



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 7, 2016
TO: DM Development Partners, LLC, c/o Jaqui Braver
FROM: David Lindsay, Planning Department
RE: PPA Case No. 2015-014058PPA for 2465 Van Ness Avenue

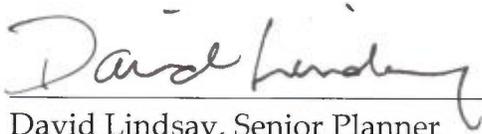
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Mary Woods, at (415) 558-6315 or mary.woods@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



David Lindsay, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: January 7, 2016
Case No.: **2015-014058PPA**
Project Address: 2465 Van Ness Avenue
Block/Lots: 0546/001 and 002
Zoning: RC-3 (Residential-Commercial, Medium Density) District
65-A Height and Bulk District
Area Plan: Van Ness Avenue Area Plan
Project Sponsor: DM Development Partners, LLC
c/o Jaqui Braver
415-378-7566
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 existing Chevron service station and one-story commercial building on two lots, and construct a seven-story, 65-foot tall mixed-use building, containing approximately 60,000 square feet. The two lots would be merged resulting in an approximately 16,500 square-foot lot area. The new building would include approximately 3,000 square feet of retail space on the ground floor, and 41

dwelling units in the upper floors. In addition, the new building would include 31 automobile parking spaces, 41 Class 1 bicycle parking spaces, and four Class 2 bicycle parking spaces. Both the automobile and bicycle parking spaces would be located in the newly excavated 14-foot tall basement level with access from a new curb cut on Union Street. The project site currently provides three curb cuts (two on Van Ness Avenue and one on Union Street), which would be reduced to one on Union Street only.

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; however, the property is located in an area that has not been previously surveyed for historic districts. Therefore, the proposed new construction is subject to review by the Department's Historic Preservation staff. The Department's Historic Preservation staff will review the proposed project and a Historic Resource Evaluation (HRE) report is not required.
2. **Archeological Resources.** Given that the proposed project would require excavation to a depth of approximately 14' 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 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 Transportation Technical Memorandum. You may be required to pay additional fees for the Memorandum; 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 memorandum.

Additionally, the proposed project is located on a high injury corridor as mapped by Vision Zero.³ When the EEA is submitted, the Environmental Planning coordinator must visit the site to further assess potential pedestrian and bicycle safety issues adjacent to the project site. 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:

- Show dimensions of the bus stop on Union Street on the site plans.
 - Show sidewalk widths as well as existing and proposed Class II bicycle parking on the site plans.
 - Coordinate with SFMTA regarding requirements for street trees near street corners.
 - Coordinate with SFMTA and SFCTA regarding the Van Ness Bus Rapid Transit (BRT) configuration.
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.

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

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

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 at 41 dwelling units and approximately 3,000 square feet of retail is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁴ Therefore, it is unlikely that an analysis of the project's criteria air pollutant emissions will be required.

Project-related demolition, excavation, grading, and other construction activities, however, 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. Please provide the volume of excavation as part of the EEA.

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 and modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the project site is not within an Air Pollutant Exposure Zone, no additional measures or analysis related to local health risks are anticipated. 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. Please provide detailed information related to any proposed stationary sources 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.⁵ The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the Environmental Planning coordinator 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.

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

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

8. **Wind.** The proposed project would not involve construction of a building over 80 feet in height; however, given its location on Van Ness Avenue and the height of the surrounding buildings, the Planning Department may require further analysis of potential wind impacts. Following the submittal of the EEA, the Environmental Planning coordinator will determine whether a consultant-prepared wind analysis is required. Should further study be required, the consultant will prepare a proposed scope of work for review and approval by the Environmental Planning coordinator 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 proposed project could cast shadows on outdoor recreation areas at Sherman Elementary School. It is possible that buildings between the project site and Sherman Elementary School cast intervening shadow on the recreation area; however further analysis is necessary to determine whether the project could substantially adversely affect outdoor recreation facilities. The project sponsor may be required to hire a qualified consultant to prepare a detailed shadow study. The Environmental Planning coordinator will work with the consultant to determine the scope of work for the study. Environmental Planning staff must review and approve the scope of work prior to the consultant's analysis.
10. **Geology.** The proposed project requires excavation to a depth of approximately 14' for a seven-story building on a site located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill). Any new construction on the site is subject to a mandatory Interdepartmental Project Review.⁶ 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 project site was formerly a gas station with a known leaking underground fuel tank (LUFT). Because construction of the proposed project would disturb over 50 cubic yards of potentially contaminated soil, 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.

⁶ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

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.

Given that the existing structures on the site were 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 the structures were 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."

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 Sections 151.1, 253 and 303 for off-street parking up to 0.75 cars for each dwelling unit; for a new building or structure exceeding 40 feet in height in an RC District with more than 50 feet street frontage, and exceeding 50 feet in height in an RC District.
2. **Variance.** As currently proposed, and as discussed under the “Preliminary Project Comments” below, this project requires a Variance from the minimum ground floor ceiling height requirement of Planning Code Section 145.1.
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 encourages higher level of on-site affordable housing through the provision of a density bonus program. The proposed program, in part, would offer a local mechanism to implement the State Density Bonus law (Government Code Section No. 65915). The City 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 program study area, and could receive density and other development incentives commensurate with provision of on-site affordable housing. Please refer to the **Affordable Housing Bonus Program website** (www.sf-planning.org/AHBP) for the latest information on the program, draft legislation, proposed schedule, and related information.
2. **Van Ness Avenue Area Plan.** The subject property falls within Sub-Area 2 of the Van Ness Avenue Area Plan, one of 12 area plans in the San Francisco General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss items to be considered, in part where the project requires minor modification to achieve consistency and mitigate negative impacts to its context. The project sponsor is encouraged to read the full plan:

http://www.sf-planning.org/ftp/general_plan/Van_Ness_Ave.htm#VNA_DEV.

The project site sits towards the northern end of the Van Ness Plan Area spine, an area characterized by predominantly residential and neighborhood-serving commercial uses. The Area Plan seeks to maintain the scale, character, and density of the area and encourages infill with carefully designed, medium density housing.

The Area Plan also specifically calls for neighborhood-serving retail on the ground floor. While Van Ness Avenue already serves as a major transit corridor, improvement plans are underway for bus rapid transit (BRT). The Department encourages the project sponsor to consider design and tenancy for its ground floor retail that will contribute to an active and interesting public realm and capitalizes on the Area's wider sidewalk widths. Locally serving retail is also important in this area of predominantly residential uses.

3. **Residential Livability.** The Van Ness Avenue Area Plan requires safe and attractive environments within each mixed-use development. In addition to safety and security (Policy 7.1), another major concern is "sun, shade, and wind" protection (Policy 7.2). While addressing the shadow impact challenges of its proposed height and bulk challenges, the Department also encourages the Project Sponsor to consider opportunities for maximizing sun exposure on its own open space. Per Policy 7.3, the project may consider the use of indoor community and recreation spaces, both of which would be welcome amenities to the neighborhood.

4. **Sustainability / Green Building.** The Department recommends the project sponsor work with the Building Department and San Francisco Environment to design/build the most beneficial mix of green building strategies to meet all current requirements.
5. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
6. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. This project is located on a corner site. The proposed plans show Van Ness Avenue designated as the front of the property, and the rear yard would then be provided based on that determination. If the design of the project were to be changed, the revised design would need to either meet the rear yard requirements or seek and justify a rear yard Variance (please see comments under “Preliminary Design Comments”).
7. **Street trees.** Section 138.1 requires one street tree for every 20 feet of frontage for new construction. The project proposes to maintain existing trees as well as planting new trees, totaling 13 street trees as shown on the plans.
8. **Ground Floor Ceiling Height.** Section 145.1 requires a minimum floor-to-floor height of 14 feet. Based on the submitted plans, it is unclear whether the project meets this requirement. If the project does not meet the requirement, a Variance from the street frontage requirements would be necessary.
9. **Off-Street Parking.** Section 151.1 does not require any off-street parking spaces for dwelling units. The project is proposing up to 0.75 cars per dwelling unit. As such, a Conditional Use authorization is required pursuant to Section 151.1.
10. **Car-Sharing.** Section 166 outlines requirements and guidelines for the provision of off-street parking spaces for car-share vehicles. The project is not required to provide any car-share parking spaces (Table 166). However, the Planning Department notes that there are currently four surface parking spaces dedicated to car-share vehicles located on lot 0546/002 and operated by a certified care-share organization (Zipcar); the project proposes to eliminate all four existing car-share spaces. The City urges the project sponsor to consider replacing some or all of these spaces as designated off-street car-share parking spaces in the proposed project. The project sponsor may also consider coordinating with a certified car-share organization to provide for replacement car-share spaces at an alternative site within the vicinity of the project.
11. **Unbundled Parking.** 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. **Building Height.** Section 253 requires a Conditional Use authorization for review of any new building or structure exceeding 40 feet in height in the RC Districts with more than 50 feet street frontage, and any building or structure exceeding 50 feet in height in the RC Districts. Section 252 of the Planning Code limits the height of development at the site to 65 feet.
13. **Bulk.** Section 270 states that the “A” Bulk District shall have a maximum length of 110 feet and a maximum diagonal dimension of 125 feet, above 40 feet in height. Deviations from the bulk limit may be permitted through the Conditional Use process pursuant to Section 271. If the design of the project should change, please indicate in future submittals how this requirement is being met or seek Conditional Use authorization.
14. **Shadow Analysis.** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan that indicates the project would not cast new shadow on any City parks. However, the project could cast shadows on outdoor recreation areas at Sherman Elementary School. It is possible that buildings between the project site and Sherman Elementary School cast intervening shadow on the recreation area; however, further analysis is necessary to determine whether the project could substantially adversely affect outdoor recreation facilities. The project sponsor may be required to hire a qualified consultant to prepare a detailed shadow study. The Environmental Planning coordinator will work with the consultant to determine the scope of work for the study. Environmental Planning staff must review and approve the scope of work prior to the consultant’s analysis
15. **Vision Zero.** The project is located on a “high-injury corridor”, identified through the City’s [Vision Zero Program](#). The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.
16. **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
17. **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 (5) affordable units if provided on-site, and (8) affordable 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:

- o direct financial construction from a public entity
- o 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.

18. **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.
19. **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.
20. **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.

21. **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 Marina District along Highway Route 101 in an area that is primarily residential. The predominant architectural characteristics include bay windows, stucco, and a street façade height of three to four stories. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space and Massing.** The Planning Department encourages the exploration of the proposed Affordable Housing Bonus Program as it would offer additional height along this transit corridor with the appropriate affordability increases.

The Planning Department recommends moving the upper building mass to the corner of Union Street, and re-organize the project to be more of an L-configuration where the Union Street side steps down the hill. (While this configuration would require seeking a Variance, it would have staff support.) Additionally, consider sculpting the southern edge to match or open up to the light well in the adjacent building along Van Ness Avenue.

2. **Street Frontage.** The Planning Department requests more active use at the ground floor and the reduction of the width of the vehicular entrance to 10 feet.
3. **Architecture.** As the project is diagrammatic, the Planning Department has little comment on the architecture at this time but recommends that the project express significant façade depth, provide high-quality materials and meet the architectural detailing and character of the neighborhood.

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: Preliminary Shadow Fan Study
Neighborhood Group Mailing List
Interdepartmental Project Review Application

cc: DM Development Partners, LLC, Property Owner
Mary Woods, Current Planning
Heather Jones, Environmental Planning
Jacob Bintliff, 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)



Title: 2465 Van Ness Avenue
 Comments: Case No. 2015-014058PPA
 Shadow Fan Modeled at 65 Feet
 Printed: 31 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.

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Brooke	Sampson		0 Cow Hollow Association	2645 Filbert Street	San Francisco	CA	94123		0 brookesampson@yahoo.com	Marina, Pacific Heights
Geoff	Wood		0 Cow Hollow Association	2760 Baker Street	San Francisco	CA	94123		0 ggwood2@gmail.com	Marina, Pacific Heights
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
Joan	Girardot	Secretary	Marina Civic Improvement & Property Owners	349 Marina Boulevard	San Francisco	CA	94123-1213	NONE	marinacivicimpr@gmail.com	Marina
Lesley	Leonhardt	Executive Director	Union Street Association	2036 Union Street	San Francisco	CA	94123	415-441-7055	LL@imagesnorth.com	Marina, Pacific Heights
Malcolm	Kaufman		0 Cow Hollow Association	2485 Union Street, #2	San Francisco	CA	94123		0 mkaufman@mcquire.com	Marina, Pacific Heights
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
Patricia	Vaughey		0 Marina/Cow Hollow Neighbors & Merchants	2742 Baker Street	San Francisco	CA	94123	415-567-7152		0 Marina, Pacific Heights, Western Addition
Robert	Bardell	President	Golden Gate Valley Neighborhood Association	1922 Filbert Street	San Francisco	CA	94123	415-931-7249	bbardell@comcast.net	Marina, Pacific Heights
Tanya	Yrovsky	President	Aquatic Park Neighbors	792 Bay Street	San Francisco	CA	94109	415-674-4055	tanyayurovsky@yahoo.com, President@AquaticPark.org	Marina, North Beach, Russian Hill

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Arthur	Albrecht	President	Lombard Hill Improvement Association	1000 Lombard Street	San Francisco	CA	94109-1515	415-474-7883	ARAlbrecht@aol.com	Russian Hill
Julie	Christensen	Supervisor, District 3	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7450	julie.christensen@sfgov.org; gary.mccoys@sfgov.org; kanishka.burns@sfgov.org; mason.lee@sfgov.org	Chinatown, Financial District, Nob Hill, North Beach, Russian Hill
David	Villa-Lobos	Chair	Lower Polk Business Collaborative	P.O. Box 642201	San Francisco	CA	94164	415-559-6627	david_villalobos@sbcglobal.net	Nob Hill, Russian Hill
Dawn	Trennert	Chairperson	Middle Polk Neighborhood Association	1561 Sacramento Street	San Francisco	CA	94109-3809	415-314-0772	TrennertDawn@yahoo.com	Nob Hill, Russian Hill
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 Russian Hill
Kathleen	Courtney	0 President Chair of Housing and Zoning Supervisor, District 2	Russian Hill Improvement Association Russian Hill Community Association	P.O. Box 475874 1158 Green Street	San Francisco San Francisco	CA CA	94147 94109	415-673-8208 510-928-8243	mlcockcroft3253@comcast.net kcourtney@rhcasf.com	Nob Hill, Russian Hill
Mark	Farrell		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
Nancy	Shanahan	Chair, Planning and Zoning Committee	Telegraph Hill Dwellers - Planning & Zoning Committee	224 Filbert Street	San Francisco	CA	94133	415-986-7070	nshan@mindspring.com	Chinatown, Financial District, North Beach, Russian Hill
Robyn	Tucker	Co-Chair	Pacific Avenue Neighborhood Association (PANA)	7 McCormick	San Francisco	CA	94109	415-609-5607	venturesv@aol.com	Nob Hill, Russian Hill
Stephanie	Greenburg	President	SoTel Neighbors	455 Vallejo Street, #112	San Francisco	CA	94133	415-794-7596	stephgreenburg@sotelneighbors.org	Chinatown, Financial District, North Beach, Russian Hill
Richard	Cardello	Acting Chair of Design Zoning & Land Use Committee	Russian Hill Neighbors	1819 Polk Street #221	San Francisco	CA	94109		0 dzlu@rhnsf.org	Russian Hill
Tanya	Yrovsky	President	Aquatic Park Neighbors	792 Bay Street	San Francisco	CA	94109	415-674-4055	tanyayurovsky@yahoo.com, President@AquaticPark.org	Marina, North Beach, Russian Hill



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 31, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight (8) stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the above referenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). A representative from each of these City Agencies will attend your meeting.

Interdepartmental Project Review fees:

Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's [website](http://www.sf-planning.org) at www.sf-planning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

Please note: All returned checks are subject to a \$50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.

Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.

INTERDEPARTMENTAL PROJECT REVIEW MEETING APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT: (Please complete all data fields)

Name _____ Phone No. () _____

Address _____

City _____ Zip Code _____

FAX No. () _____ E-Mail Address _____

Name of Property Owner _____

PROJECT INFORMATION:

Property Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____

PROJECT DESCRIPTION / PURPOSE OF MEETING: (Use a separate sheet, if necessary)

Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted Planning Department staff _____

Will this project be publicly funded? (specify) _____

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.