



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** March 17, 2016

**TO:** Dragana Monson, Herman Coliver Locus Architecture, Project  
Sponsor

**FROM:** Kate Conner, Planning Department

**RE:** PPA Case No. 2015-018056PPA for 1296 Shotwell Street

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

Reception:  
**415.558.6378**

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Christy Alexander, at (415) 575-8724 or [christy.alexander@sfgov.org](mailto:christy.alexander@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Kate Conner", written over a horizontal line.

Kate Conner, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* March 17, 2016  
*Case No.:* **2015-018056PPA**  
*Project Address:* 1296 Shotwell Street  
*Block/Lot:* 6571-051  
*Zoning:* NCT – Mission Street Neighborhood Commercial Transit  
Mission Street Formula Retail Restaurant Sub-district  
Mission Alcohol Restricted Use District  
Fringe Financial Restricted Use District  
65-X  
*Area Plan:* Mission Area Plan  
*Project Sponsor:* Dragana Monson, Herman Coliver Locus Architecture  
415-495-1776  
dmonson@hclarchitecture.com  
*Staff Contact:* Christy Alexander, PPA Coordinator – 415-575-8724  
[christy.alexander@sfgov.org](mailto:christy.alexander@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 December 18, 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 project site is located in San Francisco's Mission neighborhood, on the block bounded by Shotwell Street to the east, Cesar Chavez Street to the South, South Van Ness Avenue to the west and 26<sup>th</sup> Street to the north. The proposal is to demolish the existing 10,700-square-foot (sf), one story industrial/PDR building and construct a new nine story, 85-foot-tall multi-unit affordable senior housing building with 96 units, including 20 units for formerly homeless seniors. The existing building on the 11,664-sf subject lot was constructed in 1948. The proposed new building would include 64,545 sf of residential uses (96 affordable housing units), 850 sf of office space, and 4,335 sf of indoor community spaces including the community room, mail room, restrooms and laundry room. The project would include no off-street parking and no curb cuts. A vanpool drop off with bulb outs is proposed along the sidewalk near the front access to the building along Shotwell Street. The lobby is accessed from the street via a private entry court with bike racks and seating. The project would include 5,487 sf of common outdoor open spaces located on the ground floor, second floor and roof terrace. Excavation would reach a depth of up to 3 feet and would include 1,100 cubic yards of soil disturbance for remediation and foundation excavation.

The site needs a height reclassification from 65' to 85' through a site-specific reclassification or through the proposed local Affordable Housing Bonus Program, whichever is the most appropriate or available for the project.

## BACKGROUND:

In 2012, the Planning Department issued a Mitigated Negative Declaration (MND) for a mixed-use residential project at 2550 Mission Street (2005.0694E). That project included the dedication of a separate parcel of land at 1296 Shotwell Street to fulfill the associated residential inclusionary housing requirement. The MND included analysis of possible development on the 1296 Shotwell Street site.

The project site is within the Eastern Neighborhoods Area Plan. The Eastern Neighborhoods Area Plan covers the Mission (location of project site), East South of Market (SoMa), Showplace Square/Potrero Hill, and Central Waterfront neighborhoods. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)* by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>1,2</sup> The Eastern Neighborhoods Area Plan and its associated rezoning became effective December 19, 2008.

The proposed project may also be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in Plan Bay Area—the region's Sustainable Communities Strategy, which was jointly approved by the Association of Bay Area Governments (ABAG) Executive Board and by the Metropolitan Transportation Commission (MTC) on July 18, 2013. On April 10, 2014, the California Air Resources Board accepted ABAG and MTC's determination that Plan Bay Area would, if implemented, achieve required greenhouse gas emission reduction targets.

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<sup>1</sup> San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

<sup>2</sup> San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

## ENVIRONMENTAL REVIEW:

Formal environmental review begins with Planning Department review of the **Environmental Evaluation Application (EEA)** filed by the project sponsor. The EEA can be submitted at the same time as the PPA application or subsequent to issuance of the PPA letter. When environmental review of the submitted Environmental Evaluation Application (EEA) begins, the Planning Department will determine the appropriate environmental document. It is possible that the environmental review may rely on analysis from the *Eastern Neighborhoods PEIR*, the Plan Bay Area Final EIR (State Clearinghouse No. 2012062029), or the MND for 2550 Mission Street. Once that determination has been made, the Planning Department will notify the project sponsor of the appropriate fees for the environmental review.

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](http://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.<sup>3</sup>

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. 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 and applicable mitigation measures from the *Eastern Neighborhoods PEIR* should the Planning Department issue a Community Plan Exemption (CPE) under the *Eastern Neighborhoods PEIR*. Some of these topic areas 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 was previously evaluated in the South Mission Historic Resources Survey and found ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department’s Historic Preservation staff; no additional analysis of historic architectural resources is required.
2. **Archeological Resources.** The project site lies within the Archeological Mitigation Zone J-2: Properties with No Previous Studies of the *Eastern Neighborhoods PEIR*. Therefore, 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

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<sup>3</sup> San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

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 project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.

3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.
4. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. The project site is near two high injury corridors (Cesar Chavez Street and South Van Ness Avenue) as mapped by Vision Zero.<sup>4</sup> The project sponsor should consider whether any public right-of-way improvements may be warranted near the project site (e.g., sidewalk extensions), particularly as it relates to people walking to and from the project site to nearby bus stops. If proposed, Planning Department would review these improvements in coordination with SFMTA staff.
5. **Noise.** The proposed project specifies the use of drilled piers during construction. Should the construction techniques change to require pile driving, *Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise* would apply. This mitigation measure prohibits the use of impact pile drivers wherever feasible and requires that contractors use pile driving equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

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<sup>4</sup> This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>. It is noted that Cesar Chavez Street was recently redesigned, which may improve safety conditions along the roadway.

Construction of the proposed project would result in temporary elevated noise levels at nearby residences. Project construction phases are expected to include demolition, excavation, ground clearing, shoring, utility and street improvements, and concrete work. The noisiest of these activities is typically excavation and grading, when heavy machinery would be in use. If pile driving or other substantially noisy construction activities are required, the proposed project will likely be subject to *Eastern Neighborhoods PEIR Noise Mitigation Measure F-2: Construction Noise*. Mitigation Measure F-2 requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

*Eastern Neighborhoods PEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses* is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use. *Noise Mitigation Measure F-4* requires that the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn). The analysis must demonstrate with reasonable certainty that the California Noise Insulation Standards in Title 24 of the California Code of Regulations can be met.

Finally, *Eastern Neighborhoods PEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* would apply to the proposed project because it includes new development of a noise-sensitive use. This mitigation measure requires that open space required under the Planning Code be protected from existing ambient noise levels. Implementation of this measure could involve, among other things, 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, and implementation would also be undertaken consistent with other principles or urban design.

6. **Air Quality.** The proposed project's 96 dwelling units is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>5</sup> 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.

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<sup>5</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the project site is not within an Air Pollutant Exposure Zone, additional measures or analysis related to local health risks are not likely to be required. However, if the project would include new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site (residential) 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.<sup>6</sup> 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. **Wind.** If the proposed project constructs a building 80 feet or greater in height, then the project would require a consultant-prepared wind analysis. The wind analysis may require a wind tunnel assessment. The consultant would be required to 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 at 85 feet the proposed project would not cast shadows on Recreation and Parks Department properties or public open spaces. Therefore, further analysis of potential impacts related to shadow is not necessary.
10. **Geology.** 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

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<sup>6</sup> Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."



for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.

11. **Stormwater Management.** Prior to issuance of a building permit, the project sponsor is required to prepare and submit a Stormwater Control Plan (SCP) to the SFPUC Wastewater Enterprise, Urban Watershed Management Program. The SCP shall demonstrate compliance with the City's Stormwater Design Guidelines. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and low-impact design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, City sewer collection system, and receiving body water quality. For more information on the SFPUC's stormwater management requirements, see: <http://www.sfwater.org/>
12. **Hazardous Materials.** Construction of the proposed project would disturb approximately 1,100 cubic yards of potentially contaminated soil on a site with previous industrial uses and leaking underground fuel tanks (LUFTs) on adjacent properties. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

In addition, *Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials* would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

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 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.

13. **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. A **Legislative Amendment** application for a Zoning Map Amendment is required. A Zoning Map Amendment is the reclassification of real property from one district to another. This includes changing the height of a parcel, or the creation of a Special Use District (SUD) for a parcel (or a combination of parcels). The parcel is currently zoned NCT-Mission Street Neighborhood Commercial Transit, with a height and bulk limit of 65-X. Construction of residential housing and development above 65 feet in height are not permitted. The Height District must be amended or the creation of an Affordable Housing SUD will need to be sought through the legislative amendment process pursuant to Planning Code Section 302.
2. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet.

3. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
4. A **Building Permit Application** is required for the proposed new construction on the subject property.

Legislative Amendment and Large Project Authorization 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](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspection 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](http://www.sfplanning.org) under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://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. The Code analysis below assumes the zoning classification proposed in the PPA application (NCT-Mission Street Neighborhood Commercial Transit).

1. **Affordable Housing Bonus Program.** The City of San Francisco is in the process of developing a program that would offer a local mechanism to implement the State Density Bonus law (Government Code Section No. 65915) and is currently considering additional program options, including a component which offers density and development incentives for provision of middle income housing as well as 100% affordable developments. The project as proposed would provide 100 percent of units as affordable units, and would therefore be eligible to receive density and other development incentives under the rules of the proposed program. Please refer to the **Affordable Housing Bonus Program website** ([www.sf-planning.org/AHBP](http://www.sf-planning.org/AHBP)) for the latest information on the program, draft legislation, proposed schedule, and related info.

2. **Eastern Neighborhoods – Mission Area Plan.** The project falls within the Mission Area Plan, a component of the Eastern Neighborhoods Area Plans. The Mission Area Plan area is generally bounded by Division Street, Potrero Avenue, Cesar Chavez Street, and Division Street. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where the project may consider minor modifications to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at: [http://www.sf-planning.org/ftp/General\\_Plan/Mission.htm](http://www.sf-planning.org/ftp/General_Plan/Mission.htm)

3. **Mission Action Plan 2020.** The subject property falls within the area of the ongoing Mission Action Plan 2020 process generally bounded by Division/13<sup>th</sup>/Duboce, Guerrero, Potrero/101 and Cesar Chavez Streets. A draft Action Plan will be available in spring 2016. The draft Action Plan may propose changes to certain allowed land uses in certain districts, as well as to building heights and densities.

For more information please visit: <http://www.sf-planning.org/sfmap2020>.

4. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth at the lowest story containing a dwelling unit. It appears that a Code compliant rear yard is provided as proposed in the Preliminary Project Assessment application. Should plans change and a Code-compliant rear yard is not provided a modification would need to be sought through the Large Project Authorization process. While such configurations can be supported, a minimum of 25 percent of the lot area is preferred.
5. **Open Space – Residential.** Section 135 requires 80 square feet of open space if private or 100 square feet if common for each dwelling unit in an NCT district. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). However, Section 135(d)(3) states that for dwellings specifically design for and occupied by senior citizens the minimum of usable open space to be provided for use by each dwelling unit shall be one-half the amount required for each dwelling unit. One half of the required common open space for 96 units would amount to 4,800 sf. The project proposes a total area of common outdoor spaces as 5,487 sf which meets the minimum requirements. The proposed common space on the ground floor, second floor and roof terrace appears to meet the 15-foot minimum dimension requirements from the submitted plans. Please detail these dimensions clearly on the formal submittal.
6. **Permitted Obstructions.** Planning Code Section 136 allows for architectural elements such as bay windows to encroach into the front setback or rear yard. The proposed plans indicate bay window elements are proposed. Please note the dimensional requirements for the bay windows, depending on the location of the window and illustrate compliance on the formal submittal.
7. **Streetscape Plan.** The project proposes non-standard bulb outs, vanpool loading, sidewalk widening and contains an unusual jog in the road along Shotwell Street midblock, and as such, SDAT recommends the submittal of a Streetscape Plan to the Planning Department to ensure that the new streetscape and pedestrian elements are in conformance with the Department's Better Streets Plan and resolves issues with the adjacent development at 1515 South Van Ness. This Streetscape Plan

shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets Plan and Section 138.1(c)(2)(ii) for the additional elements that may be required as part of the project's streetscape plan and the SDAT review comments attached.

8. **Standards for Bird Safety.** Adopted on July 14, 2011, the Standards for Bird Safe Buildings, Section 139, specify requirements for a bird safe building. Although the subject site is not located within 300 feet of an Urban Bird Refuge, there may be feature related hazards included in the proposal. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. Please review the standards and indicate the method of glazing treatment where applicable.
9. **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. If the project is required to submit a streetscape plan per Section 138.1, the Department's Streetscape Design Advisory Team may require additional pedestrian safety streetscape measures.
10. **Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The project proposes a Code-compliant rear yard, and also has frontage directly on a public right-of-way. As proposed, the Project complies with exposure requirements of the Planning Code.
11. **Rooftop Screening.** Section 141 requires all rooftop equipment to be screened. Please clearly illustrate compliance with this requirement on your formal plan submittal.
12. **Street Frontage.** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use. Ground floor non-residential uses in NCT Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade. Please clearly illustrate compliance with this requirement on your formal plan submittal.
13. **Shadow Analysis (Section 295).** 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 analysis that indicates the project may not cast new shadows on Garfield Square or Precita Park. Therefore, a detailed shadow analysis would not need to be prepared to determine if the

project would create new shadow that results in an adverse impact to the parks, pursuant to Section 295.

- 14. Shadow Analysis (Section 147).** Section 147 requires that new buildings and additions to existing buildings in C-3, South of Market Mixed Use, and Eastern Neighborhoods Mixed Use Districts that exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. A preliminary shadow study was conducted by Staff in conjunction with this PPA Application, and it indicated that the project will not cast a shadow on any park or open space protected under Planning Code Section 295.
- 15. Parking and Curb Cuts.** No off-street parking is proposed or required for this project as per Section 151. One minimized curb cut is proposed for the trash and recycling receptacles to be placed on the street for pickup as well as a minimized curb cut near the front entry for ADA access. The location of these curb cuts may need to be moved or resized as per Department of Public Works standards.
- 16. Bicycle Parking.** Planning Code Section 155.2 requires this project to provide at least 9 Class 1 and 2 Class 2 bicycle parking spaces. The proposed project contains bicycle parking but does not specify the Class or amount of spaces provided. Please ensure that these are properly shown on plans submitted with any applications.
- 17. Loading.** Pursuant to Planning Code Section 152.1, no loading spaces are required for this project and none is shown on the proposed plans.
- 18. Height.** The existing height limit is 65 feet. The project as proposed is greater than the height limit and would not be permitted pursuant to Planning Code Section 260. An increase to the height limit is required through legislative amendment to the zoning map process pursuant to Planning Code Section 302.
- 19. 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
- 20. Inclusionary Affordable Housing.** The proposed project is 100% affordable; therefore, it is not subject to the Inclusionary Affordable Housing requirements.
- 21. 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](mailto:stormwaterreview@sfwater.org) for assistance.

**22. 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](http://sfwater.org/index.aspx?page=687).

**23. 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, no impact fees that are assessed by the Planning Department will be assessed for this project. The following impact fees that would otherwise be assessed by the Planning Department for this project, but would be waived due to the provision of affordable housing units as proposed are:

- a. Transportation Sustainability Fee (TSF) (411)
- b. Child Care Impact Fee (414)
- c. Affordable Housing Fee (415)
- d. Eastern Neighborhoods Impact Fees (423)

Note that impact fees assessed by other entities, including the San Francisco Unified School District and San Francisco Public Utilities Commission may apply to this project.

## PRELIMINARY DESIGN COMMENTS:

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

1. The proposal exceeds the height limit and faces a smaller-scale residential street. The Planning Department recognizes that the north and south ends holds the Shotwell street wall while the middle portion inflects to the idiosyncratic street configuration.

2. The Planning Department requests the office space and residential units on the first floor to be switched in location in order to provide ground floor residential at the street front and office spaces looking onto the courtyard. The ground-floor residences facing Shotwell should include direct access entrances from the sidewalk, raised a minimum of 3' feet above grade and setback to provide and buffer from the street per the Draft Ground Floor Residential Design Guidelines.
3. The Planning Department recommends the project take into consideration the future streetscape and pedestrian improvements that will occur north of this project.
4. The Planning Department recognizes that the architecture is preliminary and anticipates evolution in the full application. At the ground floor, the landscaped setback and 14' floor-to-floor set a framework for a sensitively-scaled residential frontage. As shown, the many smaller-scale elements (window types, bays, balconies, and wall surfaces) at the upper floors emphasize the individual cells (the size of a single room) without also supporting an intermediate scale between the individual room and the overall building.

#### PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation Application, as listed above, must be submitted no later than **September 17, 2017**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

#### Enclosure:

Neighborhood Group Mailing List  
Preliminary Shadow Fan Analysis  
SDAT (Street Design Advisory Team) Review

cc: Teresa Yanga, Mayor's Office of Housing and Community Development, Property Owner  
Christy Alexander, Current Planning  
Heather Jones, Environmental Planning  
Jacob Bintliff, Citywide Planning and Analysis  
Matthew Priest, Design Review  
Jonas Ionin, Planning Commission Secretary  
Charles Rivasplata, SFMTA  
Jerry Sanguinetti, Public Works  
Pauline Perkins, SFPUC  
Planning Department Webmaster (planning.webmaster@sfgov.org)



FIRST	LAST	TITLE	ORGANIZATION	ADDRESS
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125
Brent	Plater		0 Wild Equity Institute	474 Valencia Street Suite 295
Buddy David	Choy Campos	President Supervisor, District 9	Coleridge St. Neighbors Board of Supervisors	157 Coleridge Street 1 Dr. Carlton B Goodlett Place, Room #244
Edward	Stiel		0 2887 Folsom Street Concerned Residents	2887 Folsom Street
Eric Erick	Lopez Arguello	President President	SoMaBend Neighborhood Association Calle 24 Merchants and Neighbors Association	P.O. Box 410805 1065 A Hampshire Street
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503
Jeff	Parker	Steering Committee Member	Friends of Upper Douglass Dog Park	750 27th Street
Jaime John Judith	Whitaker Barbey Berkowitz	Administrator Chairperson President	SOMA Leadership Council Liberty Hill Resident Association East Mission Improvement Association (EMIA)	201 Harrison Street Apt. 229 50 Liberty Street 1322 Florida Street
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street
Lucia	Bogatay	Board Member	Mission Dolores Neighborhood Association	3676 20th Street
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206
Matthew Planning and Land Use Committee	Rodgers	Chair 0	Alabama Street Pioneers 0 Dolores Heights Improvement Club-DRC	1014 Alabama Street P.O. Box 14426

Peter	Heinecke	President	Liberty Hill Neighborhood Associaton	30 Hill Street
Peter Philip	Cohen Lesser	President	0 Noe Street Neighbors Mission Merchants Association	33 Noe Street 555 Laurel Avenue #501
Podge	Thomas	Site Manager	Native American Health Center	333 Valencia Street, Suite 240
Robert	Hernandez		0 -	1333 Florida Street
Sean	Quigley	President	Valencia Corridor Merchant Association	766 Valencia Street, 3rd Floor
Spike	Kahn	Director	Pacific Felt Factory	2830 - 20th Street
Ted	Olsson	Member	Market/Octavia Community Advisory Comm.	30 Sharon Street
Tisha	Kenny	President	19th Street/Oakwood Neighborhood Association	3642 19th Street
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133
Zoe	Astrachen	Principal	Central 26th Street Neighborhood Coalition	3443 26th Street
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave
Joe	Rivano Barros	Reporter	Mission Local	2301 Mission Street #104

CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
San Francisco	CA	94103	415-431-4210	podersf.org	Excelsior, Mission, South of Market
San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
San Francisco	CA	94110	415-282-2990	choytate@gmail.com	Bernal Heights, Mission, Noe Valley
San Francisco	CA	94102-4689	415-554-5144	David.Campos@sfgov.org; Hillary.Ronen@sfgov.org; Nate.Allbee@sfgov.org; Carolyn.Goossen@sfgov.org	Bernal Heights, Mission, Outer Richmond
San Francisco	CA	94110	415-282-5393	eddiestiel@yahoo.com	Mission
San Francisco	CA	94141	415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
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San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
San Francisco	CA	94131	415-215-1711	limehouse10@gmail.com	Castro/Upper Market, Diamond Heights, Glen Park, Mission, Noe Valley
San Francisco	CA	94105	415-935-5810	somajournal@yahoo.com	Mission, South of Market
San Francisco	CA	94110	415-695-0990	villabarbei@earthlink.com	Mission
San Francisco	CA	94110	415-824-0617	sfjberk@mac.com	Mission
San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
San Francisco	CA	94110	415-863-3950	missiondna@earthlink.net, peter@missiondna.org	Castro/Upper Market, Mission
San Francisco	CA	94110	415-282-3334		0 Excelsior, Mission, Outer Mission
San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
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San Francisco	CA	94114		0 plu@doloresheights.org	Castro/Upper Market, Mission, Noe Valley

San Francisco	CA	94110		0 libertyhillneighborhood@gmail.com	Castro/Upper Market, Mission, Noe Valley
San Francisco	CA	94114	415-722-0617	pcohensf@gmail.com	Castro/Upper Market, Mission, Western Addition
San Mateo	CA	94401	415-979-4171	phnsan@msn.com; mma@prolocal-sf.com; info@prolocal-sf.com	Mission
San Francisco	CA	94103	415-503-1046 x2714	podgeT@nativehealth.org	Mission
San Francisco	CA	94110		0	0 Mission
San Francisco	CA	94110		0 seanq@paxtongate.com	Castro/Upper Market, Mission, Potrero Hill
San Francisco	CA	94110	415-935-3641	pacificfeltfactory@gmail.com	Mission
San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Castro/Upper Market, Downtown/Civic Center, Mission
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San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
San Francisco	CA	94114	415-285-3960	za@intersticearchitects.com	Mission
San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
San Francisco	CA	94110	510-798-0730	info@missionlocal.com, joe.rivanobarros@missionlocal.com	Bernal Heights, Mission



Title: Shadow Fan - 1296 Shotwell Street

Comments: Building Height Assumed at 85 feet.

Printed: 23 February, 2016



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# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** 3/4/2016  
**TO:** Christy Alexander (CP)  
**CC:** Paul Chasan (Planning), James Shahamiri (SFMTA), Charles Rivasplata (SFMTA), Lynn Fong (Public Works), Suzanne Levine (Public Works), Brent Cohen (Public Works)  
**FROM:** SDAT  
**RE:** SDAT Review  
Case No. 2015-018056PPA, Address: 1296 Shotwell  
Neighborhood: Mission  
Zoning: NCT Mission Street/65-X  
Area Plan: Eastern Neighborhoods: Mission

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

The 1296 Shotwell project came to SDAT on February 8, 2016. Below are SDAT comments regarding this project.

## CONTEXT

The proposed project entails the demolition of an existing 1-story building and construction of a new 9-story multi-unit Affordable Senior Housing building with 96 units, including 20 units for formerly homeless seniors.

## Better Streets Plan

*The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP policies can be found at: [www.sfbetterstreets.org](http://www.sfbetterstreets.org).*

- Under the Better Streets Plan (BSP), Shotwell Street is classified as a Neighborhood Residential street, with a recommended sidewalk width of 12'.
- Cesar Chavez Street is classified as a Commercial Throughway, with a recommended sidewalk width of 15'.

## Vision Zero

*In 2014, the SFMTA Board joined the San Francisco Board of Supervisors, SF Planning, SFDPH and multiple other city agencies in adopting the City's 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 pedestrians. See: <http://visionzerosf.org/about/support-for-vision-zero>, links to all agency resolutions are at the bottom of the page.*

Cesar Chavez Street has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for both drivers and bicyclists. All plans should prioritize improving safety for all users along this corridor.

## **SDAT COMMENTS**

### **Shotwell Sidewalk**

- The legislated sidewalk width for Shotwell Street is 15'. The minimum sidewalk width should be 15'.

### **Coordination with Development at 1515 South Van Ness**

- The unusual jog in the road along Shotwell Street mid-block between 26<sup>th</sup> and Cesar Chavez Streets presents particular complications for vehicular access, in particular truck and emergency access. Developers of the parcel(s) immediately to the north are also proposing street design changes that impact the design of Shotwell Street mid-block where the street jogs. SDAT encourages coordination with the 1515 South Van Ness developer to resolve issues at this mid-block location. Please coordinate with Caitlin O'Connor ([Caitlin.oconnor@lennar.com](mailto:Caitlin.oconnor@lennar.com)) or Peter Schellinger ([peter.schellinger@lennar.com](mailto:peter.schellinger@lennar.com)) at Lennar Multifamily Communities on this area.

### **On-Street Parking**

- Given the width of the street curb-to-curb, with 15' sidewalks, on-street parking is only possible on one side of the street, with two-way traffic. On-street parking is currently located on the east side of Shotwell Street across from the 1296 development site. However, none of the existing parking spaces on this block of Shotwell are currently designated as on-street loading spaces.
- SDAT recommends switching the on-street parking configuration from the east to the west side of the street on this block to accommodate loading in front of 1296 Shotwell. Reconfiguring the on-street parking on this block will require legislative action by the SFMTA board. Please coordinate with James Shahamiri from the SFMTA ([james.shahamiri@sfmta.com](mailto:james.shahamiri@sfmta.com)) on these changes.

### **Landscaping, Street Trees and Site Furnishings**

- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.
- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP).
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.

### **Transformer Vault Location**



- Please include proposed transformer vault location on future copies of your construction document submittals.

## References

Please refer to the following design guidelines when revising the project's design.

BSP Bulb-Out Standards: [http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#design\\_guidelines](http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#design_guidelines)

Public Works' Standard Plan for Curb Bulbs:

<http://38.106.4.205/ftp/uploadedfiles/sfdpw/boe/87,175.pdf>

BSP Street Furnishings Guidelines: <http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/>

BSP Guidelines for Special Paving in the Furniture Zone:

[http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk\\_paving/](http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/)

BSP Sidewalk Landscaping Guidelines: <http://www.sfbetterstreets.org/find-project-types/greening-and-stormwater-management/greening-overview/sidewalk-landscaping/>