



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 7, 2016
TO: Triterra Realty Group, c/o Jeff Prose
FROM: David Lindsay, Planning Department
RE: PPA Case No. 2015-013965PPA for 1735 - 1751 Fulton Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Mary Woods, at (415) 558-6315 or mary.woods@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script that reads "David Lindsay".

David Lindsay, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: January 7, 2016
Case No.: **2015-013965PPA**
Project Address: 1735 - 1751 Fulton Street
Block/Lots: 1186/009I and 009J
Zoning: NC-1 (Neighborhood Commercial, Cluster) District
40-X Height and Bulk District
Area Plan: Not Applicable
Project Sponsor: Triterra Realty Group, Inc.
c/o Jeff Prose
415-512-9660
Staff Contact: Mary Woods – 415-558-6315
mary.woods@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 October 9, 2015, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposal is to demolish the two existing one-story buildings on two lots and construct a four-story, 40-foot tall mixed-use building, containing approximately 25,000 square feet. The two lots would be merged resulting in an approximately 7,900 square-foot lot area. The two existing buildings containing a dry cleaning establishment and food handling shop (approximately 6,507 square feet total) would be

demolished. The new building would include an approximately 4,340 square foot restaurant on the ground floor containing a bar and an outdoor dining patio at the rear of the building and nine dwelling units in the upper three floors. In addition, the new building would include 14 off-street parking spaces, and nine Class 1 bicycle parking spaces. Both the vehicular and bicycle parking spaces would be located in the newly excavated 10-foot basement level with access from a new curb cut on Fulton 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 project site contains one or more buildings or structures considered to be potential historic resources (constructed 45 or more years ago); therefore, the proposed demolition is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.
- 2. Archeological Resources.** The proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. 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 PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. In order to facilitate that determination, Planning staff requests the following information and/or proposes the following recommendations:

- Show sidewalks and sidewalk widths on project plans.
- Show the nearby Muni bus stop on the plans and its proximity to the project site.
- Label streets on plans, especially on the ground floor and in relation to the basement level.
- Consider placing and providing additional bike parking on the ground floor.
- Consider reducing the number of private, vehicular parking spaces and adding a car-share space. The project site is adjacent to a Muni Rapid Network route (5R), located within a few blocks of a popular bicycle route (the Wiggle) and soon-to-be constructed protected bicycle facility along Masonic Avenue, and the proposed parking ratio (1.6) is out of context for the neighborhood.

5. **Noise.** Based on the General Plan's Background Noise Levels map, the project site is located along a segment of Fulton Street with noise levels above 75 dBA Ldn (a day-night averaged sound level). Therefore, an acoustical analysis is required for the proposed new mixed-use residential and retail 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 nine dwelling units and approximately 4,340 gsf of retail space would not exceed the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.² Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, please 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 would be required to comply with applicable dust control requirements outlined in the ordinance.

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the proposed project site is not within an Air Pollutant Exposure Zone, additional measures or analysis related to local health risks are not likely to be required. However, if the project would include new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Detailed information related to any proposed stationary sources must be provided with the EEA.

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.³ The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
8. **Shadow.** The proposed project would result in construction of a building approximately 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on a Recreation and Park Commission property or other

² BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

³ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

open space resource. Therefore, additional shadow analysis is not likely to be required for the proposed project.

9. **Geology.** A geotechnical study, prepared for this project by a qualified consultant, should be submitted with the EEA. The study should address whether the site is subject to geologic hazards and 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 Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that boring logs for the project site accompany the geotechnical report submitted for the project.
10. **Hazardous Materials.** The project site is located in a Maher Area, which indicates the potential presence of soil and/or groundwater contamination. In addition, the project site is currently developed with two commercial buildings, one of which is occupied by a dry cleaning business. The proposed project would disturb more than 50 cubic yards of soil in order to accommodate the new basement-level garage. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and 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 buildings were constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the buildings. The 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 buildings. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

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 Sections 121.1, 121.2, 145.2, 303, 710.11, 710.21, and 710.24 for new construction of a building on a lot greater than 5,000 square feet, for a non-residential use size exceeding 3,000 square feet, and for an outdoor activity area located at the rear of the building.
2. **Variance.** As currently proposed, and as discussed under the 'Preliminary Project Comments' below, this project requires Variances for an outdoor activity located in the required rear yard open space, and permitted obstructions requirements of Planning Code Sections 134 and 136.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.
4. A **Building Permit Application** is required for the demolition of existing structures 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 Inspections 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. **Affordable Housing Bonus Program.** The City of San Francisco is in the process of developing a program that would offer a local mechanism to implement the State Density Bonus law (Government

Code Section No. 65915) and is currently considering additional program options, including a component which offers density and development incentives for provision of middle income housing. This parcel is located within the proposed program study area, and the proposed project could receive density and other development incentives commensurate with provision of on-site affordable housing if consistent with the rules of the proposed program. Please refer to the [Affordable Housing Bonus Program website \(www.sf-planning.org/AHBP\)](http://www.sf-planning.org/AHBP) for the latest information on the program, draft legislation, proposed schedule, and related information.

2. **Density Maximization & Affordable Housing Provision.** It is the Department's priority to give precedence to the development of all new net housing, and to encourage the direct building of more affordable housing and the maximization of permitted density, while maintaining the quality of life and adherence to the Planning Code standards.

The project proposes to add 12,404 square feet of residential use resulting in 9 units, just short of the 10 units that trigger Section 415 of the Planning Code, which requires 12% of units be Below Market Rate (BMR) units. Also, the plans demonstrate an unfulfilled capacity that more than 9 units could be developed.

The Department strongly encourages increased density on the site, while maintaining the required bedroom mix and livability of the units. Per the Director's Bulletin No. 2, if the project were to maximize density and include 20% on-site BMRs, it would qualify for priority processing:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8460>

3. **Rear Yard.** Section 134 requires the project to provide a rear yard at grade level of at least 25 percent of the lot depth. While the proposed rear yard represents approximately 25 percent of the lot area, it is partially occupied by the proposed ground floor restaurant outdoor dining patio. As such, the project would need to seek a rear yard Variance as well as a Conditional Use Authorization for the outdoor dining patio.
4. **Open Space – Residential.** Section 135 requires 100 square feet of usable open space if private or 133 square feet if common for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). Based on the submitted plans, it is unclear whether the proposed project meets the open space requirement. If the project does not meet the requirement, a Variance from the open space requirement would be necessary.
5. **Permitted Obstructions.** The submitted plans illustrate bay windows that may not comply with the glazing, spacing and/or envelope requirements of Sections 136(c)(2) or 136(c)(3). Please revise these features accordingly so that they are considered code-complying obstructions into required areas or a Variance from the permit obstructions requirements would be necessary.
6. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. No street trees are shown on the plans.

7. **Parking.** As mentioned in the Transportation subsection of the Environmental Review section of this document, consider reducing the number of private, vehicular parking spaces and adding a car-share space. The project site is adjacent to a Muni Rapid Network route (5R), located within a few blocks of a popular bicycle route (the Wiggle) and soon-to-be constructed protected bicycle facility along Masonic Avenue, and the proposed parking ratio (1.6) is out of context for the neighborhood.
8. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least 9 Class 1 bicycle parking spaces. The project is not required to provide any Class 2 bicycle parking spaces.
9. **Height Limit.** Planning Code Section 260(b) lists features such as rooftop penthouses that are exempt from the 40-foot height limit. This exemption shall be limited to the top 10 feet of such features, except for elevator penthouses, where the height limit is 65 feet or less. The submitted elevations and sections illustrate that these features are at 10 feet 6 inches, which is over the 10-foot allowed by Code. The Planning Code does not allow this added volume and the plans must be revised to meet Code.
10. **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.
11. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit sfwater.org/index.aspx?page=687.
12. **Non-potable Water Reuse.** Beginning November 1, 2015, all new buildings of 250,000 square feet or more of gross floor area, located within the boundaries of San Francisco's designated recycled water use area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. This requirement expands to the entire city the following year, on November 1, 2016. Your project will need approvals from the San Francisco Public Utilities Commission and permits from both the Department of Public Health and DBI to verify

compliance with the requirements and local health and safety codes. To view more information about the requirements, please visit <http://www.sfwater.org/np>. Project teams may contact nonpotable@sfwater.org for assistance.

13. **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. 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.
14. **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. San Francisco Unified School district Impact Fee (School Fee)
- b. Transit Impact Development Fee (TIDF)

PRELIMINARY DESIGN COMMENTS:

The project is located in the Haight Ashbury Neighborhood in an area predominately three and four stories in height and residential in character. Material choices include wood siding, stucco and some masonry. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space and Massing.** The Planning Department supports the project as shown.
2. **Street Frontage.** The Planning Department supports the project as shown although suggests a parking reduction, such as reducing the number of private, vehicular parking spaces and adding a car-share space. The project site is adjacent to a Muni Rapid Network route (5R), located within a few blocks of a popular bicycle route (the Wiggle) and soon-to-be constructed protected bicycle facility along Masonic Avenue, and the proposed parking ratio (1.6) is out of context for the neighborhood.
3. **Architecture.** The Planning Department recommends the architectural articulation of a transom level - a secondary level above the ground floor. This could be done by creating a more horizontal reading of the glazing at this second level. This would also help unify the ground floor and the second into a more cohesive base as the storefront at the ground floor seems uncomfortably distinct. The Department also suggests some minor adjustment dimensionally for alignment on the north corner of the base to the elements above. The Department requests the use of high-quality materials and the inclusion of significant depth in the fenestration in street-facing facades.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than July 7, 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

cc: Triterra Realty Group, Inc, Property Owner
Mary Woods, Current Planning
Jenny Delumo, Environmental Planning
Maria De Alva, Citywide Planning and Analysis
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Andrea	Aiello	Administrator	Castro Upper Market Community Benefit District	584 Castro Street #336	San Francisco	CA	94114	415-500-1181	ExecDirector@CastroCBD.org	Castro/Upper Market, Haight Ashbury, Noe Valley
Calvin	Welch	Housing & Land Use Chair	Haight Ashbury Neighborhood Council	519 Ashbury Street	San Francisco	CA	94117	415-666-0314	sfic98@pachell.net	Haight Ashbury
Carol	Glanville	President	Mt. Olympus Neighbors Association	290 Upper Terrace	San Francisco	CA	94117	415-564-6516	cq2906@earthlink.net	Castro/Upper Market, Haight Ashbury
Karen	Crommie	0	Cole Valley Improvement Association	628 Ashbury Street	San Francisco	CA	94117	415-431-1414	kcrommie@aol.com	Haight Ashbury
Tim	Hickey	President	North of Panhandle Neighborhood Association (NOPNA)	732 Lyon Street	San Francisco	CA	94115		0 board@nopana.org	Haight Ashbury, Western Addition
London	Breed	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	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
Marianne	Hesse	0 -	Temescal Terrace Association	101 Belvedere Street	San Francisco	CA	94117	415-665-3657	mhesse@pacbell.net	Haight Ashbury
Richard	Rabbitt	President	Temescal Terrace Association	55 Temescal Terrace	San Francisco	CA	94118	415-954-4959	richard.rabbitt@stanfordalumni.org	Haight Ashbury, Inner Richmond, Presidio Heights, Western Addition
Ted	Loewenberg	0	Haight Ashbury Improvement Association	P.O. Box 170098	San Francisco	CA	94117		0 haia_sf@yahoo.com	Haight Ashbury

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Adrienne	Shiozaki Woo	President Board Chair	Japantown Merchants Association Nihonmachi Little Friends	1581 Webster Street 2031 Bush Street	San Francisco San Francisco	CA CA	94115 94115	415-202-0365 415-922-8898	nlfchildcare@yahoo.com	0 Western Addition Western Addition
Al	Sodini		0 Anza Vista Civic Improvement Club	140 Terra Vista Avenue	San Francisco	CA	94115	415-921-5131	ducha931@aol.com	Western Addition
Barry	Perkins		0 -	2140 Pine Street	San Francisco	CA	94115	415-990-0234	barry_perkins@yahoo.com	Western Addition
Bob	Hamaguchi	Executive Director	Japantown Task Force	1765 Sutter Street, 2nd floor	San Francisco	CA	94115	(415) 346-1239	info@japantowntaskforce.org	Western Addition
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Mark	Farrell	Supervisor, District 2	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-5942	Mark.Farrell@sfgov.org; Catherine.Stefani@sfgov.org; Margaux.Kelly@sfgov.org; Jess.Montejano@sfgov.org	Marina, Pacific Heights, Presidio, Presidio Heights, Russian Hill, Seacliff, Western Addition
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William	Bulkeley	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