



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 21, 2015
TO: Steven Berger, Winder Gibson Architects
FROM: Rick Cooper, Planning Department
RE: PPA Case No. 2015-009783PPA for 220 Battery Street

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

Reception:
415.558.6378

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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, Melinda Hue, at (415) 575-9041 or Melinda.Hue@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script, appearing to read "Rick Cooper".

Rick Cooper, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: October 21, 2015
Case No.: **2015-009783PPA**
Project Address: 220 Battery Street
Block/Lot: 0237/013
Zoning: C-3-O (Downtown-Office) Zoning District
350-S Height and Bulk District
Area Plan: Downtown
Project Sponsor: Steven Berger, Winder Gibson Architects, (415) 318-8634
berger@archsf.com
Staff Contact: Melinda Hue – (415) 575-9041
Melinda.Hue@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 July 22, 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 2,670-square-foot (sf) project site is located on the southeast corner of Battery Street and Halleck Street in the Financial District neighborhood. The existing 30-foot-tall, 3,783-square-foot commercial building was constructed in 1913 and is located within the Front-California Historic District. The proposal is a three-story, approximately 46.5-foot-tall vertical addition to the existing building. The vertical addition would be approximately 5,031-sf, consisting of two new residential units, and would

result in a 76-foot-tall building. No off-street parking is proposed as part of the project. The proposed project would not involve any soil disturbance/excavation.

BACKGROUND:

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 3 categorical exemption under CEQA Guidelines Section 15332. If a Class 3 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.

In order 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.¹

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

ENVIRONMENTAL REVIEW:

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 subject property is located within the Front-California Conservation District, which is designated in Article 11 of the San Francisco Planning Code. Because it is located within the Conservation District, the subject property is considered a "Category A" property (Historic Resource Present) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. Because the project includes alterations to an historical resource, the HRE scope will require a Secretary of the Interior's Standards for the Treatment of Historic Properties analysis of the project. 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. The selected consultant must scope the HRE in consultation with the Planning Department's 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. 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. **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, the project site is located on a high injury corridor as mapped by Vision Zero.² Planning staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and cycling to and from project site:

- Show required bike parking on plans (Class 2 bike parking may be required)
- Conduct site visit to observe bike/pedestrian safety given that project site is adjacent to high injury corridor

3. **Wind.** As discussed below under "Preliminary Project Comments," the project site is in the C-3-O Zoning District and is therefore subject to Planning Code limits on ground-level wind speeds. A wind tunnel analysis is be required in order to determine project compliance with these Planning Code provisions. Additionally, ground-level wind speeds will also be assessed as part of the project's environmental review. The project will therefore require a consultant-prepared wind analysis. The

² This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

consultant will be required to prepare a proposed scope of work for review and approval by the assigned Current Planning and Environmental Planning staff prior to proceeding with the analysis.

4. **Shadow.** The proposed project would result in 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 any shadows on any open space under the jurisdiction of the Recreation and Parks Department, and subject to Section 295 of the Planning Code. The shadow fan shows that the project could cast shadows on nearby privately-owned public open spaces. The project sponsor shall consult with the Environmental Planning coordinator regarding whether a shadow study would be required.
5. **Geology.** The project site is located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill). 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 the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement.
6. **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. Also see the comments below under "Street Trees."
7. **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. **Variance.** The project as proposed requires the granting of variances for the following Code Sections:
 - **Overhead horizontal projections (Obstructions – Section 136).** Planning Code Section 136 allows for certain obstructions to be permitted within required open areas such as yards, open space, streets and alleys, and setbacks. There is not sufficient information provided on the plans to indicate that the projecting bays along the Battery Street façade conform to the requirements of Section 136. Please ensure the project meets these requirements or seek and justify a variance. Please note that given that this project is new construction it may be difficult to justify a hardship from these requirements.
2. **Downtown Project Authorization (Section 309).** Major alteration projects in the C-3-O District require a Downtown Project Authorization (Section 309 Review). A decision as to whether this authorization will be reviewed at a staff level or at a Planning Commission hearing will be made once the final design has been analyzed by the Planning Department, unless a hearing is otherwise necessitated by the need for a Section 309 Exception.
3. **Permit to Alter Application.** Since the project includes a Major Alteration of an existing building within the Front-California Conservation District, it must be authorized by a Major Permit to Alter, which requires review and approval by the Historic Preservation Commission (HPC). Prior to the HPC hearing, review by the HPC's Architectural Review Committee (ARC) may also be required.
4. **Building Permit Application.** A Building Permit Application will be required for the alteration of and addition to the existing building on the subject property at 220 Battery Street.

Variance, Downtown Project Authorization and Major Permit to Alter 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.

PRELIMINARY PROJECT COMMENTS:

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

1. **Downtown Area Plan.** The subject property falls within the area covered by the Downtown 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. The project sponsor is encouraged to read the full plan, which can be viewed at http://www.sfplanning.org/ftp/General_Plan/Downtown.htm.
2. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. Because this project is located on a corner site, one of the street frontages (Battery Street or Halleck Street) must be designated as the front of the property, and the rear yard would then be provided based on that determination. Please clearly show the required rear yard on the site plans and floor plans in your future submittal. Please note that an exception to the rear yard requirements of this Section may be allowed, in accordance with the provisions of Section [309](#), provided that the building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided.
3. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable.
4. **Rooftop Screening.** Planning Code Section 141 rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply to construction of new buildings and in any alteration of mechanical systems of existing buildings that result in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this regulation.

5. **Street Trees.** Please note that street tree requirements are triggered for addition of a dwelling unit pursuant to [Article 16](#), Sections [805](#)(a) and (d) and [806](#)(d) of the Public Works Code. No street trees are shown on the plans.
6. **Vision Zero.** The project is located on a “high-injury corridor”, identified through the City’s [Vision Zero Program](#). The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.
7. **Wind.** The project site is in the C-3-O (Downtown Office) District. Pursuant to Planning Code Section 148, the proposed project is subject to the following wind regulations: ground-level wind speeds shall not exceed the seating comfort criterion of 7 mph for more than 10 percent of the time year-round, shall not exceed the pedestrian comfort criterion of 11 mph for 10 percent of the time year-round, and shall not reach or exceed the wind hazard criterion of 26 mph for a single hour of the year. The Planning Commission may grant exceptions from the comfort criteria, but no exceptions from the wind hazard criterion may be granted. In order to demonstrate project compliance with the provisions of Section 148, a wind tunnel test is required.

Please retain a consultant who is familiar with San Francisco’s methodology to conduct the wind tunnel test. The consultant will be required to prepare a proposed scope of work for review and approval by the assigned Environmental Planning and Current Planning staff prior to proceeding with the wind tunnel test. Please see the topic of wind under the Environmental Review section of this PPA letter for additional information.

8. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least 2 bicycle (Class I) parking spaces. The proposed project contains no bicycle parking. Please refer to Zoning Administrator Bulletin No. 9 - Bicycle Parking Standards: Design and Layout (http://www.sf-planning.org/ftp/files/publications_reports/ZAB_BicycleParking_9-7-13.pdf) for additional information.
9. **Shadow Analysis.** Planning Code Section 295 requires a shadow analysis for any building over 40 feet in height. The project proposes construction of a building approximately 76 feet in height. A preliminary shadow analysis indicated that no public space under the jurisdiction of the Recreation and Park Department would be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.
10. **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.

11. **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@sfgov.org for assistance.
12. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process ([Ordinance Number 070-015](#)). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that the Planning Department will not consider an entitlement application complete until the following are completed:
 - (A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and
 - (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at <http://www.sfgov2.org/index.aspx?page=338> for additional information regarding the outreach process.

13. **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. Downtown Park Fee (412)

PRESERVATION COMMENTS:

The following comments address preliminary preservation issues that may substantially affect the proposed project:

1. **Historic Preservation.** Section 1111.3 of the Planning Code requires that all local-decision making bodies find proposed new construction within a Conservation District to be compatible in scale and design with the District. While contemporary infill within the Conservation District is encouraged, a visual relationship between the new structure and the surrounding historic context must be demonstrated.
 - a. Sections 6 and 7 of Appendix H of the Planning Code outline standards and guidelines for new construction and certain alterations as well as the existing character of the Front-California Conservation District. Generally, new buildings and additions in the Front-California Conservation District must be compatible with the District in terms of building massing, scale, materials and colors, and detailing and ornamentation. A new building or major alteration should relate to the surrounding area by picking up elements from surrounding buildings and repeating them or developing them for new purposes. Alternately, similarly shaped ornament can be used as detailing without directly copying historical ornament. Emphasis is to be placed on compatibility with those buildings in the area in which the new or altered building is located.

The existing scale of the Front-California Conservation District is one of its most important assets and should be maintained. This can be accomplished by the consistent use of size and complexity of detailing in relation to surrounding buildings. Unlike other districts which have a prevailing streetwall height, this District has a varied streetwall height, allowing sunlight to penetrate to the street most of the day. Almost all existing buildings are built to the property or street line. This pattern, except in the case of carefully selected open spaces, should not be broken since it could damage the continuity of building rhythms and the definitions of streets. Vertical and horizontal proportions for new buildings and major additions should be established by heights of existing streetwall and the width of existing buildings (and lots).

The design of a new structure or major alteration should also repeat the prevailing pattern of two- and three-part vertical compositions. One-part buildings without base sections do not adequately define the pedestrian streetscape and do not relate well to the historic two- and three-part structures. This division of a building allows flexibility in the design of the ground story while encouraging a uniform treatment of the upper stories.

Existing fenestration (windows, entrances) rhythms and proportions which have been established by lot width or bay width should be repeated in new structures or major additions. The spacing and size of window openings should follow the sequence set by

historic structures. Most glass areas should be broken up by mullions so that the scale of glazed areas is compatible with that the neighboring buildings. Casement and double-hung windows should be used where possible.

The use of historic materials or those that appear similar (such as substituting concrete for stone) can link two disparate structures, or harmonize the appearance of a new structure with the architectural character of a Conservation District. The preferred surface materials for this district are brick, stone and concrete (simulated to look like terra cotta or stone). Traditional light colors should be used in order to blend in with the character of the District. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures.

2. **Composition, Massing and Style.** The design of the proposed addition does not appear consistent in composition and style with the existing buildings in the Conservation District. As mentioned above, existing buildings share a common two- or three-part vertical composition with an articulation pattern that breaks up the façade into smaller components. The design of the proposed addition should be revised to create a two-part composition with the existing two story structure reading as the base part. The design of the addition should also be revised to incorporate a horizontal element that caps the building and allows the building to display a two-part vertical composition. Alternatively, the design of the addition may be simple and contemporary to be clearly differentiated as an addition; however, the prominence of the addition should be minimized to read as a subordinate addition to the existing structure to also be consistent with the Secretary of the Interior's Standards. The design and overall massing of the addition should not overwhelm the existing two-story structure. Additionally, the proposed irregular window pattern should be revised to provide a more regular window opening spacing and size and the bay projections eliminated to better relate to historic structures in the District. Given the subject two-story building is a Category V (Unrated) building, a third alternative would be to redesign the existing structure and new addition as a unified composition that would still be compatible with the District.
3. **Materials.** Generally, traditional materials are supported when used in contemporary ways or vice versa. As such, the proposed use of a contemporary masonry material such as a terra cotta rain shield is supported provided the design achieves a solid-to-void ratio that is compatible with that found on existing resources in the District. The more solid-to-void ratio will also help the addition relate better with adjacent buildings. The overall composition, texture, finish and color of proposed materials for the new addition should also be compatible with characteristics of the District while reading as subordinate to the existing structure.

PRELIMINARY DESIGN COMMENTS:

In addition to the preservation comments above, the following comments address preliminary design issues that may significantly impact the proposed project:

1. **Massing and Architecture.** As previously discussed, the Front-California Historic District (District) is defined by two-part (base and top), small scale masonry buildings with flat faced

(limited projections) facades. A design that uses the existing building as a base for an addition that compositionally unifies the new and existing could be compatible with the District. The Planning Department recommends eliminating the bays and arranging deep recessed windows in a regular pattern to more appropriately match the District. Also, please consider masonry cladding material in keeping with the District. Continue to work with preservation staff as the design develops.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Downtown Project Authorization, Variance, Permit to Alter or Building Permit Application, as listed above, must be submitted no later than **April 21, 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.

Enclosure: Shadow Fan
 Places of Entertainment
 Neighborhood Group Mailing List

cc: David Shen, Property Owner
 Lily Yegazu, Current Planning
 Paula Chiu, Citywide Planning and Analysis
 Jonas Ionin, Planning Commission Secretary
 Charles Rivasplata, SFMTA
 Jerry Sanguinetti, Public Works
 Pauline Perkins, SFPUC
 Planning Department Webmaster (planning.webmaster@sfgov.org)



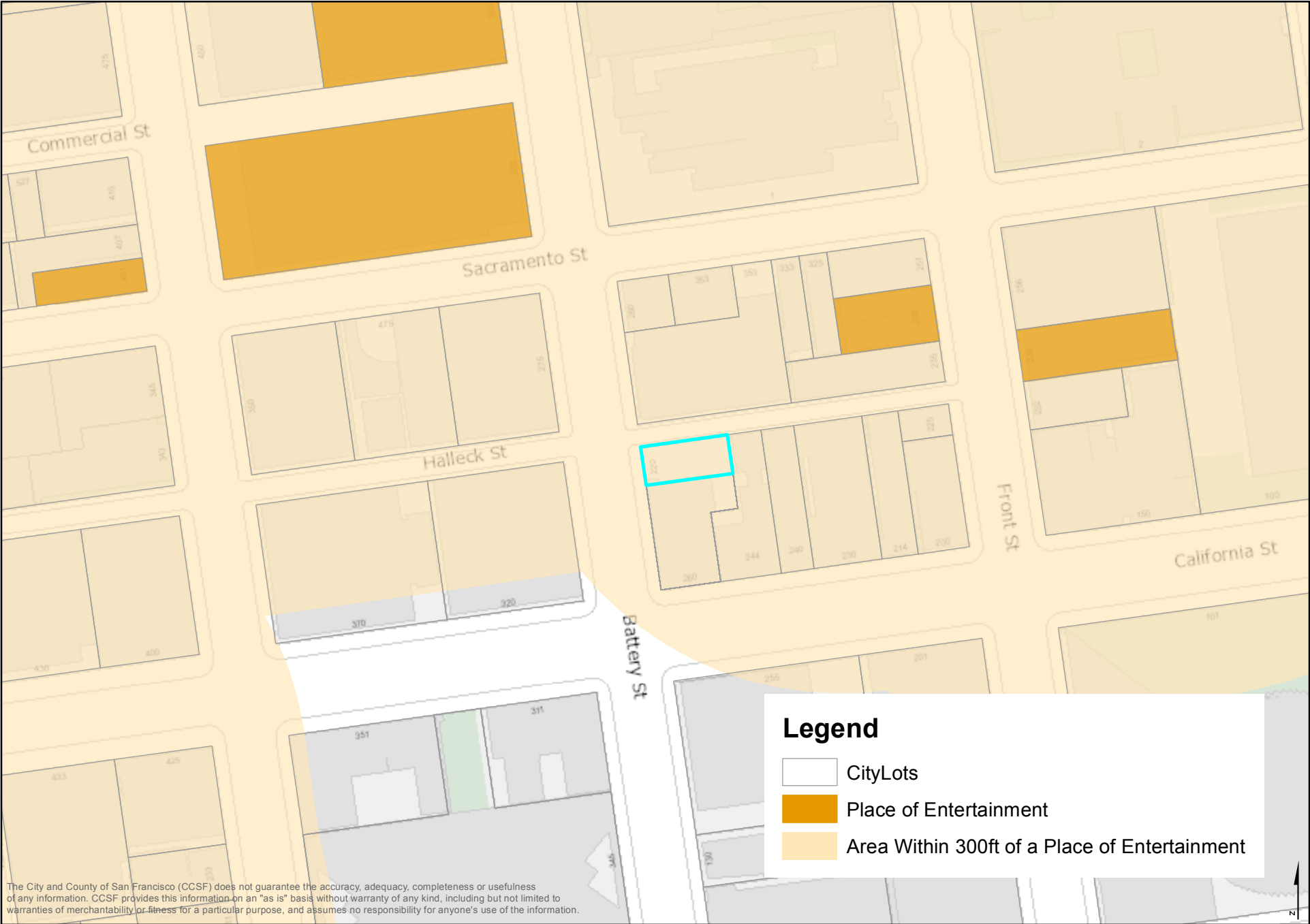
Title: 220 Battery Street PPA
 Comments: Assume 80' tall building (70'+10' mechanical)

Printed: 15 September, 2015



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200 Battery Street PPA



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Financial District

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
Julie	Christensen	Supervisor, District 3	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689
Ethan	Hough	Secretary	One Ecker Owners Association	16 Jessie Street Unit 301	San Francisco	CA	94105
Nancy	Shanahan	Chair, Planning and Zoning Committee	Telegraph Hill Dwellers - Planning & Zoning Committee	224 Filbert Street	San Francisco	CA	94133
Sarah	Stocking	President	Jackson Square Historic District Assn.	368 Jackson Street	San Francisco	CA	94111
Stephanie	Greenburg	President	SoTel Neighbors	455 Vallejo Street, #112	San Francisco	CA	94133
Ted	Olsson	Chair	TJPA CAC	30 Sharon Street	San Francisco	CA	94114-1709