SAN FRANCISCO
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DATE: December 18, 2015

TO: John Kevlin

FROM: David Lindsay, Planning Department

RE: PPA Case No. 2015-012729PPA for 600 Van Ness Avenue

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Brittany Bendix, at (415) 575-9114 or Brittany.Bendix@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

David Lindsay

David Lindsay, Senior Planner

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Preliminary Project Assessment

Date:	December 18, 2015
Case No.:	**2015.012729PPA**
Project Address:	600 Van Ness Avenue
Block/Lot:	0763/006, 007, 008 & 009
Zoning:	RC-4 (Residential-Commercial, High Density) NC-3 (Moderate Scale, Neighborhood Commercial) Van Ness Special Use District 130-V/130-E
Area Plan:	Van Ness Avenue Area Plan
Project Sponsor:	John Kevlin Reuben, Junius & Rose, LLP 415-567-9000
Staff Contact:	Brittany Bendix – 415-575-9114 brittany.bendix@sfgov.org

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 September 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 subject property is approximately 22,980 square-feet as it combines Lots 006-009 of Assessor's Block 0763 as a single development lot. The proposal is to demolish a vacant 9,600 square-foot (sf) commercial

building constructed in 1978, and construct a nine story, 100-foot-tall mixed use building. The proposed new building would include 150 dwelling units; 108 parking spaces, 150 bicycle parking spaces and 4,997 sf of commercial space along Van Ness and Golden Gate Avenues. The proposal also includes excavation up to 23-feet below grade to accommodate underground parking and will reduce all parking ingress and egress to a single 36-foot wide curb cut on Golden Gate Avenue by eliminating existing curb cuts on Golden Gate Avenue and Elm Street.

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.

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

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 existing building on the project site is less than 45 years of age. Thus, the proposed project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.

2. **Archeological Resources.** The proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. 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. 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.

3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (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.

4. **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

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

Transportation Impact Study. You are required to pay additional fees for the study; please contact Virnaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared study.

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 offer the following recommendations, some of which address the safety of persons walking and bicycling to and from the project site and vicinity:

- Consider providing less parking on-site; number of bicycle parking should be noted on plans.
- Passenger and commercial loading is unclear on plans, placement on ground floor or on-street may conflict with bicycles and pedestrians.

5. **Noise.** Based on the General Plan's Background Noise Levels map, the project site is located along a segment of Van Ness Avenue with noise levels above 75 dBA Ldn (a day-night averaged sound level). Therefore, an acoustical analysis is required for the proposed new residential development. The acoustical analysis must demonstrate with reasonable certainty that the California Noise Insulation Standards in Title 24 of the California Code of Regulations can be met. Should such concerns be present, the department may 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, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

   Additionally, the Planning Department requires that residential open space required under the Planning Code be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Measures to protect required open space from noise include site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings.

   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.

6. **Air Quality.** The proposed project's 17,800 cubic yards of soil disturbance exceeds the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.[4] Therefore, an analysis of the project's criteria air pollutant emissions is likely to be required. Please

[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.

provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA.

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.

7. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.[5] The project sponsor would not 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.

8. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel analysis if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.

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

9. **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

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

proposed project would not cast shadows on nearby properties under the jurisdiction of the San Francisco Recreation and Park Department including Jefferson Square, Margaret S. Hayward Playground, and the Joseph L. Alioto Performing Arts Piazza (Civic Center Plaza). Therefore, the proposed project would not likely require a shadow study. However, an official determination would be made prior to the submittal of the EEA.

10. **Geology.** As the project proposes more than 50 cubic yards of excavation, 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. 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.

11. **Hazardous Materials.** The proposed project would construct a new mixed-use building on a site that has been identified as 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 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.

12. **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."

13. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding $1,000,000 where either: (1) The Planning Commission or any other local lead 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. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 151.1 to exceed the principally permitted amount of off-street parking in an RC-4 Zoning District, Planning Code Section 253.2 for the new construction of a building greater than 50 feet in height and within the Van Ness Special Use District, and Planning Code Section 271 to exceed the maximum plan dimensions per the site's bulk designations. Additionally, the project may also seek exceptions from the Planning Code through Conditional Use Authorization as a Planned Unit Development (PUD).

2. A **Rear Yard Modification** is required per Planning Code Section 134. Please submit a Variance application for the modification request or seek an exception through the PUD process.

3. **Variances** from Planning Code Sections 145.1, 152, 155.2, and 166 are required per the comments below. Please incorporate such requests into a Variance application or as exceptions through the PUD review process. The Department encourages revising the project to eliminate these exceptions.

4. A **Building Permit Application** is required for the demolition of the existing building on the subject property.

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

Conditional Use and Variance applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, 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 Lot**. As proposed, the scope of development includes Lots 006, 007, 008 and 009 in Assessor's Block 0763 and treats the combined properties as a single development lot with a cumulative area of 22,980 square feet. As a single development lot greater than .5-acre, the project may proceed as a Planned Unit Development (PUD) per Planning Code Section 304 and seek exceptions from the Planning Code through that process, rather than as Variances.

2. **Rear Yard**. Planning Code Section 134 requires residential buildings to provide a rear yard equal to 25 percent of the subject lot's depth at the lowest level of a dwelling unit, when located in an RC-4 or NC-3 Zoning District. As proposed, the project does not provide the required rear yard and must seek a modification by filing a Rear Yard Modification per Section 307(g) or including this request as an exception to a Planned Unit Development.

3. **Street trees**. Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. The subject property includes 120 feet of frontage on Van Ness Avenue, 191.5 feet of frontage on Elm Street, and 191.5 feet of frontage on Golden Gate Avenue; therefore, the project requires installation of 25 street trees. Currently the plans show 16 street trees.

4. **Streetscape Plan.** The project 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.

   Also, please see 'Preliminary Design Comments' below for suggested and required streetscape improvements.

5. **Vision Zero.** The project is located on a "high-injury corridor", identified through the City's Vision Zero Program. Specifically, Golden Gate Avenue and Van Ness Avenue are high-injury corridors. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.

   See 'Preliminary Design Comments' below for suggested and required streetscape improvements.

6. **Street Frontage.** Planning Code Section 145 limits parking and loading entrances to no more than 20 feet of any given street frontage of a new structure. Currently, the parking and loading entrance on Golden Gate Avenue exceeds the maximum 20 foot width. Please reduce the width of the entrance. Alternatively, exceptions may be considered through the Variance or Planned Unit Development review process.

   See 'Preliminary Design Comments' below for suggested and required streetscape improvements.

7. **Off-Street Parking.** For dwelling units, Planning Code Section 151 requires a minimum ratio of one off-street parking space for every dwelling unit in an NC-3 Zoning District, and Planning Code Section 151.1 principally permits a maximum ratio of one car for every two dwelling units in the RC-4 Zoning District. Alternatively, for off-street parking in the RC-4 Zoning District, Conditional Use Authorization can be sought for a ratio of .75 off-street parking spaces per dwelling unit. For retail uses within the RC-4 Zoning District, a maximum of one off-street parking space per each 500 square feet of gross floor area is principally permitted.

The project includes 46.5 dwelling units and 16 off-street parking spaces on the NC-3 portion of the site, where 47 off-street parking spaces would be required. Additionally, the project includes 103.5 dwelling units and 96 off-street parking spaces on the RC-4 portion of the site, where 52 off-street parking spaces would be principally permitted and 78 off-street parking spaces could be provided through Conditional Use Authorization. The project also includes approximately 4,997 gross square feet of commercial retail uses within the RC-4 portion of the site, which allows up to 10 off-street parking spaces.

In combining the minimum requirements for the NC-3 Zoning District, and the maximum requirements for the RC-4 Zoning District, a total of 109 off-street parking spaces would be principally permitted and up to 134 off-street parking spaces could be sought through Conditional Use Authorization pursuant to Planning Code Section 151.1(g). The project is currently proposing a total of 112 off-street parking spaces, and therefore, requires Conditional Use Authorization. However, the project has yet to accommodate off-street loading or car share requirements (as noted below); therefore, it may be possible to reduce parking to be within the amount principally permitted.

8. **Off-Street Loading.** Planning Code Section 152 requires that new construction projects in NC-3 and RC-4 Zoning Districts provide one off-street freight loading space if proposing a residential use greater than 100,000 gross square feet. The project includes a total of approximately 146,061 gross square feet of residential uses and therefore requires one off-street freight loading space. Please clarify the location of this space on the proposed plans or seek an exception through the Variance or Planned Unit Development review process.

9. **Bicycle Parking**. Planning Code Section 155.5 requires that the project provide at least ten Class 2 bicycle parking spaces. The proposed project includes only Class 1 bicycle parking; please revise the streetscape plan to identify the location of any Class 2 bicycle parking spaces. Alternatively, seek an exception from Section 155.2 through an in-lieu fee, Variance or the PUD process.

10. **Car sharing**. Planning Code Section 166 requires this project to provide at least one car share space. The proposed project contains no car share spaces. Please identify the location of the proposed car share space. Alternatively, seek an exception from Section 166 through an in-lieu fee, Variance or the PUD process.

11. **Unbundled Parking.** Planning Code Section 167 outlines a requirement for unbundled parking spaces for newly constructed residential buildings of ten dwelling units or more. All off-street parking spaces accessory to residential uses shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. The Planning Commission may grant an exception from this requirement for projects which include financing for affordable housing that requires that costs for parking and housing be bundled together.

12. **Height Limits for Narrow Streets and Alleys.** Planning Code Section 261.1 requires additional height limits for buildings fronting on narrow streets and alleys in NC Zoning Districts. Elm Street has a width of 35 feet and is therefore, a 'narrow street' per Planning Code Section 261.1, additionally, Elm

Street is an 'East-West Narrow Street.' Because the subject property is on the south side of the 'East-West Street' the portion of the subject frontage within the NC Zoning District must have upper stories which are set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line. No part or feature of a building, including but not limited to any feature listed in Sections 206(b) may penetrate the required setback plane. Please revise the proposal accordingly. Additionally, consider extending the sun access plane into the portion of the frontage within the RC-4 Zoning District. Such treatment should be balanced with the massing direction provided in the 'Preliminary Design Comment' section below.

13. **New Building Greater than 50 Feet Tall.** Planning Code Section 253.2 requires Conditional Use Authorization for any new construction proposal in the Van Ness Special Use District exceeding 50 feet in height. When acting on any conditional use application pursuant to this Section, the City Planning Commission may impose the following requirements in addition to others deemed appropriate:

    - On Van Ness Avenue. The Planning Commission may require a setback of up to 20 feet at a height of 50 feet or above for all or portions of a building if it determines that this requirement is necessary in order to maintain the continuity of the prevailing street wall height established by the existing buildings along Van Ness Avenue within two blocks of the proposed building.

    - On Narrow Streets and Alleys. The Planning Commission may require that the permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights-of-way 40 feet in width or narrower) and alleys.

    Please see the 'Preliminary Design Comments' below for direction on massing and bulk setbacks.

14. **Bulk.** The split height and zoning designations for the subject property also correspond to split bulk designations – 'E' and 'V.' Per Planning Code Section 270 the bulk limits apply at a height of 65 feet in 'E' Districts and a height established per Section 253.2 in 'V' Districts. For both districts, any massing above that prescribed height is then limited to a maximum length of 110 feet and a maximum diagonal dimension of 140 feet. The proposed massing exceeds the maximum dimensions and therefore requires a Conditional Use Authorization per Planning Code Section 271.

15. **Shadow Analysis (Section 295)**. Section 295 requires that a shadow analysis must be performed to determine whether any project proposing a building over 40 feet in height has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. The proposed project would result in construction of a building approximately 110 feet in height. A preliminary shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Park Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment. Please note that shadow issues may also be reviewed as a part of the CEQA analysis (please refer to the Environmental Section above for more detail).

16. **Wind.** The project site is in the Van Ness SUD. Pursuant to Planning Code Section 243(c)(15), 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 243(c)(15), 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.

17. **First Source Hiring Agreement**. A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

    Ken Nim, Workforce Compliance Officer
    CityBuild, Office of Economic and Workforce Development
    City and County of San Francisco
    50 Van Ness Avenue, San Francisco, CA 94102
    (415) 581-2303

18. **Inclusionary Affordable Housing.** Inclusionary Affordable Housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department identifying the method of compliance, on-site, off-site, or affordable housing fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units; unless a Costa Hawkins agreement is possible. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The minimum Affordable Housing Percentages are 20% affordable housing fee, 12% on-site, or 20% off-site. Therefore, as proposed, the project would have a minimum requirement of (18) units if provided on-site, and (30) units if provided off-site.

    For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

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

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

19. **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.

20. **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.

21. **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 those 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.

22. 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 (411A)
b. Affordable Housing Fee (415) (if units are not provided on-site)

PRELIMINARY DESIGN COMMENTS:

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

The project is located in the Downtown/Civic Center neighborhood. While the area is predominantly filled with cultural institutions and government office buildings, it is changing into a more residential district with several new mid-rise housing projects and an upcoming public realm plan. Heights range considerably while the primary architectural character includes more civic facades with mostly masonry cladding. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space and Massing.** The Planning Department is sensitive to light access to the open spaces of the Tenderloin Community Elementary School which is located north of the subject property. Specifically, the Department is concerned that the bridges connecting the two residential towers, regardless of their transparency*, neither enable an appropriate massing nor retain the light access to the school yards. The Planning Department also is unconvinced by the proposed stepped massing as a desirable or context responsive form. Furthermore, the Planning Code has specific massing and bulk controls intended to shape built form in a manner that both responds to existing street walls and shapes the urban form of the corridor. The Planning Department recommends reconfiguring the massing to be more in line with the controls, to emphasize the prevailing street wall at Van Ness, and to reinforce the corner of Golden Gate and Van Ness Avenues. The existing street wall suggests, per the bulk controls, that the project should establish a datum between 50 and 65 feet with a 10 foot minimum setback. The building massing above that should more closely comply with the bulk controls for the upper floors. The height along Elm Street should comply with Section 261.1 sun angle controls, which would result in a 35 foot high building.

*The glass bridges would need to comply with Bird Safe Standards as a feature related hazard, meaning treatment might compromise transparency. In addition, light passing through two planes of glass, which are not typically more than 65% transparent along with intervening railings and floors will significantly diminish transparency.

2. **Parking.** The Planning Department recommends significantly reducing the amount of proposed off-street parking as this project will be very close to both the Van Ness BRT, Polk Street bike lanes, and proximate to Market Street transit. The Planning Department recommends reducing the garage entrance to a single lane width (12 feet) which, given the limited amount of parking serving the residential use and the familiarity of users, should be sufficient.

4. **Street Frontage.** The Planning Department supports townhouses along Elm Street provided they exhibit a scale-defining design that enhances the scale of the alley. For active use requirements along the Elm Street frontage, residential units should comply with the Ground Floor Residential Design guidelines. Specifically, units should have direct access from raised (minimum 3' above grade) and setback entries that provide a usable transition space between the street and unit. Please refer to the guidelines: http://www.sf-planning.org/ftp/files/publications_reports/Guidelines_for_Groundfloor_Residential_Design.pdf

3. **Architecture.** As the project is diagrammatic, the Planning Department does not have comments at this time. The Planning Department recommends that the architecture respond to patterns of proportion and scale found in the immediate context.

4. **Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval.

   See http://www.sfbetterstreets.org/design-guidelines/street-types/ to identify relevant street types for the project frontage. Generally, Elm Street is an 'Alley' with a recommended sidewalk width of nine feet or greater, Golden Gate Avenue is a 'Downtown Residential Street' with a recommended sidewalk width of 15 feet, and Van Ness Avenue is a 'Commercial Throughway' with a recommended sidewalk width of 15 feet.

   The following are recommended improvements for consideration by the Project Sponsor:
   - Consider public realm features, such as a bulb-out at the corner of Golden Gate and Van Ness Avenues and a raised crosswalk crossing at Van Ness Avenue and Elm Street.
   - The furnishing zone of the sidewalks should consider special paving and enhanced planting, as well as other furnishing treatments such as seating, bike racks, and pedestrian lighting.
   - Consider a 'Living Alley' improvement along Elm Street, particularly at the west end, including a single-surface roadway with special paving treatments and streetscape elements. For more information see the Planning Department's Living Alley toolkit:

http://www.sf-planning.org/ftp/files/plans-and-programs/in-your-neighborhood/market_octavia_living_alley/Market-Octavia-Living-Alleys-Toolkit_FINAL-WEB.pdf

5. **Van Ness Bus Rapid Transit (BRT).** SFMTA is currently engaged in planning for major transit, infrastructure, and streetscape upgrades to Van Ness Avenue and intersecting streets as part of the Van Ness BRT project. The sponsor shall coordinate with SF MTA to ensure all aspects of its development project are consistent with the Van Ness BRT project. Please coordinate with Peter Gabancho, the Project Manager, peter.gabancho@sfmta.org.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, Variance Application or Building Permit Application, as listed above, must be submitted no later than **June 18, 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: Neighborhood Group Mailing List
Flood Notification: Planning Bulletin
Shadow Study
Place of Entertainment Map

cc: Tenny Tsai, Golden Gate Van Ness LLC, Property Owner
Brittany Bendix, Current Planning
Christopher Espiritu, Environmental Planning
Lisa Fisher, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Andrew	Chandler		0 Lower Polk Neighbors	PO BOX 1642428	San Francisco	CA	94164-		0	0 Downtown/Civic Center, Nob Hill
Alexandra	Goldman	Community Planner	Tenderloin Neighborhood Development Corporation - CO Department	215 Taylor Street	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org	Downtown/Civic Center, South of Market
Donald	Savoie	Executive Director	Civic Center Community Benefit District	234 Van Ness Avenue	San Francisco	CA	94102	415-626-1819	info@sfciviccenter.org	Downtown/Civic Center
Eric	Lopez	President	SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA	94141	415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
James	Haas	Chairman	Civic Center Stakeholder Group	100 Van Ness Avenue	San Francisco	CA	94102	415-285-5048	JWHaasESQ@AOL.com	Downtown/Civic Center
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; Ivy.Lee@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenders@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
London	Breed	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7630	London.Breed@sfgov.org; conor.johnston@sfgov.org; vallie.brown@sfgov.org; Ahmad.Elnajjar@sfgov.org	Bernal Heights, Downtown/Civic Center, Haight Ashbury, Inner Sunset, Western Addition
Marlayne	Morgan	President	Cathedral Hill Neighbors Association	1450 Sutter Street	San Francisco	CA	94109	415-572-8093	marlayne16@gmail.com	Downtown/Civic Center, Nob Hil
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
Randy	Shaw	Director	Tenderloin Housing Clinic	126 Hyde Street	San Francisco	CA	94102	415-771-9850	randy@thclinic.org	Downtown/Civic Center
Ted	Olsson	Member	Market/Octavia Community Advisory Comm.	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Castro/Upper Market, Downtown/Civic Center, Mission
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 tiffany.bohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitacion Valley
William	Bulkley	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

SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DIRECTOR
BULLETIN NO. 4

Review of Projects in Identified Areas Prone to Flooding

This Bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

Date:
APRIL 2007

Reprinted:
OCTOBER 2009

References:
Administrative Code Section 2A.280-2A.285

Formerly known as: Planning Department Bulletin



http://www.flickr.com/photos/zendritic/4033274159/in/set-72157622637040492/

PURPOSE:

This bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

BACKGROUND:

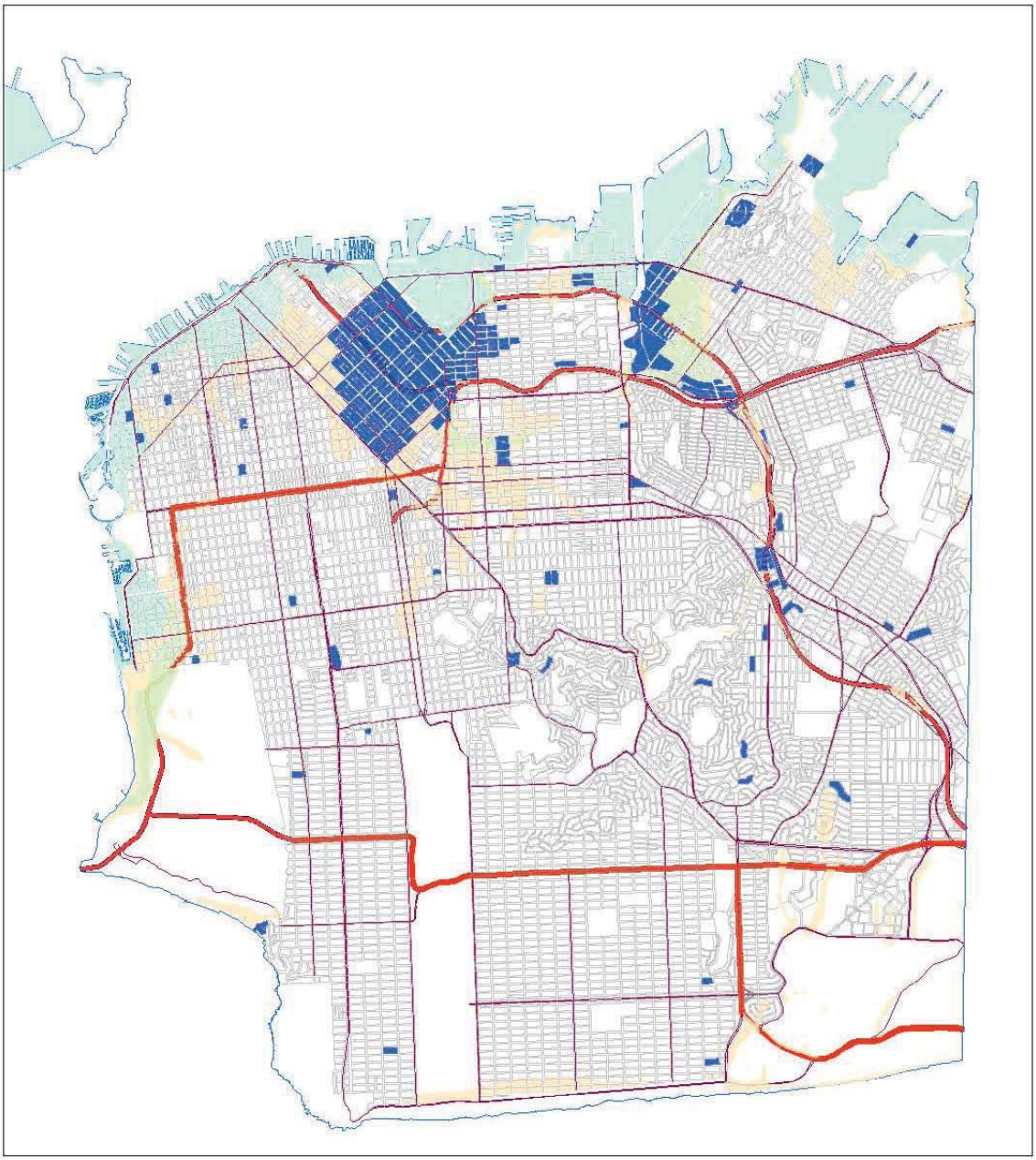
Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather), and there can be backups or flooding near these streets and sewers. The attached graphic illustrates areas in the City prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or, more importantly, below the hydraulic grade line or water level of the sewer. The City is implementing a review process to avoid flooding problems caused by the relative elevation of the structure to the hydraulic grade line in the sewers.

PERMIT APPLICATION PROCESS:

Applicants for building permits for new construction, change of use, change of occupancy, or major alterations or enlargements will be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the process to determine whether the project would result in ground-level flooding during storms. 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, the Department of Building Inspection, or the Redevelopment Agency.

The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The SFPUC will receive and return the application within a two-week period from date of receipt. The permit applicant must comply with SFPUC requirements for projects in flood-prone areas. Such requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, special sidewalk construction, and deep gutters.




San Francisco
Public Utilities Commision
Blocks of Interest
Legend
freeway
Highway
arterial
SF Shoreline
SF Blocks
Blocks Of Interest
Blocks of Interest
Fill Areas
Historical Marsh Areas
Liquifaction areas
Nov, 2006

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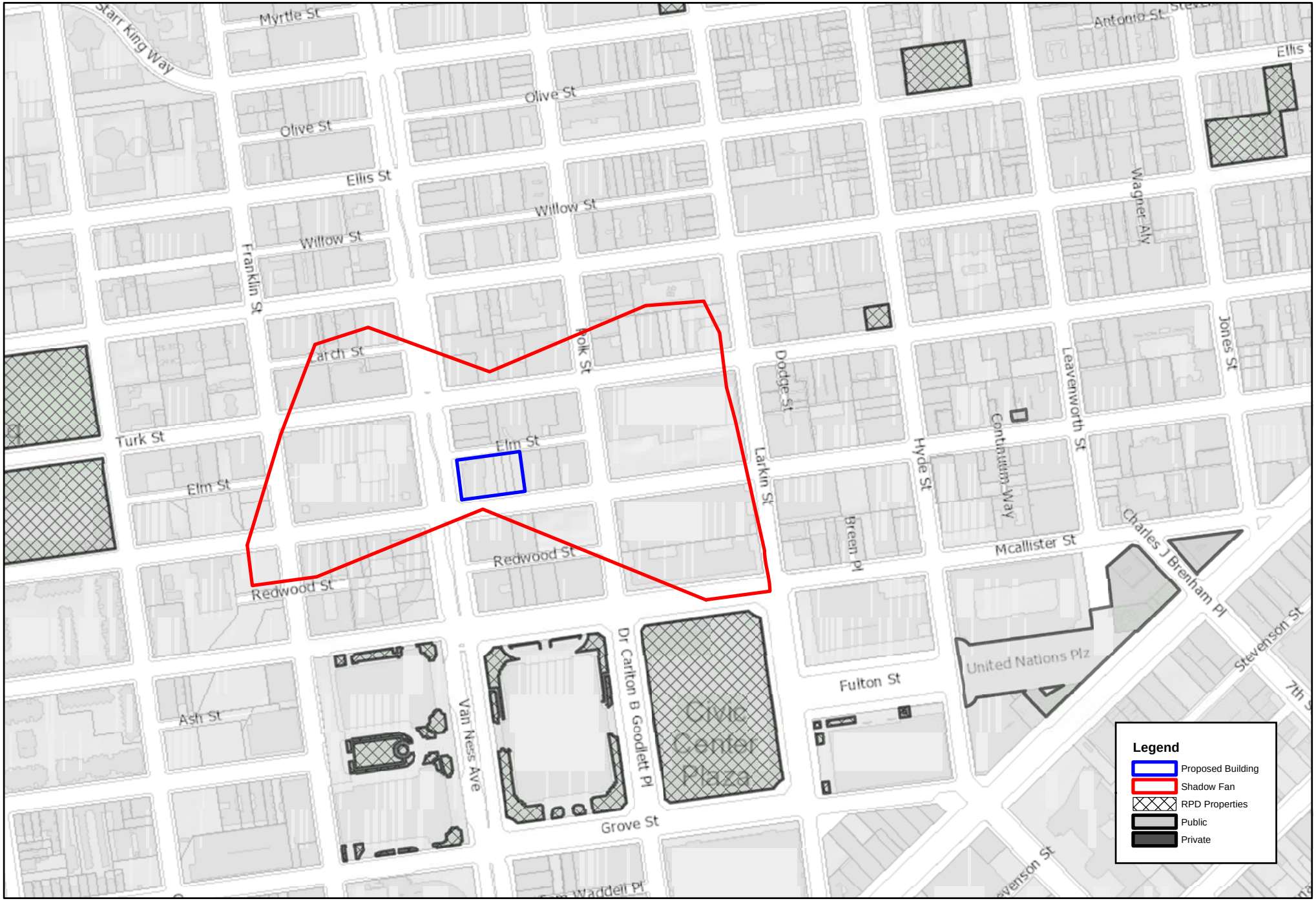
FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **http://www.sfplanning.org**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
Planning staff are available by phone and at the PIC counter.
No appointment is necessary.



Title: 600 Van Ness Avenue 2015-012729PPA

Comments: Building Height Modeled at 120 feet.
Slopes taken into account.

Printed: 15 December, 2015

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.

Places of Entertainment within 300-feet of Subject Property

SAN FRANCISCO
PLANNING DEPARTMENT



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0 115 230 460 Feet

Printed: 15 December, 2015