



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 1, 2016
TO: Daniel Frattin, Reuben, Junius & Rose, LLP
FROM: David Lindsay, Planning Department
RE: PPA Case No. 2015-007917PPA for 2675 Geary Blvd

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, Christopher May, at (415) 575-9087 or christopher.may@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

David Lindsay 1/29/16

David Lindsay, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: February 1, 2016
Case No.: 2015-007917PPA
Project Address: 2675 Geary Blvd
Block/Lot: 1094/001
Zoning: NC-3
40-X and 80-D
Project Sponsor: Daniel Frattin, Reuben, Junius & Rose, LLP
1 Bush St, Suite 600
San Francisco, CA 94104
Staff Contact: Christopher May – (415) 575-9087
christopher.may@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:

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 November 12, 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 proposal involves tenant improvements and a 1,920 square-foot vertical addition to the existing two-story building located in the rooftop parking lot to accommodate new retail uses. The proposal also involves the removal of 57 vehicular parking spaces in parking lot 'F' and the construction of a two-story, 15,200 square-foot retail building in their place.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)** for the full scope of the project. 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 calculation of environmental application fees.¹ **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.**

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project could be eligible for a Class 32 infill development categorical exemption under CEQA Guidelines Section 15332. If a Class 32 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Devyani Jain at (415) 575-9051 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could 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 (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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 site contains one or more buildings or structures considered to be potential historic resources (constructed 45 or more years ago); therefore, the proposed alteration is subject to review by the Department's Historic Preservation staff. To assist in this review, the project

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. 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. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.

2. **Archeological Resources.** The proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review.

If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of one of the Planning Department's three standard archeological mitigation measures (archeological testing, monitoring, or accidental discovery), or other appropriate measures. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required.

Tribal Cultural Resources. Tribal cultural resources (TCRs) are a class of resource established under CEQA in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.

3. **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,² the project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Circulation Memorandum. Please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with the pre-qualified Transportation Consultant Pool. A consultant of your choice from this list shall prepare the Circulation Memorandum. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared memorandum. To aid in the Department's determination, please clarify the nature and extent of proposed streetscape improvements and indicate them on the plans for the proposed project.

Upon completion of the Memorandum, you may be required to pay additional fees. Please contact Vernaliza Byrd at (415) 575-9025 to arrange payment.

Additionally, the proposed project is located on a high injury corridor as mapped by Vision Zero.³ Planning staff have reviewed the proposed site plans and request that you produce a new set that includes any transit stops on the site plan.

4. **Noise.** Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during the construction, measures to reduce construction noise may be required as part of the proposed project. The EEA application should indicate whether pile driving or other particularly noisy construction methods are required.
5. **Air Quality.** The proposed project's 17,120 square feet of retail does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction or operational screening levels for criteria air pollutants.⁴ Therefore, an analysis of the project's criteria air pollutant emissions is not anticipated.

In addition, 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. The proposed project is also required to prepare a Construction Dust Control Plan for review and approval by DPH.

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. Please provide specifications for any such sources with your EEA.

² This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>

³ This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>

⁴ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

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. 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 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 GHG Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the GHG Reduction Strategy.
7. **Shadow.** A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on any San Francisco Rec Park property subject to Section 295, or other non-rec park outdoor recreational facilities.
8. **Geology.** As the proposed project is located on a site with a slope greater than 20%, a geotechnical study prepared by a qualified consultant may be required. If the Department of Building Inspection requires a geotechnical report, please submit the report 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 the 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.
9. **Hazardous Materials.** The proposed project would involve more than 50 cubic yards of soil disturbance and is located in an area with suspected soil or groundwater contamination. 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: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and

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

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

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 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 demolition of buildings that may contain lead paint.

10. **Tree Planting and Protection.** The San Francisco 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."
11. **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 **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 121.1 for the development of lots in excess of 10,000 square feet, Section 121.2 to permit non-residential uses in excess of 6,000 square feet, and Section 304 for Planned Unit Developments on lots not less than ½ acre in size and to provide for modifications of certain provisions contained elsewhere in the Code.
2. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use Authorization applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building 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. **Development of Large Lots.** Planning Code Section 121.1 states that in order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots in excess

of 10,000 square feet in a Neighborhood Commercial (NC) District shall be permitted only as conditional uses. The subject lot is 288,297 square feet in area and therefore Conditional Use Authorization is required to allow the proposed redevelopment.

2. **Use Size Limits.** Per Planning Code Section 121.2, non-residential uses greater than 6,000 gross square feet in a Neighborhood Commercial (NC) District require Conditional Use Authorization. A conforming use which is above the threshold but which predates the use size limit requirement may change to a different use occupying the same floor area without a Conditional Use Authorization as long as there is no significant increase in the floor area. The proposal involves increasing the amount of retail floor area by approximately 17,120 square feet and therefore Conditional Use Authorization is required to allow the proposed redevelopment.
3. **Planned Unit Development.** Planning Code Section 304 outlines the procedures for Planned Unit Developments which are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code. The proposed development must meet the criteria applicable to Conditional Uses as stated in Section 303(c) and in addition, it shall affirmatively promote applicable objectives and policies of the General Plan including, but not limited to, principles of good urban design. Accordingly, Planning Department staff strongly recommends relocating the proposed new retail building to frame the street edges of Masonic Avenue and O'Farrell Street to enhance the pedestrian realm, promote a more active commercial streetscape, and maintain flexibility on the remainder of the site for potential future infill development.
4. **Streetscape Plan.** The project is on a lot that is greater than one-half acre in total area, contains 250 feet of total lot frontage on one or more publicly-accessible rights-of-way, encompasses the entire block face between the nearest two intersections, and proposes new construction, and as such, requires the submittal of a Streetscape Plan to the Planning Department to ensure that the new streetscape and pedestrian elements are in conformance with the Department's Better Street Plan. This Streetscape Plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets Plan and Section 138.1(c)(2)(ii) for the additional elements that may be required as part of the project's streetscape plan.
5. **Vision Zero.** The project is located on a "high-injury corridor", identified through the City's Vision Zero Program. Geary Blvd is designated as a Vision Zero Corridor and falls on the Vision Zero High Injury Network for vehicles and pedestrians. Masonic Avenue is designated as a Vision Zero Corridor and falls on the Vision Zero High Injury Network for vehicles, cyclists, and pedestrians. The

Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. Since the project is required to submit a streetscape plan per Section 138.1, the Department's Streetscape Design Advisory Team may require additional pedestrian safety streetscape measures.

6. **Green Connections.** The project is located on a Green Connection identified in the City's Green Connections Plan which, aims to increase access to parks, open spaces, and the waterfront by envisioning a network of 'green connectors' – city streets that will be upgraded incrementally over the next 20 years to make it safer and more pleasant to travel to parks by walking, biking, and other forms of active transportation. O'Farrell Street fronting the proposed project is part of Green Connections Route #3, the Market to beach route, an important east-west route that stretches from Yerba Buena Gardens downtown to Ocean Beach. Street improvement designs and public realm plans for O'Farrell Street should be consistent with the Green Connections Toolkit as well as the Ecology Guide for Route #3. See:

http://www.sf-planning.org/ftp/files/Citywide/green_connections/GC_Final_Report-CH5_Design_Toolkit.pdf and http://www.sf-planning.org/ftp/files/Citywide/green_connections/GC_RouteEcologyGuides_Final.pdf

7. **Street Frontages in Neighborhood Commercial Districts.** The intent of Planning Code Section 145.1 is to preserve, enhance, and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts. To better achieve this objective, the Department encourages the Project Sponsor to consider reorienting the proposed new retail building along one of the street edges – preferably on the corner of Masonic Avenue and O'Farrell Street.
8. **Masonic Avenue Streetscape Project.** The City is currently involved in a redesign of Masonic Avenue. This multi-agency, community-driven plan will redesign Masonic Avenue to improve safety for people walking, biking, taking transit, and driving on Masonic Avenue between Geary Boulevard and Fell Street. The plan is fully-funded, and in final design, and is scheduled to begin construction in 2016.

The Planning Department's Street Design Advisory Team (SDAT) strongly recommends that the project sponsor coordinate closely with the Masonic Avenue Streetscape Project, which will make significant changes to the streetscape along Masonic Avenue, including the frontage between O'Farrell Street and Geary Blvd. Streetscape configuration changes are also possible for adjacent streets such as O'Farrell Street. The project sponsor should coordinate with Alex Murillo at San Francisco Public Works, at Alex.M.Murillo@sfdpw.org, or 415-558-5296; and Maurice Gowney at SFMTA at Maurice.Gowney@sfmta.com or 415-701-4549.

9. **Geary Bus Rapid Transit Project.** The Geary BRT project will redesign Geary Blvd to improve transit capacity and reliability and enhance safety for people walking, biking, taking transit, and driving on Geary Blvd. The project is in the environmental review phase.

SDAT strongly recommends that the project sponsor coordinate closely with the Geary BRT project, which will make significant changes to the streetscape along Geary, including the frontage between

O'Farrell Street and Geary Blvd. The project sponsor should coordinate with staff from the San Francisco Transportation Authority; view more project information here: <http://www.sfcta.org/delivering-transportation-projects/geary-corridor-bus-rapid-transit-home>

10. **Vehicular Parking.** Planning Code Section 151.1 requires this project to provide at least 649 off-street vehicular parking spaces. The project proposes 580 off-street vehicular parking spaces. This deficiency of 69 spaces may be modified through the Planned Unit Development approval process per Planning Code Section 304 or can be replaced by bicycle parking spaces per Section 150(e) of the Planning Code.
11. **General Standards for Off-Street Parking.** Planning Code Section 155 requires this project to provide at least 23 parking spaces for persons with disabilities. The project proposes only 21 such spaces. In order to comply with this requirement, designate and redesign two standard parking spaces for use as parking spaces for persons with disabilities. Note: the "Estimated Occupied Square Footage and Parking Analysis" table indicates that all of the proposed new floor area will be devoted to retail uses, however the renderings suggest that some of the proposed new floor area may be devoted to restaurant uses, which have different vehicular and bicycle parking requirements.
12. **Bicycle Parking.** Planning Code Section 155.2 requires this project to provide secure, weather-protected Class 1 bicycle parking facilities intended for use as long-term, overnight, and work-day bicycle storage by non-residential occupants, and employees as well as publicly-accessible Class 2 bicycle parking spaces in a highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use. It is unclear from the two parking summary tables (Drawing Nos. 29 and 39) exactly how many existing, required and proposed bicycle parking spaces there are (Drawing No. 29 indicates the project proposes to maintain the existing nine (9) Class 1 bicycle parking spaces and forty-eight (48) Class 2 bicycle parking spaces, while Drawing No. 39 indicates the project proposes to maintain the existing nine (9) Class 1 bicycle parking spaces and sixty-eight (68) Class 2 bicycle parking spaces). Nor are any bicycle parking spaces shown on any of the existing or proposed site plan or floor plan drawings. Please consolidate all parking and floor area calculations onto one summary table and provide the number of existing, required and proposed bicycle spaces based on the occupied floor area of the uses listed in Table 155.2 and indicate the location and dimensions of all bicycle parking spaces on the existing and proposed site plan and floor plan drawings.
13. **Requirements for Shower Facilities and Lockers.** When shower facilities and lockers are required due to additions to, conversion, or renovation of uses, facilities shall be calculated based on the total square footage of the building or lot after the addition, conversion or renovations. The total occupied floor area of buildings on the lot would exceed 50,000 square feet. As such, Planning Code Section 155.4 requires this project to provide two (2) showers and twelve (12) clothes lockers for short-term use of the tenants or employees in that building.
14. **Baby Diaper-Changing Accommodations.** Planning Code Section 168 requires that a new Retail Sales and Services use that is 5,000 square feet or more in size or a Substantially Renovated Public-Serving Establishment provide a safe, sanitary and convenient baby diaper-changing station, deck table or similar amenity that is installed or placed in a separate, designated location. Each New

Public-Serving Establishment or Substantially Renovated Public-Serving Establishment shall be required to install and maintain, at each floor level containing restrooms accessible to the public, at least one Baby Diaper-Changing Accommodation that is accessible to women and one that is accessible to men, or a single Diaper-Changing Accommodation that is accessible to both. Each Establishment shall provide signage at or near its entrance indicating the location of the Baby Diaper-Changing Accommodations. Any New Public-Serving Establishment or Substantially Renovated Public-Serving Establishment encompassing multiple establishments and having a central directory shall indicate on the directory the location of all such accommodations.

15. **Building Height.** Planning Code Section 260 states that where a lot slopes upward from a street at the centerline of the building or building step, building height shall be measured from curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. It appears that the proposed vertical addition and new retail building are within the allowable building heights of 80 feet and 40 feet, respectively.
16. **Bulk.** Per Planning Code Section 270, the portion of the Crow's Nest building above 40 feet in height is limited to 100 feet in length and 140 feet diagonally across the floor plate of the building. Please provide these dimensions on the proposed site plan drawing.
17. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including:
(a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR
(b) *stormwater treatment* for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. 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. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.
18. **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) Transportation Sustainability Fee (TSF)

19. **Affordable Housing Bonus Program.** The City of San Francisco is in the process of developing a program that would offer a local mechanism to implement the State Density Bonus law (Government Code Section No. 65915) and is currently considering additional program options, including a component which offers density and development incentives for provision of middle income housing. This parcel is located within the proposed program study area, and the proposed project could receive density and other development incentives commensurate with provision of on-site affordable housing if consistent with the rules of the proposed program. Please refer to the Affordable Housing Bonus Program website (www.sf-planning.org/AHBP) for the latest information on the program, draft legislation, proposed schedule, and related.

PRELIMINARY DESIGN COMMENTS:

The project is located in the Western Addition Neighborhood along the significant transit corridor of Geary Boulevard. The current site consists of a large, low density use with significant existing parking which is atypical of the surrounding neighborhood and does not support active uses and a cohesive and defined streetwall along the public realm. Along with significant residential buildings, the area includes several institutional buildings including schools and medical centers.

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

1. **Site Design, Open Space and Massing.** To support the surrounding urban context and help define a streetwall, the Planning Department requests that the project team reconsider the new structure's location on the site and instead move any new construction to the corner of Masonic and O'Farrell. This built element should be immediately adjacent to the sidewalk (or with a small setback to provide exterior affiliated pedestrian use) and offer an accessible and high quality of public realm experience for pedestrians and encourage the use of public transit or bicycles.
2. **Streetscape and Pedestrian Improvements.** The Planning Department recommends significantly improved landscape buffering between the existing parking area and the adjacent residential and institutional neighborhood. With a new structure at Masonic and O'Farrell, new publically-accessible open space or amenities could be offered framed between it and the existing structure. Below are specific comments from the Department's Streetscape Design Assessment Team (SDAT), an interdepartmental group lead by Planning:
 - **Bulbout at Anza and O'Farrell.** In lieu of required Better Streets Plan sidewalk widening, SDAT recommends a *bulb-out* on the north side of O'Farrell at and through the T-intersection with Anza Vista. The *bulb-out* should span the width of the intersection, and include the crosswalks, with the tangent for the curb return starting a minimum of 5' beyond the crosswalks. Please include bulb-out dimensions on future plans. See: <http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions>
 - **Greening, Landscaping and Street Trees.** Special and extensive landscaping and greening are appropriate throughout the project's public realm on O'Farrell Street consistent with the street's

role as a Green Connections route. Consider incorporating a suggested planting pallet, per the Ecology Guide for Green Connections Route #3, which supports pollinator species (honeybees, moths, beetles, bats, wild bees etc.)

All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP).

Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.

3. **Architecture.** The Planning Department generally supports the architectural expression and intent of the proposed structure as it has a conceptual point of view, fine-grained texture, and volumetric expression. A new proposal adjacent to the corner indicated above should be welcoming to pedestrian access both to the sidewalk and any parking set behind it.

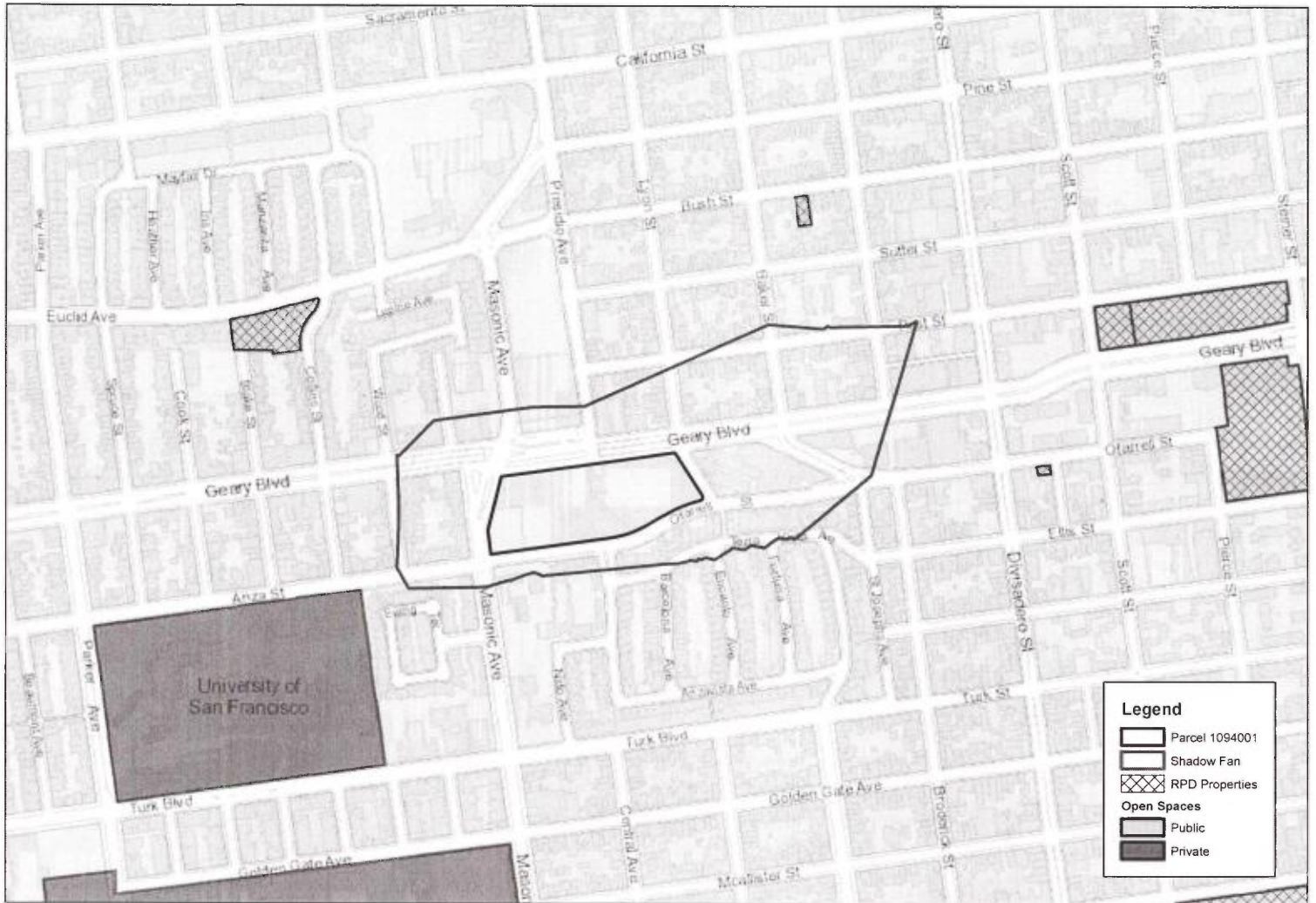
PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

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 **July 31, 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: Neighborhood Group Mailing List
Preliminary Shadow Fan

cc: Jason Blacksberg, Senior VP, Geary Boulevard LP, Property Owner
Christopher May, Current Planning
Justin Horner, Environmental Planning
Paolo Ikezoe, Citywide Planning and Analysis
Maia Small, Design Review
Ben Caldwell, SDAT Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Adrienne	Shiozaki Woo	President Board Chair	Japantown Merchants Association Nihonmachi Little Friends	1591 Webster Street 2031 Bush Street	San Francisco San Francisco	CA CA	94115 94115	415-202-0365 415-922-8868	nifchidcare@yahoo.com	0 Western Addition Western Addition
Al	Sodini		0 Arzu Vista Civic Improvement Club	140 Terra Vista Avenue	San Francisco	CA	94115	415-921-5131	duche931@aol.com	Western Addition
Barry	Perkins		0	2140 Pine Street	San Francisco	CA	94115	415-990-0234	barry_perkins@yahoo.com	Western Addition
Bob	Hamaguchi	Executive Director	Japantown Task Force	1765 Sutter Street, 2nd floor	San Francisco	CA	94115	(415) 346-1239	info@japantowntaskforce.org	Western Addition
Eve	Plasse		Martin Luther Tower	1001 Franklin Street, Apt. 10K	San Francisco	CA	94109	415-441-4639	lamder@aol.com	Downtown/Civic Center, Western Addition
Gus	Hernandez	President	Alamo Square Neighborhood Association	530 Divisadero Street #176	San Francisco	CA	94117	415-271-5691	president@alamosq.org	Western Addition
Jan	Bolaffi	President	Western Addition Neighborhood Association	2331 Bush Street	San Francisco	CA	94115	415-931-1091	bolaffi@pacbell.net	Western Addition
Jason	Henderson	Vice Chairman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Lawrence	Li	Land-Use & Transportation Committee Chair	Lower Haight Merchant & Neighbors Association	496 Weller Street, Apt. 9	San Francisco	CA	94117	415-644-4290	lawrence@bureauusf.com	Western Addition
Tim	Hickey	President	North of Panhandle Neighborhood Association (NOPNA)	732 Lyon Street	San Francisco	CA	94115		0 board@nopana.org	Haight Ashbury, Western Addition
London	Breed	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4699	415-554-7830	London.Breed@sfgov.org; conor.johnston@sfgov.org; valle.brown@sfgov.org; Ahmad.Elnajar@sfgov.org	Bernal Heights, Downtown/Civic Center, Haight Ashbury, Inner Sunset, Western Addition
Mark	Farrell	Supervisor, District 2	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4699	415-554-5942	Mark.Farrell@sfgov.org; Catherine.Stefoni@sfgov.org; Margaux.Kelly@sfgov.org; Jessa.Montejarano@sfgov.org	Marina, Pacific Heights, Presidio, Presidio Heights, Russian Hill, Seaciff, Western Addition
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
David	Troup	President	Duboce Triangle Neighborhood Association	2261 Market Street PMB #301	San Francisco	CA	94114	415-295-1530	president@dtrea.org	Castro/Upper Market, Western Addition
Patricia	Vaughney		0 Marina/Cow Hollow Neighbors & Merchants	2742 Baker Street	San Francisco	CA	94123	415-567-7152		0 Marina, Pacific Heights, Western Addition
Peter	Cohen		0 Noe Street Neighbors	33 Noe Street	San Francisco	CA	94114	415-722-0617	pcchensn@gmail.com	Castro/Upper Market, Mission, Western Addition
Richard	Rabbitt	President	Temescal Terrace Association	55 Temescal Terrace	San Francisco	CA	94118	415-954-4959	richard.rabbitt@stanfordalumni.org	Haight Ashbury, Inner Richmond, Presidio Heights, Western Addition
Russell	Pritchard	Coordinator	Hayes Valley Merchants Association	568 Hayes Street	San Francisco	CA	94102	415-235-9307	russell@zonalhome.com	Western Addition
Vas	Kinits	President	Fillmore Merchants & Improvement Association	2443 Fillmore Street, #198	San Francisco	CA	94115	415-776-2700	vas@zincdetails.com	Pacific Heights, Western Addition
William	Bulkey	President	Hayes Valley Neighborhood Association	1800 Market St., PMB #104	San Francisco	CA	94102	415-503-1970	president@hayesvalleysf.org	Downtown/Civic Center, Western Addition
James	Fisher		0 -	10495 N De Anza Blvd MS 74-2RC	Cupertino	CA	95014	262-352-9498	j.benjamin.fisher@gmail.com	Western Addition



Title: 2675 Geary Boulevard 2015-007917PPA

Comments: Building Height Modeled at 70 feet.
Slopes taken into account.

Printed: 5 February, 2016



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.