



SAN FRANCISCO PLANNING DEPARTMENT

DATE: August 14, 2015
TO: Ben Hale
FROM: Julian J. Bañales, Planning Department
RE: PPA Case No. 2015.006513PPA for 45 Dore Street

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

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Shaunn Mendrin, at (415) 575-9178 or shaunn.mendrin@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 "Julian J. Bañales", written over a horizontal line.

Julian J. Bañales, Southeast Team Manager



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: August 14, 2015
Case No.: 2015-006513PPA
Project Address: 45 Dore St
Block/Lot: 3518/033
Zoning: RED-MX
Western SoMa
45-X Bulk and Height District
Area Plan: Western SoMa
Project Sponsor: Ben Hale
(415) 675-1775
Staff Contact: Shaunn Mendrin – (415) 575-9178
shaunn.mendrin@sfgov.org

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DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on May 18, 2015, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not 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, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, 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 sponsor proposes to demolish the interior of an existing 4,250 square foot, one-story building to construct a new 4-story, 45-foot tall addition for group housing. As a contributor to the Western SoMa Light Industrial and Residential Historic District, the existing building—constructed in 1923—is a historic resource. The proposed project would retain the shell and façade of the existing building and rehabilitate deteriorated elements. The new addition would be setback 15 feet from the existing façade.

The group housing project would include 36 units and a common living area on the ground floor. Each unit would include a living/sleeping area, a bathroom, and limited cooking facilities. The proposal includes a 25 percent rear yard setback with the main common open space located at grade. Five bedrooms on the second level will have terraces. The project would include 36 Class I bicycle spaces and no vehicular parking.

BACKGROUND:

The project site is within the Western South of Market (SoMa) Area Plan. The Western SoMa Area Plan covers two connected areas: one ("north of Harrison Street") roughly bounded by 13th, Bryant, Seventh and Minna Streets; and the second ("south of Harrison Street") roughly bounded by Townsend, Fourth, Harrison and Seventh Streets. On December 6, 2012, the Planning Commission certified the *Western SoMa Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project (Programmatic Final Environmental Impact Report (Western SoMa PEIR))* by Motion 18756 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{1,2} The Western SoMa Area Plan and its associated rezoning became effective April 27, 2013.

ENVIRONMENTAL REVIEW:

Community Plan Exemption

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

As discussed above, the proposed project is located within the Western SoMa Area Plan, which was evaluated in the *Western SoMa PEIR*. If the proposed project is consistent with the development density identified in the area plan, it would be eligible for a community plan exemption (CPE). Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination.

Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Western SoMa PEIR*, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Western SoMa PEIR* are applied to the proposed project, and a CPE checklist and certificate is

¹ San Francisco Planning Department. Western SoMa Community Plan, Rezoning Adjacent Parcels and 350 Eighth Street Project Environmental Impact Report, Planning Department Case No. 2008.0877E and 2007.1035E, certified December 6, 2012. Available online at: <http://sf-planning.org/index.aspx?page=1893>

² San Francisco Planning Department. San Francisco Planning Commission Motion 18756, December 6, 2012. Available online at: <http://sf-planning.org/modules/showdocument.aspx?documentid=9034>

prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) and (b) the CPE certificate fee (currently \$7,580).

2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Western SoMa PEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Western SoMa PEIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Western SoMa PEIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (<http://www.sf-planning.org/index.aspx?page=3458>). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

To begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **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.** EEAs 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 under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.³

Below is a list of topic areas addressed through the environmental review process. Some of these would require additional study based on the preliminary review of the project as it is proposed in the PPA application.

1. **Historic Resources.** The project proposes demolition of a contributor to the Western SoMa Light Industrial and Residential Historic District; therefore, the proposed demolition and/or alteration project is subject to review by the Department's Historic Preservation staff. To assist in this review,

³ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The HRE scope will require a compatibility analysis of the new construction with the historic district and an impact analysis of the new construction on the historic district. The HRE scope will also require an individual evaluation of the subject building which was not completed as part of the previous survey. The qualified professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. The selected consultant must scope the HRE in consultation with Department Historic Preservation staff. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. Historic Preservation staff will not begin reviewing your project until a complete HRE is received.

2. **Archeological Resources.** The *Western SoMa FEIR* identified the potential for project-specific significant impacts on archeological resources resulting from ground-disturbing activities in the Plan area. *Western SoMa FEIR Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment* applies to any project involving any soils-disturbing activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five feet or greater below ground surface in the *Western SoMa Community Plan* area for which no archeological assessment report has been prepared. The project sponsor anticipates that the proposed project would result in excavation to a depth of approximately four feet below grade; therefore, this mitigation measure would not apply. Should the required depth of excavation reach five feet or greater; however, then *Mitigation Measure M-CP-4a* would apply.

Western SoMa FEIR Mitigation Measure M-CP-4b: Procedures for Accidental Discovery of Archeological Resources would apply to the proposed project. This measure is intended to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). This mitigation measure requires the project sponsor to distribute the San Francisco Planning Department archeological resource "ALERT" sheet to on-site construction workers and to provide a signed affidavit to the Environmental Review Officer (ERO) confirming that all field personnel received the "ALERT" sheet. If an archeological resource is encountered, or the presence of a resource is suspected, the foreman or project sponsor must immediately notify the ERO and suspend any soils-disturbing activities until the ERO determines what measures to take.

3. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. However, to access the proposed project site, residents and guests must travel on at least one high injury corridor as mapped by Vision Zero.⁴ Planning staff have reviewed the proposed site plans and offer the following recommendations for the environmental evaluation application (EEA):

- The project sponsor should clarify access to the bicycle parking on the plans.

⁴ This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

- The project sponsor should clarify the total proposed sidewalk width on the plans.
 - The project sponsor and environmental case planner should ensure that the proposed project is consistent with changes to adjacent roadways (e.g., Folsom)
 - The project sponsor should demonstrate that the project conforms to the Better Streets Plan requirements (Planning Code Section 138.1).
 - The environmental case planner should coordinate with the Streetscape Design Advisory Team (SDAT) regarding alley treatments.
 - The environmental case planner should conduct a site visit to observe pedestrian conditions.
4. **Noise.** The proposed project would introduce a noise-sensitive use (residential uses) to the project site and, therefore, would be subject to *Western SoMa FEIR Mitigation Measure M-NO-1b: Siting of Noise-Sensitive Uses*. *Mitigation Measure M-NO-1b: Siting of Noise-Sensitive Uses* requires the preparation of a noise analysis that includes, at a minimum, (1) a site survey to identify potential noise generation uses within 900 feet with a direct line of site to the project site and (2) a 24-hour noise measurement with average and maximum noise level readings to accurately describe maximum nighttime noise levels. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and completed prior to the first project approval action. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the individual project site that appear to warrant heightened concern about noise levels in the vicinity. Should the Planning Department conclude that such concerns be present, the Planning Department would require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action.
- Western SoMa FEIR Mitigation Measure M-NO-1d: Open Space in Noisy Environments* specifies that Planning Code-required open space should be protected to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. The proposed project would include 1,062 square feet of private outdoor open space. Therefore, *Mitigation Measure M-NO-1d* would apply to the proposed project.
- The Western SoMa FEIR* identified noise mitigation measures to address significant impacts resulting from construction activity associated with development in the Plan area. *Western SoMa FEIR Mitigation Measure M-NO-2a: General Construction Noise Control Measures*, which requires that development projects in the Western SoMa Community Plan area undertake noise attenuation measures to ensure that project noise from construction activities is minimized to the maximum extent feasible, would apply to the proposed project.
5. **Air Quality.** The proposed project's 36 dwelling units are below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁵ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required.

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

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 proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6.

Local Health Risks and Hazards

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. The project proposes to construct new sensitive land uses (residential uses), which are subject to enhanced ventilation measures pursuant to Health Code Article 38. The project sponsor will be required to submit an Article 38 application to DPH prior to the issuance of any environmental determination. Please provide a copy of the Article 38 application with the EEA.⁶ In addition, equipment exhaust measures during construction, such as those listed in *Mitigation Measure M-AQ-6, Construction Emissions Minimization Plan for Criteria Air Pollutants* and *Mitigation Measure M-AQ-7, Construction Emissions Minimization Plan for Health Risks and Hazards* will likely be required.

If the project would generate new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors and additional measures will likely be required to reduce stationary source emissions. Based on the information in the PPA application, the proposed project likely would not require a backup diesel generator due to the proposed height, but this will be confirmed at the time of the EEA submittal.

- 6. Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. 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.⁷ The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.

⁶ Refer to <https://www.sfdph.org/dph/files/EHSdocs/AirQuality/Article38Application.pdf> for more information.

⁷ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

7. **Wind.** The proposed project would be 45 feet or less in height; it is unlikely that the Planning Department will require further wind analysis.
8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on San Francisco Recreation and Park properties subject to Section 295 or other Public Plazas (not owned by Recreation and Parks). It is unlikely that the Planning Department will require further shadow analysis.
9. **Geology.** The project site is located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.⁸ A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, 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.
10. **Hazardous Materials.** The proposed project would disturb more than 50 cubic yards of soil in an area with likely site contamination due to previous industrial uses. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I 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.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: https://www.sfdph.org/dph/files/EHSdocs/ehsForms/FormsChemHz/2015-03_Maher_app.pdf. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <https://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

Because the proposed project would entail altering and/or demolishing existing interior structures, *Western SoMa FEIR Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement* would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent

⁸ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to the partial or complete demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the partial or complete demolition of buildings that may contain lead paint.

11. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."
12. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations 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/>.

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. A **Variance** for Exposure (§140) and Frontages (145.1(c)(3)) would be required based on the current design and layout. Modifications could be made to the project to eliminate the need for Variances.
2. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

A Variance application is available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged, and in some cases required, 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.

Notification of a Project Receiving Environmental Review. Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

PRELIMINARY PROJECT COMMENTS:

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

1. **Western South of Market (SoMa) Area Plan.** The subject property falls within the area covered by the Western SoMa Area Plan in the 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. In addition to the Plan, there are the Western SoMa Design Standards. They are intended to provide additional guidance for new development and alterations to existing structures. It is suggested that you read both documents.

Western SoMa Area Plan: http://www.sf-planning.org/ftp/general_plan/Western_SoMa_Area_Plan.pdf.

Design Standards: <http://www.sf-planning.org/modules/ShowDocument.aspx?documentid=7332>

2. **Western SoMa SUD.** As noted above, the subject site is located within the Western SoMa Special Use District (§823). This section includes additional controls for projects within the Special Use District Area. Specifically, the following will apply to the proposed group housing project:
 - o **§823(2)(B):** Roof Decks shall not qualify as required private or common usable open space.
 - o **§823(C)(3):** Group Housing is subject to the Exposure requirements of Section 140. Specifically, the rooms at the back of the structure must have a 25 foot horizontal clearance at the first floor and the allowed permitted obstructions in §136. The proposed Gazebo and Trash Enclosure encroach into this requirement and would require a Variance. As noted above the enclosure removes open space from the development and it does not meet the intent of the Exposure requirements.
3. **New Legislation - Inclusionary Housing Program.** New legislation regarding Group Housing requirements was adopted by the Board of Supervisors on July 28, 2015. The Inclusionary Housing requirements in Planning Code Section 415 would be applied to Group Housing Projects proposing ten or more dwellings. The main amendments from the legislation are as follows:
 - A. Apply exposure requirements to group housing and allow a Zoning Administrator partial waiver from the exposure requirements for all group housing bedrooms or the group housing common room. The partial waiver would allow the windows to face an open area of 15 feet by 15 feet. However, due to the more restrictive Zoning of the Western SoMa SUD, a waiver cannot be granted.
 - B. Clarify that the inclusionary group housing bedrooms would be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet. Otherwise, the inclusionary group housing bedrooms would be subject to the price for a studio.
 - C. Allow on-site inclusionary group housing rooms satisfying the Inclusionary Requirements to be exempt from density calculations.

You may view the Board of Supervisors packet at the following link:
<https://sfgov.legistar.com/View.ashx?M=F&ID=3881993&GUID=B1816FBC-683A-4381-9316-4A39E553B4F0>

Upon submittal of the application, you will need to include the Affordable Housing Affidavit, which may be found at the following link: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8422>

4. **Group Housing.** The proposed project is "Group Housing" per Planning Code Section 102, which is a Residential Use that shall include, but not necessarily be limited to, a Residential Hotel,

boardinghouse, guesthouse, rooming house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery, convent, or ashram. Group housing is permitted to have limited cooking facilities (a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner); however, it is required to have community amenities and communal spaces. Under the recently adopted legislation, group housing would be subject to the Inclusionary Affordable Housing Program. Therefore, the proposed project will need to demonstrate that it can comply with the new controls for Group Housing. Staff is also concerned about meeting the intent of Section 140 (Exposure) and the minimal amount of common area provided. To meet the intent of the Exposure requirements, the ground floor rear units should have 25 feet horizontal distance from the windows, which currently does not exist due to the shed and gazebo in the rear yard. Secondly, the proposed minimal common space on the ground floor results in approximately 28 square feet per bedroom, which is substantially below other group housing developments. The project should include common areas on each floor. Staff would not support the project as proposed.

5. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application may be downloaded at the following link: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.
6. **Open Space – Residential.** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally, at least 80 square feet of private or common open space (per dwelling unit) is required for each residential unit. Because the proposal includes construction of group housing, this requirement is 1/3 the amount required for dwelling units. As proposed, a total of 960 square feet would be required, which appear to be satisfied within the rear yard. To assist in the review of this proposal, please identify the amount of private open space, common open space, and the overall dimensions for all open space elements on the project site. Please annotate the group housing units, which will have private versus common open space (if proposed). Planning Code 135 also provides the required dimensions for private versus common open space.
7. **Obstructions.** Planning Code Section 136 allows for certain architectural features and minor structures to encroach into the required rear yards. The proposed project includes bay window elements on the rear wall. The formal submittal will need to demonstrate that the window elements comply with the dimensional requirements set forth in §136(G)(3), including separation and aggregate length (max of 2/3 wall width). The submitted plans lack information to make a determination on compliance of these elements. The plans also include a gazebo and trash enclosure within the rear yard area. Section 136(c)(23) allows for the encroachment of these types of elements within the rear yard. The proposed gazebo enhances the open space of the rear yard; however, the trash enclosure does not. Due to the limited amount of open space in the SoMa area, the rear yard area should provide the total square footage required. In addition §134 limits allowed obstructions to a maximum aggregate total of 2/3 of the lot width, which the total of the two appears to exceed. The proposed trash enclosure should be relocated within the building to retain open space in the rear yard and to facilitate the carrying out of trash to the street.
8. **Bird Safety.** Planning Code Section 139 includes standards for Bird-Safe buildings. The subject site is not located across from an Urban Bird Refuge; however, the project does include window glazing that may qualify as Feature-Related elements. Please refer to §139 and the Planning Department

webpage at <http://www.sf-planning.org/index.aspx?page=2506> for further information. The formal plan submittal will need to include details and specifications to demonstrate that the project complies with the requirements of the Planning Code.

9. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Existing trees, if they were present on the project site, would apply towards the street tree requirement. Based on the street frontage, 3 street trees are required. The proposed project meets this requirement. Please include a specification for the tree size as per §138.1 on the formal submittal. Also, please check with the Department of Public Works and obtain an "Interdepartmental Referral for Feasibility of Tree Planting or Removal."
10. **Street Frontage.** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, active space and are appropriate and compatible with the buildings in RED-MX District. Although the front façade is being retained, it does not appear to meet the definition of "Active Spaces" as per §145(b)(2)(A). Please ensure that the ground floor street frontage meets all of these requirements as related to use, height, active space, transparency, fenestration, gates, railings and grillwork and include dimensions on the plans to assist staff with verification of conformance with these requirements. The formal application should demonstrate how the two front units on either side can provide direct access to the street as noted in the Design Review Comments below.
11. **Rooftop Screening.** Planning Section 141(c) requires screening of rooftop equipment. The enclosed plans indicate mechanical equipment located on the roof. Please include dimensions demonstrating compliance with this section on the formal plan set.
12. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The proposed project is required to provide 1 Class I bicycle parking space for every 4 bedrooms; therefore, the project is required to provide 9 Class I bicycle parking spaces. In addition, the project is required to provide a minimum of 2 Class 2 bicycle parking spaces. Currently, the proposed project exceeds this requirement by including approximately 36 Class 1 bicycle parking spaces and 1 Class 2 bicycle parking space. The proposed Class 2 spaces will need to be increased by 1 additional Class 2 facility and the formal submittal should clearly indicate compliance with the requirements of Class I bicycle parking.
13. **Height.** Planning Section 260.102 specifies how building height is measured and the allowable exemptions. The proposed project height is 45 at the top floor and 55 for the stairwell penthouse. The code limits the horizontal areas of the exemptions to no more than 20% of the roof area. Please include dimensions on the formal application to demonstrate compliance with these requirements.
14. **Flood Notification.** The project site is in a block that has the potential to flood during storms. The SFPUC will review the permit application to comment on the proposed application and the potential for flooding during wet weather. Applicants for building permits for either new construction, change of use, or change of occupancy, or for major alterations or enlargements must contact the SFPUC at

the beginning of the process to determine whether the project would result in ground-level flooding during storms. Requirements may include provision of measures to ensure positive sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters. The side sewer connection permits for such projects need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, DBI, or the Successor Agency to the San Francisco Redevelopment Agency. For information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4: http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf

15. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 423.3(d) of the Planning Code.

More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.

16. **Impact Fees.** This project will be subject to various impact fees. Please refer to the Planning Director's Bulletin No. 1 for an overview of Development Impact Fees, and to the Department of Building Inspection's Development Impact Fee webpage for more information about current rates.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

- a. Affordable Housing Fee (415)
- b. Eastern Neighborhoods Impact Fees (423)

PRELIMINARY DESIGN COMMENTS:

The project is located in the Western SoMa Special Use District. The adjacent context includes buildings that are two to six stories in height with a mix of residential, commercial and industrial uses. The predominant material is masonry with punched openings.

The project site contains one or more structures considered to be a potential historic resource; therefore, the proposed project is subject to further design review by the department's Historic Preservation staff. Please refer to the Environmental Planning Review – Historic Resources section of the Preliminary Project Assessment for further instruction.

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

1. **Site Design, Open Space, and Massing.** The Planning Department may have further comments upon design review by Preservation Staff.

2. **Street Frontage.** The Planning Department requests compliance with the active use requirement and suggests reconfiguring the front units so that they can have individual entries from the proposed lobbies on Dore Street.
3. **Architecture.** The Planning Department strongly encourages adding common space on each floor to compliment the bedrooms.

The Planning Department prefers more industrial materials for the new construction façade and recommends exploring the retention and repair of existing steel windows. The façade should include high-quality materials and detailing. Please continue to work with Preservation staff on maintaining resource integrity.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. A Variance and Building Permit Application, as listed above, must be submitted no later than **February 2, 2017**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosures: Shadow Fan
Neighborhood Group Mailing List
(Link: <http://www.sf-planning.org/index.aspx?page=1654>)

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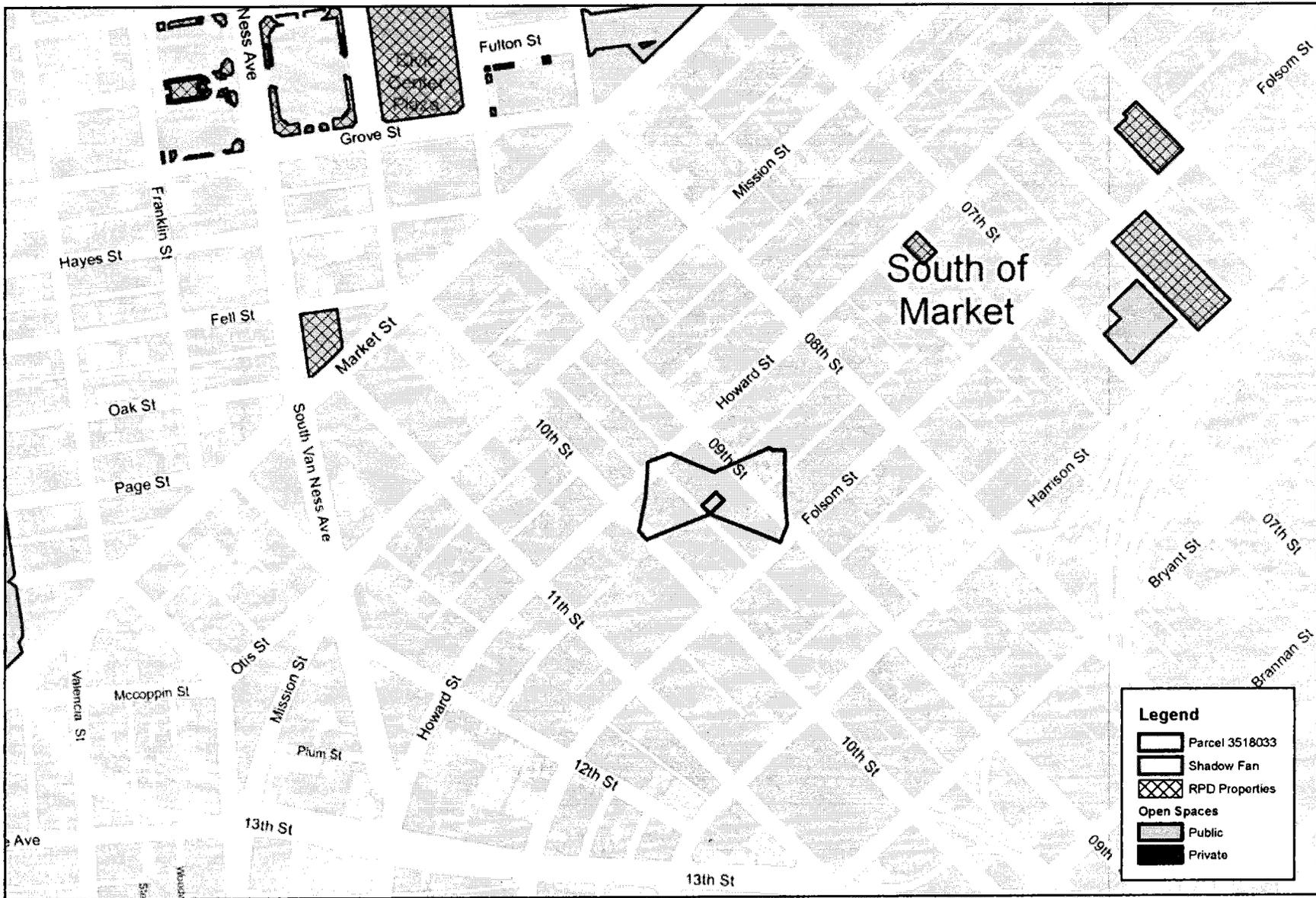
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Shadow Fan



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