mary Woods, at (415) 558-6315 or mary.woods@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.


David Lindsay, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 17, 2014
Case No.: **2014.1102U**
Project Address: 555 Golden Gate Avenue
Block/Lot: 0766/010
Zoning: RC-4 (Residential – Commercial, High Density) District
Van Ness Avenue Special Use District
130-V Height and Bulk District
Area Plans: Civic Center
Van Ness Avenue
Project Sponsor: Sean Sullivan
JS Sullivan Development, LLC
415-206-1578
Staff Contact: Mary Woods – 558-6315
mary.wwods@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 is located in the Downtown/Civic Center neighborhood on the south side of Golden Gate Avenue, between Van Ness Avenue and Polk Street. The proposal is to demolish the existing two-story commercial building on a through lot with frontages on Golden Gate Avenue and Redwood Alley and construct a 10-story, 121-foot tall mixed-use building. The existing building on the 8,000 square foot subject lot was constructed circa 1909. The proposed new building, containing approximately 60,000 square feet, would include approximately 1,000 square feet of ground floor commercial space fronting on Golden Gate Avenue, 52 dwelling units, and 40 off-street parking spaces with vehicular access on Redwood Alley.

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. In order to begin formal environmental review, please submit an *Environmental Evaluation Application (EEA)*¹ for the full scope of the project (demolition and construction). EEA forms 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 <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=9304>. See page 2 of the current *Fee Schedule*, effective August 29, 2014, for calculation of environmental application fees. Note that until an entitlement 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 preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) application received on July 10, 2014.

1. **Archeological Resources.** The PPA Application indicates that excavation would occur six feet below grade. However, page A4.00 of the submitted plans show the basement level extending 17.5 feet below grade. As part of the EEA, please clarify the depth of excavation required and provide the study indicated under "Geology" below. The proposed project would require a Preliminary Archeological Review (PAR), which would be conducted in-house by Planning Department archeologist. During the PAR it will be determined what type of soils disturbance/modification will result from the project, such as, excavation, installation of foundations, soils improvement, site remediation, etc. If there is a potential impact to archeological resources, an additional study may need 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.

Historic Resources. The building on the project site is currently listed as a "Category A" property (Known Historic Resource) on the Planning Department's Property Information Map (PIM) due to its inclusion in the Van Ness Area Plan Survey. However, the property was listed as "Not Significant" in the plan, indicating that it may have no historical significance. Due to this particular survey rating, Preservation staff has directed that the property should be treated as a "Category B" property (Potential Historic Resource) for the purposes of environmental review. Therefore, a Historic Resource Evaluation (HRE) will be needed to confirm whether the existing building is a historic resource (Part 1), and to evaluate the potential effects of the proposed project on historic resources (Part 2). As part of this evaluation, staff will consider potential effects on the existing on-site building, if determined to be a historic resource, and on the adjacent Civic Center Historic District. The HRE would need to be prepared by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture or Architectural History.

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

The department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool. Once the EEA is submitted, please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for the list of three consultants. Upon selection of the historic resource consultant, the scope of the Historic Resource Evaluation shall be prepared in consultation with Department Preservation staff.

2. **Hazardous Materials.** The proposed project would require more than 50 cubic yards of excavation on a site with existing on-site non-residential use (commercial building). As such, the project would be subject to Article 22A of the Health Code, also known as the Maher Ordinance, even though the property is not currently included on the citywide Maher map. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), would require 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 would need to be completed prior to the issuance of any building permit. Please indicate the anticipated amount of excavation in the EEA so that the assigned environmental planner can determine the applicability of the Maher Ordinance to the proposed project. 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>.
3. **Geology.** The PPA Application indicates that excavation would occur six feet below grade. However, page A4.00 of the submitted plans show the basement level extending 17.5 feet below grade. The application does indicate that ground disturbance of 5,000 square feet or more would be required. As part of the EEA, please clarify the depth of excavation required so that Planning Department staff can evaluate the potential for impacts related to geological conditions. Given the potential depth and amount of excavation, a geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should provide recommendations for any identified geotechnical concerns. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geology, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
4. **Transportation.** The PPA application indicates that the proposed 52-residential-unit project would include 34 one-bedroom units, 16 two-bedroom units, 2 three-bedroom units, and a total of 40 stacked parking spaces. Based on the Planning Department's Transportation Impact Analysis Guidelines, the project would potentially add approximately 94 PM peak-hour person

trips.² As such, a Transportation Impact Study (TIS) will not likely be required. A formal determination as to whether a TIS is required will be made after submittal of the EEA.

Additionally, an initial review of the proposed project was conducted by Planning Department transportation staff. The following recommendations and questions should be addressed before the submittal of the EEA:

- Provide specifications for the parking stackers.
 - Consider including residential transportation demand management (TDM) measures as part of the proposed project (list of measures to be provided during environmental review).
 - Confirm where the residential and commercial loading/unloading for the building would occur.
 - Consider placing the bicycle parking at ground level for more convenient access.
5. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. Staff has prepared a preliminary shadow fan analysis that indicates potential shadow impacts from the project to the northeastern portion of the Civic Center Plaza (see the enclosed PPA Shadow Fan Analysis). Though Civic Center Plaza is not under the jurisdiction of the San Francisco Recreation and Park Department, the proposed project's potential shadow effects on Civic Center Plaza would still need to be analyzed for CEQA purposes. The project therefore would require a shadow study. The project sponsor would be required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.
6. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project therefore would require an initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is needed. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.
7. **Air Quality.** The proposed project, with 52 dwelling units and approximately 1,400 sf of retail space, is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.³ Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction

² San Francisco Planning Department. *Transportation Calculations*, August 19, 2014. These calculations are available for review as part of Case File No. 2014.1102U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

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

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 within an Air Pollutant Exposure Zone and includes sensitive land uses (dwelling units). Therefore, exhaust measures during construction and enhanced ventilation measures as part of building design may be required. Enhanced ventilation measures would be the same as those required for projects, such as this project, subject to Article 38 of the Health Code.⁴ 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.

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project's height of 122 feet, the proposed project would likely require a backup diesel generator and additional measures may be necessary to reduce its emissions. Detailed information related to any proposed stationary sources shall be provided with the EEA.

8. **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.⁵ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations. Please be specific and provide detailed information in the discussion column to clarify how the proposed project would comply with each item. 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.

⁴ Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

⁵ Refer to <http://sfplanning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

9. **Stormwater Management.** The proposed project would result in more than 5,000 sf of ground disturbance. Therefore, the proposed project 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 impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>.
10. **Tree Planting and Protection Checklist.** The DPW 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* with the EEA and ensure that trees are appropriately shown on site plans.
11. **Bird-Safe Building Ordinance.** The proposed project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards.⁶ The project's environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.
12. **Notification of Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 ft. 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.
13. **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

⁶ San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: <http://www.sfplanning.org/index.aspx?page=2506>

agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a 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>.

If the environmental 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 environmental analysis indicates that the project may have a significant impact on the environment, Planning Department staff would prepare an Initial Study to determine the type of environmental document needed. If the Department finds that the project would have significant environmental impacts that can be reduced to a less-than-significant level by incorporation of mitigation measures agreed to by the project sponsor, then the Department would issue a Mitigated Negative Declaration (MND). If the Department finds that the project would have significant environmental impacts that cannot be reduced to a less-than-significant level, an Environmental Impact Report (EIR) would be required. The Department would require that the EIR be prepared by an environmental consultant from the Department's qualified environmental consultant pool. The Environmental Planner would provide more detail 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** from the Planning Commission is required for the proposed project per the following Planning Code Sections:
 - a. **New Construction over 50 feet in height (Sections 253 and 253.2).** Conditional Use Authorization is required for new construction of a building greater than 50 feet in height in a RC District. In reviewing such proposals, the Planning Commission shall consider the expressed purposes of the RC Districts, and of the height and bulk districts, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and

may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located. For properties within the Van Ness Special Use District, pursuant to Planning Code Section 253.2, setback requirements above 50 feet may be imposed as a condition of approval of the Conditional Use Authorization under this section.

- b. **Bulk (Section 270).** The project site is located in the 130-V Height and Bulk District. Based on this designation, the bulk of the building above 50 feet must be in compliance with Section 253.2.

2. **Variances.** As proposed, the project will require Variances from the following Planning Code Sections. Please note that there are five Variance criteria outlined in Planning Code section 305 that must be met for each requested variance:

- a. **Rear Yard (Sections 134 and 243(c)(7)).** The project requires a rear yard of at least 25 percent of the lot depth beginning at the lowest story containing a dwelling unit. The plans submitted indicate that the proposed rear yard is approximately 23 feet while a 30-foot rear yard is required. However, in the Van Ness Special Use District, the rear yard requirement may be modified or waived by the Zoning Administrator provided that all the conditions stated under Section 243(c)(7) are met.
- b. **Exposure (Section 140).** All dwelling units must face directly onto an open area. The open area may be a public street, alley or side yard measuring at least 25 feet in width or an inner court which is at least 25 feet in every horizontal dimension for the floor at which the dwelling is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. It is unclear from the plans whether all the units meet this requirement. Please ensure that the project meets this requirement or seek and justify a variance. The Department generally encourages projects to minimize the number of units needing an exposure variance.
- c. **Off-Street Parking (Sections 150, 151, 161, 243(c)(9)(F) and 307(i)).** The project requires one parking space per dwelling unit. However, in the Van Ness Special Use District, the parking requirement may be reduced or modified by the Zoning Administrator or the Planning Commission provided that the conditions stated under Section 307(i) are met.

3. A **Building Permit Application** is required for the proposed new construction on the subject property.

4. A **Demolition Permit Application** is required for the demolition of the existing building.

Conditional Use authorization and Variance applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400; at the Planning Information Center at 1660 Mission Street, First Floor; and online at www.sfplanning.org. Building and Demolition Permit applications are available at the Department of Building Inspect 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.

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 PROJECT COMMENTS:

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

1. Civic Center and Van Ness Avenue Area Plans. The subject property falls within the area covered by the Civic Center Area Plan and the Van Ness Avenue Area Plan in the City's General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at:

http://www.sf-planning.org/ftp/General_Plan/Civic_Center.htm
http://www.sf-planning.org/ftp/General_Plan/Van_Ness_Ave.htm

2. Street Trees (Section 138.1). Planning Code Section 138.1 requires one street tree for every 20 feet of frontage where dwelling units are being added or where the addition of gross floor area equal to 20 percent or more of the gross floor area of an existing building is proposed. A total of eight new trees are proposed for the project. The new trees would have to meet the requirements set forth in Planning Code Section 138.1. In DTR, RC, C, NC and Mixed-Use Districts, and Planned Unit Developments, all street trees shall: have a minimum 2 inch caliper, measured at breast height; branch a minimum of 80 inches above sidewalk grade; be planted in a sidewalk opening at least 16 square feet, and have a minimum soil depth of 3 feet 6 inches; and include street tree basins edged with decorative treatment, such as pavers or cobbles. Edging features may be counted toward the minimum sidewalk opening if they are permeable surfaces per Section 102.33.

3. Street Frontages (Section 145.1). Per Planning Code Section 145.1(c)(4) and 145.1(c)(6), ground floor non-residential uses in all RC districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade and 60% transparency into the interior of the ground floor spaces. It appears that the proposed ground floor height is less than the minimum 14 feet (approximately 12 feet). As such, the floor-to-floor height will need to be revised, and additional information on the transparency should be provided on the elevations.

4. Bicycle Parking (Sections 155.1 and 155.2). Planning Code Section 155.2(b)(6) requires this project to provide at least 52 Class One and 3 Class Two bicycle parking spaces. The proposed project information indicates that the project will meet these requirements. Future submittals should depict proposed bicycle spaces as outlined in the *Zoning Administrator Bulletin No. 9: Bicycle Parking Standards: Design and Layout*.

5. Unbundled Parking (Section 167). 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.

6. Van Ness Special Use District (Section 243). In order to implement the objectives and policies of the Van Ness Avenue Area Plan, a part of the City's General Plan, which includes (i) creation of a mix of residential and commercial uses on the boulevard, (ii) preservation and enhancement of the pedestrian environment, (iii) encouragement of the retention and appropriate alteration of architecturally and historically significant and contributory buildings, (iv) conservation of the existing housing stock, (v) enhancement of the visual and urban design quality of the street, and (vi) the establishment of an area appropriate for a medical center use (the "Van Ness Medical Use Subdistrict") to support citywide and regional health care at the transit nexus of Van Ness Avenue and Geary Boulevard. Various controls are imposed in the Van Ness Special Use District, including but not limited to basic floor area ratio, housing density, rear yards, affordable housing, parking, and ground level wind currents. The project sponsor is encouraged to be in compliance with the special use district.

7. Inclusionary Affordable Housing Program (Sections 243(c)(9)(B) and 415 through 415.11). Affordable housing is required for a project proposing ten or more dwelling units. *The Project Sponsor must submit an Affidavit of 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. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) 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:

- a. direct financial construction from a public entity
- b. development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

8. First Source Hiring Agreement (Administrative Code Chapter 83). A First Source Hiring Agreement is required for any project proposing to construct ten or more dwelling-units. 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

9. Impact Fees. This project will be subject to various impact fees. An initial review indicates the following impact fees, which are assessed by the Planning Department, will be required:

a. Transit Impact Development Fee (Sections 411 through 411.9). Any new construction that cumulatively results in at least 800 gross square feet or more of a use covered by the TIDF chart in Section 411.3 is required to pay TIDF impact fees. Residential is excluded, and there is a credit for the gross square feet of uses being eliminated, but retail/entertainment is currently charged at a rate of \$13.30/gsf.

PRELIMINARY DESIGN COMMENTS:

The project is located near Civic Center adjacent to the San Francisco Public Utilities Commission headquarters and the Civic Center Courthouse as well as some residential properties. Building heights vary considerably, but the prevailing height is at a five to six story level. Character varies as well in the area, but generally residential buildings express bays and surfaces are light in color. The following comments address preliminary design issues that may significantly affect the proposed project:

- 1. Site Design, Open Space, and Massing.** The Planning Department recommends re-proportioning the building to create a streetwall along Redwood Alley up to the prevailing neighborhood height and redistributing the open space to enlarge the side courts or reflect the adjacent building property-line setback to the east.
- 2. Street Frontage.** The Planning Department recommends pushing the parking deeper into the block and instead providing active use along Redwood Alley within the first 25 feet of the building depth of street frontage. This use could be either retail or residential, the latter in accordance with the Department's Ground Floor Residential Guidelines. The sponsor should consider uses on this alley that would be engaging with the public realm.
- 3. Parking.** The Planning Department has no comments other than the recommended removal or redistribution of parking outlined in the "Street Frontage" comment above.
- 4. Architecture.** The materials and fenestration proportions should reflect dominant characteristics in the Civic Center area. The glazing size should be reduced in favor of a stronger demonstration of frame, mass, and opacity. The opaque materials should be light in color and masonry in type. The facades should reflect significant depth and layering to create visual interest and character for pedestrians. The ground level should have more variability in material beyond glazing to continue

the horizontal rhythm of the neighborhood. The top of the building should be completed with solid, not open, guardrails.

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 **March 17, 2016**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Groups Mailing List
Shadow Fan Analysis

cc: JS Sullivan Development, LLC, Property Owner
Mary Woods, Current Planning
Kansai Uchida, Environmental Planning
Kay Cheng, Citywide Planning and Analysis
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Jerry Robbins, MTA
Jerry Sanguinetti, DPW

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL
Aaron	Peskin		-	470 Columbus Avenue, Ste. 211	San Francisco	CA	94133	415-986-7014	aaron.peskin@earthlink.net
Adrian	Simi	Local Field Representative	Carpenters Local 22	2085 Third Street	San Francisco	CA	94107	415-355-1322	ASimi@nccrc.org
Alex	Lantsberg	Research Analyst	Carpenters Local 22 c/o NCCRC Research	265 Hegenberger Road, Ste. 220	Oakland	CA	94621	510-430-9706 x109	alantsberg@nccrc.org
Chuck	Turner	Director	Community Design Center	5 Thomas Mellon Circle, #128	San Francisco	CA	94134	415-586-1235	hn3782@earthlink.net
David	Villa-Lobos	Executive Director	Community Leadership Alliance	P.O. Box 642201	San Francisco	CA	94109	415-921-4192	admin@communityleadershipalliance.net
Diego	Hernandez	Organizer	Laborers Local 261	3271 18th Street	San Francisco	CA	94110	415-826-4550	dhernandez@ncdcliu.org
Grace	Shanahan	President	Residential Builders Association	1717 17th Street, Ste. 200	San Francisco	CA	94103	415-252-1900	grace@rbsf.com
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NEIGHBORHOOD OF INTEREST

Citywide
Citywide
Citywide

Citywide
Citywide

Citywide
Citywide
Citywide

Citywide

Citywide
Citywide

Citywide

Citywide
Citywide
Citywide

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NEIGHBORHOOD OF INTEREST

Downtown/Civic Center, Nob Hill
Downtown/Civic Center, South of Market

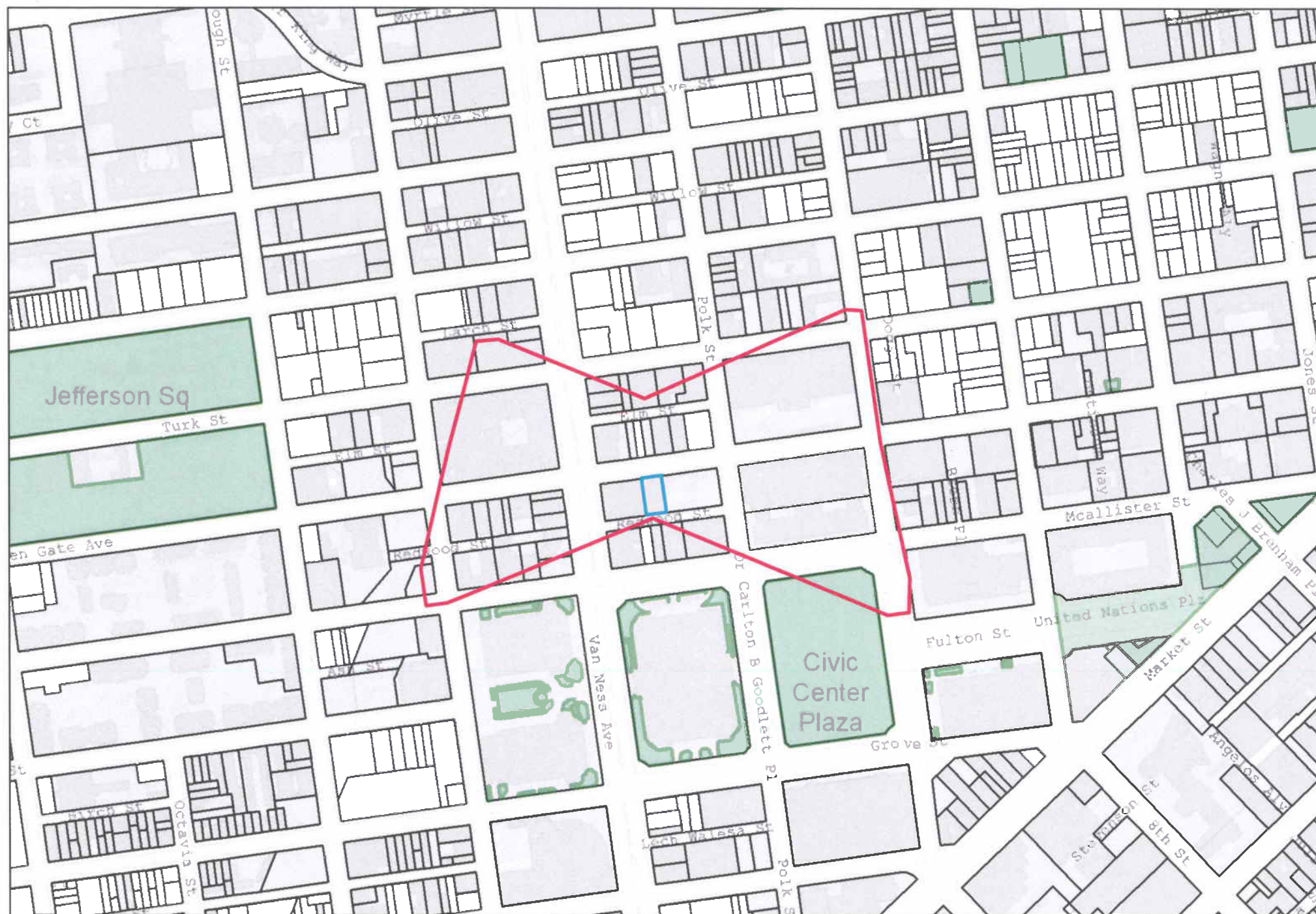
Chinatown, Downtown/Civic Center, Marina, Mission,
Nob Hill, North Beach, Pacific Heights, Presidio, South
of Market
Downtown/Civic Center
Downtown/Civic Center, North Beach, South of Market,
Treasure Island/YBI

Castro/Upper Market, Downtown/Civic Center,
Mission, South of Market, Western Addition
Downtown/Civic Center, Financial District, Marina, Nob
Hill, Pacific Heights, Presidio Heights, Russian Hill,
Seacliff, South of Market
Bernal Heights, Downtown/Civic Center, Haight
Ashbury, Inner Sunset, Western Addition

Downtown/Civic Center, Nob Hil
Downtown/Civic Center, Mission, South of Market,
Western Addition
Downtown/Civic Center
Castro/Upper Market, Downtown/Civic Center, Mission

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

Downtown/Civic Center, Western Addition



Title: 555 Golden Gate Ave - 2014.1102U

Comments: Shadow Fan Study - 133' Building

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