



PRELIMINARY PROJECT ASSESSMENT

Project Address: 1404-1406 LEAVENWORTH ST
Case Number: 2019-001612PPA
Date: April 9, 2019
To: Matthew Diamond
From: Claudine Asbagh, Planning Department
Christy Alexander, 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 Project Application may be submitted with the Planning Department at any time following the issuance of this PPA. The Project Application should include any supplemental applications for entitlement or required information for environmental review, as indicated in this PPA. The Project 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 Project 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 Appendix C: Additional Policies and Requirements.

You may contact Christy Alexander, at 415-575-8724 or Christy.Alexander@sfgov.org, to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

CC: David Young, Environmental Planning Division
Jeremy Shaw, Citywide Planning Division
Luiz Barata, Urban Design Advisory Team
Jonas Ionin, Director of Commission Affairs
planning.webmaster@sfgov.org

Daniel Sheeter, SFMTA
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
June Weintraub, Jonathan Parks, SFDPH
Dawn Kamalanathan, SFUSD



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I. EXECUTIVE SUMMARY

SITE DETAILS

<i>Block/Lot(s):</i>	0188/013
<i>Parcel Area:</i>	1,350 sq. ft.]
<i>Zoning District(s):</i>	RM-3 (Residential-Mixed, Medium Density)
<i>Height/Bulk District(s):</i>	65-A

PROJECT DESCRIPTION

The proposal is to convert the existing 3-story 2-unit building into a 5-story 3-unit building over a basement garage and lobby. 3-4 new parking spaces are proposed for the basement garage.

KEY PROJECT CONSIDERATIONS

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

- 1. Transit Priority Streets.** Washington Street is classified as a Transit-Oriented Street. Design decisions should be informed by adjacent transit routes and improvements. In general, development projects can support transit use by maximizing density, reducing or eliminating off-street parking, minimizing or eliminating curb cuts, including transit-supportive land uses and pedestrian-friendly facades, and investing in safety and beautification improvements in the public realm. For information on existing and planned transit improvements fronting your site, please see <http://sftransportationmap.org/>, SFMTA's project search tool <https://www.sfmta.com/projects> and its MUNI Forward Transit Priority Projects web site: www.sfmta.com/projects/muni-forward-transit-priority-projects.
- 2. Design.** Due to this Project being located near a Transit Priority Street, the Department recommends removing any proposed parking. This can be achieved by removing the top level of the building and shifting residential units down starting at the ground level, thus decreasing height to be more consistent with the surrounding neighborhood and reducing potential shadow impacts onto the nearby Washington Hyde Mini-Park. Using materials that are consistent with those found in the neighborhood are recommended, as well as removing the front façade fire escape. The Project's design should also meet the 25%- and 15-foot rear yard requirements, see **Appendix D: Preliminary Design Comments**.

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 Project Application. Based on the information provided in the PPA application, a Project Application for the proposed project should include supplemental applications for the following:

- 1. Shadow Analysis.**
- 2. Variance from Rear Yard Requirements.**

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 require environmental review in accordance with the California Environmental Quality Act (CEQA). Based on preliminary review of the proposed project, the following would be likely to apply:

Likely Environmental Document: Community Plan Evaluation (CPE)

The Project Application should include the following to be deemed accepted:

- 1. Historic Resource Evaluation, Part 1 Draft**
- 2. Preliminary Geotechnical Study with Boring Logs**
- 3. Maher Application**

For more information, see **Appendix B: Preliminary Environmental Review Checklist**.

LAND USE:

Permitted Use	Conditional Use	Planning Code Section & Comment	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	209.2	RM-3
<i>Comments:</i>			

OTHER REQUIRED APPROVALS:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	295	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission – Need to submit Shadow Application and reduce height/bulk to reduce shading on public park (Washington & Hyde Mini-park).
<input checked="" type="checkbox"/>	311	Neighborhood Notification
<input checked="" type="checkbox"/>	305	Variance
<i>Comments: Needs Variance for Required Rear Yard. The proposal is intensifying degree of non-compliance of existing structure that protrudes into the required 25% rear yard at all residential levels.</i>		

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	121 Lot Area/Width	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	134 Rear Yard	Please remove all decks that protrude into 25% required rear yard above the second level. The project must retain a minimum of 15 feet to the rear property line at the first and second levels.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	135 Open Space	If rear decks are removed as stated above, then required open space will not be met. Planning recommends reconsidering design options.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	136 Permitted Obstructions	Fire escapes shall be no more than 4’6” into open area (front yard in this case), please detail these dimensions on plans. Planning recommends removing these entirely.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	140 Dwelling Unit Exposure	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	141 Rooftop Screening	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	142 Parking Screening & Greening	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144 Street Frontage	Limited to 10’ wide garage door, please detail dimensions on plans.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	149 Better Roofs/ Living Roof Alternative	Please illustrate how the project meets the requirements of Section 149.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151 Required Off-Street Parking	No vehicular parking required, recommend removing all parking and the new basement level

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
					entirely.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155.2	Bicycle Parking	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155(r)	Curb Cuts	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260(a)	Height	Complies with the 65' height limit however needs to meet Section 295 for shadowing a public park (Washington & Hyde Mini-park). Planning recommends removing basement level thus decreasing the proposal by one floor and reducing height.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	270	Bulk	Complies with the bulk limits however needs to meet Section 295 for shadowing a public park (Washington & Hyde Mini-park).

DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	414A	Child-Care for Residential Projects

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT

No. ¹	Document Type	Applicable to Proposed Project	Notes / Links	<i>(For Dept. use upon submittal of Project Application) Accepted</i>
1.1(a)	Considered a ‘project’ subject to CEQA review per section 15378 and 15060(c)(2)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project is considered a “project” subject to CEQA review.	<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(b)	Potentially eligible for Class 15301 Existing Facilities Categorical Exemption –	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project meets the requirements and may qualify for a CEQA Class 15301 Existing Facilities categorical exemption. The project proposes a remodel/addition to convert an existing 3-story, 2-unit building into a 5-story building with three condominium units basement garage & lobby. Pay applicable fees.	<input type="checkbox"/> YES <input type="checkbox"/> NO

¹ Note: Numbers appear nonconsecutively because certain topics do not apply to the proposed project. These rows have been deleted for clarity.

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	<i>(For Dept. use upon submittal of Project Application)</i> Accepted
2.2(a)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site contains a building considered to be a potential historic resource (constructed 45 or more years ago); therefore, the proposed project is subject to review by the Department’s Historic Preservation staff. A Historic Resource Evaluation (HRE) must be prepared by a qualified consultant selected from the department’s historic resource consultant pool. Contact CPC-HRE@sfgov.org for a list of eligible consultants. The selected consultant must send a draft scope to CPC-HRE@sfgov.org for department approval. The consultant must submit first draft of HRE directly to the department (CPC-HRE@sfgov.org).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(b)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 2	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	An HRE Part 2 may be requested depending on the outcome of the HRE Part 1 review.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4(a)	Noise	Requires consultant-prepared Noise Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4(b)	Noise	Mechanical equipment or other noise sources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number and size (horsepower) of stationary sources or mechanical equipment (e.g., fans, HVAC, backup diesel generators, fire pumps) or other noise sources.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.5	Air Quality	Stationary sources	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number, size (horsepower), and engine tier level of stationary sources (e.g., backup diesel generators, fire pumps).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6(a)	Air Quality	Subject to San Francisco Health Code article 38	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must submit a copy of a filed Application For Article 38 Compliance Assessment with the department of public health. More information is found here: http://www.sfdph.org/dph/eh/Air/default.asp .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6(b)	Air Quality	Requires consultant-prepared Air Quality Study/Section For Criteria Air Pollutants AND Health Risk Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[briefly describe reason for study] The consultant (not subject to department list) must submit a Scope of Work to the department. The project sponsor must describe estimated hours and number of days per week of construction, including by phase as defined in the CalEEMod Manual (i.e., demolition, site preparation, grading, building construction, architectural coatings, paving). The project sponsor must describe estimated number, size (horsepower), and use (daily and annual) of construction equipment by type, including trucks and any impact equipment, by phase. The project sponsor must describe the estimated number of daily diesel vehicle trucks during operation.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must submit a Greenhouse Gas Compliance Checklist For [Municipal/Private] Development Projects, found here: https://sf-planning.org/resources under Applications and Forms.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.8(a)	Wind	Requires consultant-prepared qualitative Wind Memorandum Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed addition would increase the existing building height to 61 feet. The consultant (not subject to department list) must submit scope of work for the memorandum. The memo could potentially conclude tunnel testing is needed.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.8(b)	Wind	Requires consultant-prepared quantitative Wind Study With Tunnel Testing Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	The consultant (not subject to department list) must submit a scope of work to the department.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.9	Wind/Shadow	Building setbacks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide labeled and dimensioned plans of building setbacks and coverage at each above-grade level, including height of the roof, parapet, ridge, towers, and penthouses.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (a)	Biological Resources	Trees	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and show on plans the number of trees on, over, or adjacent to the project site, including those significant, landmark, and street trees (see Public Works article 16 for definitions) and those removed and added by the project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (b)	Biological Resources	Requires consultant-prepared Biological Resources Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	briefly describe reason for study The consultant (not subject to department list) must submit a first draft of the study.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.11 (a)	Geology and Soils	Project site slope	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project is located on a slope greater than 20%. The project sponsor must describe the average slope of the project site (in percentage).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11 (b)	Geology and Soils	Requires Preliminary Geotechnical Study, including boring logs	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project proposes excavation for the proposed underground parking. The project sponsor must submit Preliminary Geotechnical Study with boring logs.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	The project site is in an area of known or suspected soil and/or groundwater contamination; therefore, the project sponsor must submit a copy of the Maher Application submitted to department of public health to the environmental coordinator. Submit a copy of the form with the department of public health intake stamp. More information is found here: http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (b)	Hazardous Materials	Requires consultant-prepared Phase I Environmental Site Assessment	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must submit a Phase I Environmental Site Assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.13	Additional	Basic description of additional information needed]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	describe additional information needed that will not already be required in project application or tables below	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

SFMTA: San Francisco Municipal Transportation Agency

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS²

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.1(b)	General	Other agency approvals for EIRs	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a list of anticipated permits and approvals from other agencies (e.g., SFMTA, SFPUC, Public Works, etc.) for curb cut providing access to the parking garage.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.2	Archeology	Preliminary archeological review	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	Department will conduct a preliminary archeological review. Project sponsor must provide detailed information, including sections, on proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation. Project sponsor must submit any available geotechnical/soils or phase II environmental site assessment. The preliminary review could result in the requirement of a technical study.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(a)	Transportation	Sidewalk dimensions	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide existing and proposed sidewalk dimensions, taking into account presence and general location of physical structures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(c)	Transportation	Overhead wires	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and type of overhead wires (e.g., Muni, PG&E).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(e)	Transportation	Programmatic features – internal to buildings	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe operations of vehicle stackers, elevators, turning tables, loading facilities, etc.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

² Project sponsor must submit these materials after the department deems the project application accepted.

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS²

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.4(a)	Transportation / Noise / Air Quality	Construction – phasing	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe estimated hours and number of days per week of construction, including by phase, as defined on page 31 of the CalEEMod Manual (i.e., demolition, site preparation, grading, building construction, architectural coatings, paving).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(b)	Transportation / Noise / Air Quality	Construction – equipment	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe estimated number, size (horsepower), and use (daily and total) of construction equipment by type, including trucks and any impact equipment, by phase. The project sponsor must indicate whether nighttime construction could occur.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(c)	Transportation / Noise / Air Quality	Operation – diesel trucks	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe the estimated number of daily diesel vehicle trucks during operation.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(d)	Transportation / Noise / Air Quality	Operation – waste facilities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe and provide plans of the location and dimensions of rooms for compost, recycling, and waste.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(e)	Transportation / Noise	Operation – noise sources	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe and provide plans of the location and dimensions of locations where amplified noise or large crowds may congregate, as well as estimated frequency and size of any planned events.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS²

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.5(a)	Utilities and Service Systems	Water supply	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project meets the definition of a water demand project per CEQA Guidelines section 15155 . The project sponsor must submit water demand estimates.	<input type="checkbox"/> YES <input type="checkbox"/> NO
3.5(b)	Utilities and Service Systems	Wastewater demand	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must provide wastewater demand calculations, consistent with the San Francisco Subdivision Regulations .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.6(b)	Hydrology and Water Quality	Stormwater and sewer management	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of Stormwater Management Ordinance .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.7(a)	Hazardous Materials	Requires consultant-prepared <i>phase II environmental site assessment</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The department of public health will review the phase I assessment to determine if the project sponsor must submit a final phase II assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.7(b)	Hazardous Materials	Operational materials	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must list and describe any potential hazardous materials to be stored or used as part of project operations.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

CEQA: California Environmental Quality Act
EIR: Environmental Impact Report

TABLE 4. ADDITIONAL INFORMATION

No.	Environmental Topic	General Description	Applicable to Proposed Project	Notes / Links
4.1	General	Resources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please see the following links for additional resources that may inform the environmental analysis: https://propertymap.sfplanning.org/ https://sftransportationmap.org/ https://developmentmap.sfplanning.org/
4.2	Tribal Cultural Resources	Consultation	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	The department will determine if notifying California Native American tribes regarding tribal cultural resources is required. Consultation with California Native American tribes regarding tribal cultural resources may be required at the request of the tribes. No additional information is needed from the project sponsor at this time.
4.3	Shadow	Shadow Fan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The department prepared the attached Shadow Fan which shows new shadow on parks and open space.

NEIGHBORHOOD CONTEXT

The subject project sits in a narrow (20'-0" width) key lot parcel with lateral change of grade. The neighborhood is characterized by 3-5 stories residential and mixed-use residential buildings with some corner buildings presenting ground floor retail shops. Most buildings display architecture details that highlight the traditional architecture elements such as building entrances, windows, bay windows, and cornices. Bay windows are common and found in traditional, square, and round shapes – these typically at corner buildings. Buildings also typically display differentiation between the base, middle, and the building roof termination. The building materials found in the neighborhood are consistent in the surrounding buildings and include bricks (typically used at the bases), stucco, wood paneling, and in some cases, plaster.

COMPLIANCE WITH DESIGN GUIDELINES

Due to its type or location, the project is required to comply with the following design guidelines:

Residential Design Guidelines	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
Mixed Visual Character - Guideline: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.	The design proposes to add new materials and architectural elements to a neighborhood where buildings are typically consistent. The proposal should look for common architectural elements and materials and propose a building that will fit in the neighborhood while complementing and strengthening its characteristics.
Topography – Guideline: Respect the topography of the site and the surrounding area; and Building Scale – Guideline: Design the scale of the building to be compatible with the height and depth of surrounding buildings.	Remove upper floor (called 5 th floor on plans). Please see comment regarding Building Scale at the Street.
Front setback - Guideline: Treat the front setback so that it provides a pedestrian scale and enhances the street. And; Guideline: Provide landscaping in the front setback.	Ground floor landscaping should be contained within the property lines.

<p>Rear Yard – Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties; and Building Scale at the Mid-Block Open Space – Guideline: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.</p>	<p>Provide code compliant rear yard; match lightwells and side setbacks of adjacent buildings for any additional floors. The project should attempt to provide a well-intentioned neighbor’s gesture to address any existing property line windows.</p>
<p>Building Scale at the Street – Guideline: Design the height and depth of the building to be compatible with the existing building scale at the street.</p>	<p>The building should not present more than 4 stories at the street frontage (called 3rd floor on plans). A 5th floor level (called 4th floor on plans) is acceptable if a substantial front setback is provided and it is not visible from the street. The 6th floor (called 5th floor on plans) should be removed.</p>
<p>Proportions – Guideline: Design the building’s proportions to be compatible with those found on surrounding buildings.</p>	<p>Remove exposed fire-escape at the front of the building.</p>
<p>Building Entrances – Guideline: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.</p>	<p>Planning recommends remove parking to provide additional habitable space at the ground floor. Improve expression of main building entrance; match solid/void ratio balance with solid/void ratio of buildings in the neighborhood, as well as window sizes and proportions. If an elevator is included in the project, it will need to have a vestibule or lobby (so that one can’t enter directly into all the units directly off the elevator).</p>
<p>Utility Panels – Guideline: Locate utility panels so they are not visible on the front building wall or on the sidewalk.</p>	<p>Clarify location of utility panels so they are not visible on the front building wall or on the sidewalk.</p>
<p>Bay windows – Guideline: Design the length, height and type of bay windows to</p>	<p>Remove exposed fire-escape at the front of the building. Design bay windows accordingly.</p>

<p>be compatible with those on surrounding buildings.</p>	
<p>Architectural Details – Guideline: Design the placement and scale of architectural details to be compatible with the building and the surrounding area.</p>	<p>Provide architectural details that are compatible with level of architectural details found in the buildings in the neighborhood.</p>
<p>Windows – Guideline: Use windows that contribute to the architectural character of the building and the neighborhood.</p>	<p>Provide windows that compatible in size, proportions, features, and materials to windows sizes, proportions, features, and materials found in the surrounding buildings. Provide information of windows /openings of adjacent buildings on elevations.</p>
<p>Exterior materials – Guideline: The type, finish, and quality of a building’s materials must be compatible with those used in the surrounding area.</p>	<p>Provide building materials and patterns that are compatible with building materials and patterns found in the neighborhood (i.e. traditional wood siding vs. diagonal wood siding).</p>
<p>Material Detailing – Guideline: Ensure that materials are properly detailed and appropriately applied.</p>	<p>Provide materials detailing, windows profiles, and other information that will help ensure the quality of the building and appropriateness in the neighborhood.</p>

For a full list of guidelines that may apply to this site, refer to the “Design Guidelines” link under the zoning tab when researching the property on the Planning Department’s Property Information Map.