



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 9, 2017
TO: Kerman Morris
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2015-015133PPA for 301 Grove Street

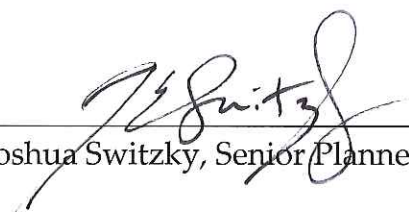
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Anne Brask, at (415) 575-9078 or anne.brask@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joshua Switzky, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: February 9, 2017
Case No.: **2015-015133PPA**
Project Address: 301 Grove Street
Block/Lot: 0809/001
Zoning: Moderate Scale Neighborhood Commercial Transit District (NCT-3)
50-X Height and Bulk District
Area Plan: Market and Octavia Area Plan
Project Sponsor: Kerman Morris
(415) 749-0302
Staff Contact: Anne Brask – (415) 575-9078
Anne.Brask@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 November 4, 2016 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 project site is within the block bounded by Grove Street to the north, Franklin Street to the east, Ivy Street to the south, and Gough Street to the west. The project site is comprised of an existing two-story, 26-foot-tall building with 6,914 square feet of office use and eight parking spaces built in 1979. The proposed project entails additions and alternations to the existing building. The project would result in a 53-foot-tall (69-feet including the elevator penthouse) mixed-used building with nine dwelling units,

1,483 square feet of commercial use, and 6,372 square feet of office use. Section 263.20 allows for up to an additional 5 feet of height for buildings that feature higher ground floor ceilings for non-residential uses along major streets in NCT districts. The project is a vertical addition to an existing structure containing non-residential uses located on the ground floor with a ground floor height of 13'-0". Therefore the project is eligible for up to an additional 3'-0" in height (up to a maximum height of 53'-0"). The proposed project includes no off-street parking spaces and 11 Class I and four Class II bicycle parking spaces. The project includes 2,391 square feet of open space on the roof and in private patios. The roof includes a series of solar panels. The project would require soil disturbance of up to 4,300 square feet at a depth of approximately 3 feet.

BACKGROUND:

The project site is located within the Market and Octavia Area Plan, which was evaluated in the *Market and Octavia Neighborhood Plan Area Programmatic Final Environmental Impact Report EIR (Market and Octavia FEIR)*. On April 5, 2007, the Planning Commission certified the Market and Octavia PEIR for the Market and Octavia Area Plan by Motion 17406.¹ Though the EIR certification was appealed on April 25, 2007, the Board of Supervisors upheld the EIR on June 19, 2007. The *Market & Octavia Area Plan* and its associated rezoning became effective May 30, 2008. Subsequent to the certification of the PEIR, on May 30, 2008, the Board of Supervisors approved, and the Mayor signed into law, amendments to the Planning Code, Zoning Maps, and General Plan.

PRELIMINARY PROJECT COMMENTS:

The following comments address general issues that may affect the proposed project.

1. **Market and Octavia Area Plan.** The subject property falls within the area covered by the Market and Octavia Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The project sponsor is encouraged to read the full plan, which can be viewed at <http://generalplan.sfplanning.org/index.htm>.
2. **Density Maximization & Affordable Housing Provision.** It is the Department's priority to give precedence to the development of all new net housing, and to encourage the direct building of more affordable housing and the maximization of permitted density, while maintaining quality of life and adherence to Planning Code standards.

The project proposes to add 13,704 square feet of residential resulting in 9 units, just short of the 10 units that trigger Section 415 of the Planning Code, which requires 12% of units be Below Market Rate (BMR) units. Also, the plans demonstrate an unfulfilled capacity that more than 9 units could be developed.

The Department strongly encourages increased density on the site, while maintaining the required bedroom mix and livability of the units. Per the Director's Bulletin No. 2, if the project were to maximize density and include 20% on-site BMRs, it would qualify for priority processing: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8460>

¹ Available for review on the Planning Department's Area Plan EIRs web page: <http://sf-planning.org/index.aspx?page=1893>.

ENVIRONMENTAL REVIEW:

Community Plan Evaluation

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

As discussed above, the proposed project is located within the Market and Octavia Area Plan, which was evaluated in the *Market and Octavia FEIR*. If the proposed project is consistent with the development density identified in the area plan, it would be eligible for a community plan evaluation (CPE). Please note that a CPE is a type of evaluation from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination.

Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Market and Octavia FEIR*, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Market and Octavia FEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the CPE certificate fee (currently \$7,882).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Market and Octavia FEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Market and Octavia FEIR*, with all pertinent mitigation measures and CEQA findings from the *Market and Octavia FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Market and Octavia FEIR* with all pertinent mitigation measures and CEQA findings from the *Market and Octavia FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427); (b) the standard environmental evaluation fee (which is based

on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). 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.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **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.** 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 a calculation of environmental application fees.²

A detailed and accurate description of the proposed project is essential for adequate environmental review. Please update the EEA project description as necessary to reflect feedback provided in this PPA letter, and include any additional documents requested herein. Furthermore, indicate sidewalk dimensions and curb cuts to be removed on the plan set. If you have already filed your EEA, you may provide the requested information and documents as supplements to your application.

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 November 4, 2016 PPA application.

1. **Historic Resources.** The existing building on the project site is less than 45 years of age and the Market and Octavia Historic Resources Survey did not identify an historic district that included this property. Thus, the proposed project alteration is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.
2. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building additions, including excavation that would reach a depth of approximately 3 feet below grade. The *Market and Octavia FEIR* included a mitigation measure, FEIR Mitigation Measure 5.6.A2, Soils Distributing Activities, that was determined to be applicable to any project involving any soils-disturbing activities beyond a depth of 4 feet and located within those proposed in the Market and Octavia Plan for which no archeological assessment report has been prepared. Since the proposed project would not involve soil-disturbing activities beyond 3 feet, this mitigation measure or extensive analysis of archeological resources is unlikely to be required; however, please confirm the depth of excavation in the EEA (show on plans).

² San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.
4. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. At the time of the filling of the EEA, please include the dimensions of the sidewalk and curb cuts to be removed. It is recommended that the project coordinate with the Civic Center Public Realm Plan.
5. **Noise.** The *Market and Octavia FEIR* did not identify any significant impacts related to noise.

Construction noise is 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 construction, measures to reduce construction noise may be required as part of the proposed project. The EEA should provide a construction schedule and indicate whether pile driving or other particularly noisy construction methods are required.

6. **Air Quality.** The proposed project's 9 dwelling units is below the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.³ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. Please provide detailed information related to construction duration and equipment and volume of excavation as part of the EEA.

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. The project proposes to construct new sensitive land uses (i.e., residential), which are subject to enhanced ventilation measures pursuant to Health Code Article 38. The project sponsor will be required to submit an Article 38 application to DPH prior to the issuance of any environmental determination. Please provide a copy of the Article 38 application with the EEA.⁴ In addition, equipment exhaust measures during construction, such as those listed in Mitigation Measure 5.8.A - Construction Mitigation Measure for Particulate Emission and Mitigation

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

⁴ Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

Measure 5.8.B - Construction Mitigation Measure for Short-Term Exhaust Emission will likely be required.

If the project would generate 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 and additional measures will likely be required to reduce stationary source emissions. Based on the information in the PPA application, the proposed project likely would not require a backup diesel generator due to the proposed height, but this will be confirmed at the time of the EEA submittal.

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 is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on recreational resources subject to Planning Code Section 295 (which applies to properties under the jurisdiction of the Recreation and Parks Department), but could cast shadows on public spaces surrounding the War Memorial Opera House, which are not subject to Section 295¹. The *Market and Octavia FEIR* stated that development along Grove Street across from the War Memorial Open Space, including the project site, would potentially cast shadows on the open space year-round, in the mid-late afternoon hours. The project sponsor is therefore required to hire a qualified consultant to prepare a detailed shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department's website (<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=539>). A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis. Mitigation Measure 5.5.A2, Parks and Open Space not Subject to Section 295, will likely be required.
9. **Wind.** The *Market and Octavia FEIR* determined that while new construction developed under the Area Plan, including new buildings and additions to existing buildings, could result in significant impacts related to ground-level wind hazards, wind impacts from new construction are site- and design-specific (such as exposure, massing, and orientation). The proposed project will be reviewed

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

by the Environmental Planner during the environmental review process to determine if the project would have the potential to result in wind hazards. If so, the project would be subject to *Market and Octavia FEIR* Mitigation Measure 5.5.B2– All New Construction, which requires individual project sponsors to minimize the effects of new buildings developed under the Area Plan on ground-level wind, through site and building design measure. The project may require an initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is needed. If an initial review by a consultant is requested by the Environmental Planner, the consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planner prior to preparing the analysis.

10. **Geology.** The *Market and Octavia FEIR* identified a potentially significant impact related to soil erosion during construction. Therefore, Market and Octavia Neighborhood FEIR Mitigation Measure 5.11.A Construction Related Soils would be applicable to the proposed project. This mitigation measure consists of construction best management practices to prevent erosion and discharge of soil sediments to the storm drain system, which would reduce any potential impacts related to geology soils to less than significant levels.

The project sponsor should prepare a geotechnical investigation report to identify the primary geotechnical concerns associated with the proposed project and the site. The geotechnical report would identify hazards and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. The geotechnical report should be prepared by a qualified consultant and submitted with the EE Application or upon receipt of this PPA letter, whichever is later.

11. **Hazardous Materials.** The proposed project would alter an existing office building constructed in 1979 and introduce residential uses to the project site. In addition, project construction would involve excavation of over 50 cubic yards. The project site is not located on the Maher map and is not suspected of containing subsurface soil or groundwater contamination. However, please submit a Phase I environmental site assessment that documents prior land uses on the project site. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. In the event that potential subsurface contamination is suspected at the project site, the project would be 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), would require additional coordination with DPH to potentially perform soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, if required. These steps would be required to be completed prior to the issuance of any building permit.

Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1979), 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. **Stormwater.** The project may result in a ground surface disturbance of 5,000 sf or greater, therefore, it would be subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding San Francisco Public Utilities Commission (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. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, and Urban Watershed Management Program. 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. The project's environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. 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.
13. **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. Also see the comments below under "Street Trees."
14. **Disclosure Report for Developers of Major 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 Evaluation (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>.

PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project.

1. **Rear Yard.** Section 134 requires the project to provide a rear yard on the subject lot. Given that the subject lot is a corner lot in an NC District, the required rear yard may be substituted with an open area equal to 25 percent of the lot area which is located at the same levels as the required rear yard in an interior corner of the lot, an open area between two or more buildings on the lot, or an inner court, as defined by Code, provided that the Zoning Administrator determines that all of the criteria described within Code Section 134(e)(2)(A-D) are met. The open area illustrated on the plan submittal does not meet the 25 percent threshold; therefore, a rear yard modification from the Zoning Administrator is required. A formal submittal should demonstrate how the Project complies with the criteria of Section 134(e), including that a comparable amount of usable open space is provided elsewhere in the development, and that the open space is configured in a manner that complements the mid-block open space adjacent to the subject property.
2. **Open Space.** Section 135 requires useable open space for each dwelling unit in the following amounts: 60 square feet space if private, or 80 square feet if common. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). The project provides a combination of private and common open space, and the amounts provided exceed the requirements of the Code. The amount of common open space located atop the roof deck (1,588 SF) would alone meet the requirements of Code Section 135. Given that, the Project Sponsor may wish to reconsider the layout of the private and common open space located within the open area on level 3, given that the unit labeled as #303 would only be accessible via common open space.
3. **Street Trees.** Section 138.1 requires one street tree for every 20 feet of frontage for new construction, or for alterations with the addition of dwelling units. With a total of 155 feet of frontage along Grove and Franklin Streets, eight (8) street trees would be required. A combination of nine (9) street trees—both existing and new—are shown on the plans, thereby exceeding the Code requirement; the Department of Public Works (Bureau of Urban Forestry) will make the final feasibility determination.
4. **Standards for Bird-Safe Buildings.** Section 139 requires projects that include either new construction or alterations to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards.” The two circumstances regulated by this Section are 1) location-related hazards, where the siting of a structure creates increased risk to birds and 2) feature-related hazards, which may create increased risk to birds regardless of where the structure is located. Given that the property is not located within 300 feet of a possible urban bird refuge, feature-related standards would apply to the project. For more information please consult Code Section 139 (“Standards for Bird-Safe Buildings”), and refer to the following document for: http://www.sf-planning.org/ftp/files/publications_reports/bird_safe_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%202011-30-11.pdf.

5. **Vision Zero.** In 2014, the City adopted the Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like people walking and people on bikes. This project is located on a vehicular high-injury corridor (Franklin Street), and is encouraged to incorporate safety measures into the project.
6. **Bicycle Parking.** Section 155.5 requires the project to provide at least ten (10) Class I bicycle parking spaces and four (4) Class II bicycle parking spaces. The proposed project contains eleven (11) Class I bicycle parking spaces and four (4) Class II bicycle parking spaces, thereby exceeding the Class I and meeting the Class II bicycle parking requirements.
7. **Special Height Exception.** Section 263.20 allows for up to an additional 5 feet of height for buildings that feature higher ground floor ceilings for non-residential uses along major streets in NCT districts. The project is a vertical addition to an existing structure containing non-residential uses located on the ground floor with a ground floor height of 13'-0". Therefore the project is eligible for up to an additional 3'-0" in height (up to a maximum height of 53'-0").
8. **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 shadow fan that indicates the project may cast new shadow on the property containing the San Francisco War Memorial and Opera House (property under the jurisdiction of the San Francisco Recreation and Park Commission). Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow in that results in an adverse impact to the San Francisco War Memorial and Opera House, pursuant to Section 295. If this detailed shadow analysis finds that the project would cast shadow on the San Francisco War Memorial and Opera House, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the property.
9. **SFPUC Requirements & Project Review.** The SFPUC administers San Francisco's various water, sewer, and stormwater requirements such as the Stormwater Design Guidelines, construction site runoff, sewer connections, recycled water and onsite water reuse, water efficient irrigation, and hydraulic analysis for fire suppression systems. To assist developers and property owners in meeting these requirements, the SFPUC provides project plan review, technical assistance, and incentives. The SFPUC also has a separate project review process for projects that propose to use land owned by the SFPUC or are subject to an easement held by the SFPUC; or projects that propose to be constructed above, under, or adjacent to major SFPUC infrastructure. For projects meeting these criteria, please contact SFPProjectReview@sfgwater.org for a SFPUC Project Review and Land Use Application. For more information regarding SFPUC Project Review or any of the SFPUC requirements, please visit www.sfgwater.org/reqs.

PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design, Open Space, and Massing.** The Planning Department recommends exploring the possibility of increasing density to the site by adding additional residential units.
2. **Architecture.** The Department recommends that the project better meet the architectural detailing and character of the neighborhood by making the following changes to the proposed facades: increasing solidity in the upper levels, articulating the ground level with greater fine-grained details or texture, enhancing the implied volumetric modulations, and providing higher-quality materials.

Please refer to the Market Octavia Design Guidelines (pages 27-37 of the Market & Octavia Area Plan) for guidance when further designing this project. While we understand that they may be interpreted and expressed in a more contemporary way, the following three guidelines are especially important at such a prominent commercial corner in the Plan Area:

Building façades should include three-dimensional detailing; these may include bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest. (#4 page 27)

High-quality building materials should be used on all visible façades and should include stone, masonry, ceramic tile, wood (as opposed to composite, fiber-cement based synthetic wood materials), precast concrete, and high-grade traditional "hard coat" stucco (as opposed to "synthetic stucco" that uses foam). (#11 page 29)

Horizontal architectural design articulation should be incorporated between the ground floor and second story levels. A minimum 6-inch projection is suggested. (#4 page 34)

3. **Vision Zero.** In 2014, the City adopted the Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like people walking and people on bikes. This project is located on a pedestrian, vehicular, or bike high-injury corridor, and is encouraged to incorporate safety measures into the project.

DEVELOPMENT 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. Please note that this list only reflects fees and requirements referenced in the Planning Code. For projects in ongoing plan areas (e.g. Central SoMa, the Hub, etc.) the below list may not accurately reflect all fees that may become applicable to this project.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

1. **Transportation Sustainability Fee (TSF) (§411A)**
2. **Child Care In-Lieu Fee for Residential Projects (§414A)**
3. **Market & Octavia Community Improvement Fund (§421)**

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. A **Variance** (Rear Yard Modification) from Planning Code Section 134(e)(2) is required.
2. A **Building Permit Application** is required for the proposed alteration to the existing structure on the subject property.

Variance applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND 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.

1. 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.
2. **Neighborhood Notification.** Section 312 requires neighborhood notification for all building permit applications for new construction within NC districts.
3. **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 ASSESSMENT EXPIRATION:

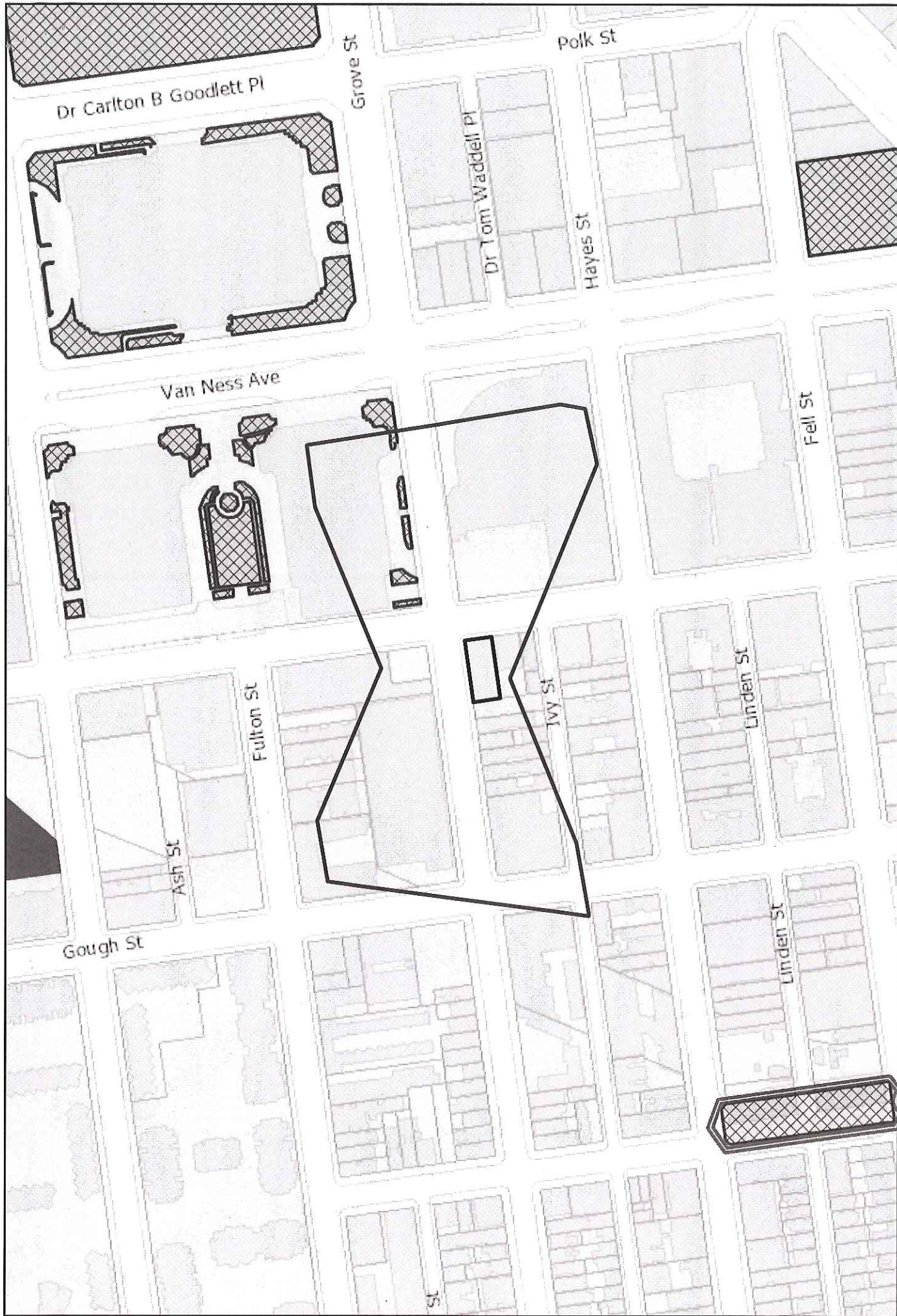
This Preliminary Project Assessment is valid for a period of **18 months**. A Variance and Building Permit Application, as listed above, must be submitted no later than **August 2, 2018**. Otherwise, this

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: Shadow Fan

cc: San Francisco Association of Realtors (SFAR), Property Owner
Nicholas Foster, Current Planning
Lana Russell-Hurd, Environmental Planning
Anne Brask, Citywide Planning and Analysis
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (webmaster.planning@sfgov.org)

¹ Personal Communication from Sean Stasio, Recreation and Park Department to Lana Russell-Hurd, Planning Department, January 3, 2017.



Title: 301 Grove Street
Comments: Measured at a height of 69 feet.
Printed: 8 December, 2016



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