



PRELIMINARY PROJECT ASSESSMENT

Project Address: 900 North Point Street
Case Number: 2018-011412PPA
Date: October 22, 2018
To: Thomas Tunny, Reuben Junius & Rose
From: Claudine Asbagh, Planning Department
Seema Adina, Planning Department

This Preliminary Project Assessment (PPA) provides feedback from the Planning Department regarding the proposed project at the property listed above, based on the information provided in the PPA application, the Planning Code, General Plan, Planning Department policies, and local, state, and federal regulations as of the date of this document, all of which are subject to change. **Please be advised that the PPA application does not constitute an application for development with the Planning Department. This PPA does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not supersede any required Planning Department approvals.**

A Development Application, and any supplemental applications including for Environmental Evaluation (EE), may be submitted with the Planning Department at any time following the issuance of this PPA. The Development Application should, to the extent practical, propose a project that is responsive to the comments, issues, and requested materials identified in this PPA. The Development Application, and all supplemental applications, may be found here: <http://sf-planning.org/permit-forms-applications-and-fees>

The Planning Department may provide additional comments once a Development Application has been 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, the project will likely require approvals from other City agencies. For more, see the Citywide Policy Fact Sheet attached to this PPA.

You may contact Seema Adina, at (415) 575-8722 or seema.adina@sfgov.org to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

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I. EXECUTIVE SUMMARY

SITE DETAILS

<i>Block/Lot(s):</i>	0452/002-058
<i>Parcel Area:</i>	329,000 sq. ft.
<i>Zoning District(s):</i>	Community Business District
<i>Height/Bulk District(s):</i>	40-X
<i>Plan Area:</i>	Northeast Waterfront

PROJECT DESCRIPTION

The project proposes a change of use of nineteen (19) time-share units (retail sales and service) to nineteen (19) residential dwelling units within the existing building at the subject lot. The existing structures were constructed in 1912 and together are considered an Article 10 designated landmark, Ghirardelli Square. There are no interior or exterior alterations proposed as part of the project..

KEY PROJECT CONSIDERATIONS

Any Development Application for the proposed project should consider and, to the extent feasible, address the following issues:

- 1. Residential Density.** The allowable density in the C-2 Zoning District is the amount permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street (whichever permits the greater density). The maximum density shall in no case be less than one unit for each 800 square feet of lot area. In subsequent revisions, please display compliance with residential requirements.
- 2. Addition of Dwelling Units.** The creation of dwelling units triggers compliance with usable open space, minimum rear yard, exposure, dwelling unit mix, and off-street parking requirements. The project appears to comply with exposure and rear yard requirements however additional information related to dwelling unit mix and off-street parking is required. Future submittals should demonstrate the project's compliance with the Planning Code or seek the appropriate entitlements.
- 3. The NorthEastern Waterfront Area Plan.** The subject property falls within the area covered by the NorthEastern Waterfront Area Plan in the General Plan. The Area Plan recommends objectives and policies designed to contribute to the waterfront's environmental quality, enhance the economic vitality of the Port and the City, preserve the unique maritime character, and provide for the maximum feasible visual and physical access to and along the Bay. As proposed the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items, if any, where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The Project Sponsor is encouraged to read the full plan, which can be viewed at this link: http://generalplan.sfplanning.org/NE_Waterfront.htm.

In addition, applicants should review **Appendix C: Citywide Policy Fact Sheet** prior to the submittal of any Development Application. This document provides important information about project review requirements and policies applicable to development projects in San Francisco.

PLANNING CODE REVIEW

The proposed project will be reviewed for conformity with the requirements of the San Francisco Planning Code, and as required by the California Environmental Quality Act (CEQA), upon submittal of a Development Application. Based on the information provided in the PPA application, a Development Application for the proposed project should include supplemental applications for the following:

1. **Transportation Demand Management Program**
2. **Variance**
3. **Conditional Use Authorization**

For more information, including conformity of the proposed project with Planning Code requirements, and applicable Development Impact Fees, see **Appendix A: Planning Code Review Checklist**.

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.

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.

ENVIRONMENTAL REVIEW

The proposed project would not include activities that would cause, directly or indirectly, physical changes in the environment. Therefore, pursuant to CEQA Guidelines Sections 15060(c)(2) and 15378, the proposed project is not a project under the California Environmental Quality Act (CEQA). As the project is not subject to CEQA, environmental review is not required.

LAND USE:

Permitted Use	Conditional Use	Planning Code Section & Comment	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	210.1	C-2
<i>Comments:</i>			

CONDITIONAL USE AUTHORIZATION:

Required	Planning Code Section	
<input type="checkbox"/>	121.1	Minimum Lot Width & Area
<input type="checkbox"/>	121.6	Large-Scale Retail Uses
<input type="checkbox"/>	155(r)	Protected Street Frontages (Curb Cuts)
<input type="checkbox"/>	156	Parking Lots
<input type="checkbox"/>	202.2	Establishments that Sell Beer or Wine with Motor Vehicle Fuel
<input type="checkbox"/>	202.3	Change in Use or Demolition of General Grocery Use
<input type="checkbox"/>	202.4	Change in Use or Demolition of Movie Theater
<input type="checkbox"/>	202.5	Conversion of Automotive Service Stations
<input type="checkbox"/>	207.3	Removal of an Unauthorized Dwelling Unit
<input checked="" type="checkbox"/>	303	Conditional Use Authorization
<input type="checkbox"/>	317	Residential Demolition, Merger or Conversion
<i>Comments:</i>		
Required CUA per Planning Code Section 207.7 if dwelling unit mix is not achieved.		

OTHER REQUIRED APPROVALS:

Required	Planning Code Section	
<input type="checkbox"/>	127 , 128	Transfer of Development Rights (TDR)
<input type="checkbox"/>	206	Affordable Housing Bonus Programs
<input type="checkbox"/>	272	Bulk Exceptions in C-3
<input type="checkbox"/>	295	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission
<input type="checkbox"/>	302	Planning Code Amendments
<input type="checkbox"/>	304.5	Institutional Master Plans (IMP)
<input checked="" type="checkbox"/>	305	Variance
<input type="checkbox"/>	307	ZA Exceptions
<input type="checkbox"/>	309	Permit Review in C-3 [aka. Downtown Project Authorization]
<input type="checkbox"/>	312	Neighborhood Notification (Cannabis-Only)
<input type="checkbox"/>	314	Residential, Hotel or Motel Uses near Places of Entertainment
<input type="checkbox"/>	315	Affordable Housing Project Authorization
<input type="checkbox"/>	320 , 321 & 322	Office Development Authorization

Required	Planning Code Section	
<input type="checkbox"/>	328	100% Affordable Housing Bonus Project Authorization
<input type="checkbox"/>	330	Coastal Zone Permit
<input type="checkbox"/>	340	General Plan Amendment
<input type="checkbox"/>	342	Health Care Services Master Plan
<i>Comments:</i> Variance required for Rear Yard (Section 134), Usable Open Space (135) if needed.		

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section	Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	134 Rear Yard	Rear yard setback of 25% of lot depth and in no case less than 15 feet, provided at the lowest level story containing a dwelling unit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	135 Open Space (Residential)	Section 135 requires usable open space at the same ratio as that of the R District being used to establish the dwelling unit density ratio. Usable open space must also meet minimum dimensional requirements..
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	136 Permitted Obstructions	Information required on permitted obstructions over required rear yard or usable open space
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	138.1 Streetscape Plan	Street tree required for every 20-feet of façade frontage
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	139 Bird Safety	Within 300’ of an urban bird refuge; please ensure location-based requirements are met
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	140 Dwelling Unit Exposure	Further information required on per unit square footage and associated window size to determine if exposure requirements are being met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150(e) Reduction & Replacement of Off Street Parking	Off-street parking not provided; can be reduced and replaced by corresponding amount of bicycle parking.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	151 Off-Street Parking	Required one per dwelling unit
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	155.2 Bicycle Parking	Show on plans to satisfy minimum requirements of Class 1 and Class 2 bicycle parking
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	161 Parking Exemptions	Reduction in C-2, per 307 if no parking being provided as required
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	169 Transportation Demand Management	To determine target points, detailed floor plans must show number of bedrooms, total Class 1 and Class 2 parking spaces provided
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	207.7 Required Dwelling Unit Mix	Triggered by the creation of 10+ dwelling units; show compliance on plans or request a modification through a CUA per PC Section 207.7

DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input type="checkbox"/>	411	Transit Impact Development Fee (TIDF)
<input type="checkbox"/>	411A	Transportation Sustainability Fee (TSF)
<input type="checkbox"/>	412	Downtown Park Fee
<input type="checkbox"/>	413	Jobs-Housing Linkage Fee
<input type="checkbox"/>	414	Child-Care Requirements for Office & Hotel
<input checked="" type="checkbox"/>	414A	Child-Care for Residential Projects
<input checked="" type="checkbox"/>	415	Inclusionary Affordable Housing Program
<input type="checkbox"/>	416	Market & Octavia Affordable Housing Fee
<input type="checkbox"/>	419	Housing Requirements for Residential Developments (UMU)
<input type="checkbox"/>	421	Market & Octavia Community Improvement Fund
<input type="checkbox"/>	424	Van Ness and Market Affordable Housing Infrastructure Fee
<input type="checkbox"/>	424.6	Transit Center District Open Space Impact Fee
<input type="checkbox"/>	424.7	Transit Center District Transportation & Street Improvement Fee
<input type="checkbox"/>	424.8	Transit Center District Mello Roos Community Facilities District Program [C-3-O(SD Only)]
<input type="checkbox"/>	427	Payment in Cases of Variances or Exception for Required Open Space [C-3-O(SD) Only]
<input type="checkbox"/>	429	Public Art Fee Requirement
<input type="checkbox"/>	430	Bicycle Parking In-Lieu Fee