



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: November 15, 2013  
TO: Orrin Goldsby  
FROM: Nannie Turrell, Planning Department  
RE: PPA Case No. 2013.1339U for 645-647 Valencia Street

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

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Tania Sheyner, at (415) 575-9127 or [Tania.Sheyner@sfgov.org](mailto:Tania.Sheyner@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script, reading "Nannie Turrell", written over a horizontal line.

Nannie Turrell, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* November 15, 2013  
*Case No.:* **2013.1339U**  
*Project Address:* 645-647 Valencia Street  
*Block/Lot:* 3576/062  
*Zoning:* Valencia St Neighborhood Commercial Transit (Valencia Street NCT)  
Mission Alcohol Beverage Special Use Subdistrict  
Fringe Financial Service Restricted Use District  
55-X Height and Bulk District  
*Area Plan:* Mission  
*Project Sponsor:* Orrin Goldsby, Kerman/Morris Architects LLP  
415-749-0302  
*Staff Contact:* Tania Sheyner – 415-575-9127  
[Tania.Sheyner@sfgov.org](mailto:Tania.Sheyner@sfgov.org)

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### DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or 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 San Francisco Public Utilities Commission, Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and 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:

This project description is based on the Preliminary Project Assessment (PPA) Application submitted on September 19, 2013. If any of the underlying project description details change, then the information in this PPA letter would need to be re-evaluated.

The project site consists of a 2,800-square-foot (sf), rectangular-shaped parcel located on the corner of Valencia and Sycamore Streets, in the Mission district of San Francisco. The site is currently occupied by a two-story, approximately 5,300-sf building, which contains a bar ("Elbo Room"). The existing building on the site was constructed in 1915.

The proposed project would demolish the existing building and construct in its place a mixed-use building approximately 9,200 sf in size and containing 9 residential units (the units would range from approximately 500 sf to 1,000 sf in size), 6 parking spaces, and 770 square feet of commercial space. The

proposed building would be 5 stories and approximately 55 feet in height. The proposed mix of units is three one-bedroom units and six two-bedroom units. The new structure would be set back 15 feet from the eastern property line but would be built to all other property line boundaries. The proposed project would require a new curb cut along Sycamore Street to accommodate access into the ground-story garage. It would also require a variance to provide a reduced amount of rear yard than is required by the Planning Code.

## ENVIRONMENTAL REVIEW:

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted.

### Community Plan Exemption

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.

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR (Eastern Neighborhoods FEIR)*, which was certified in 2008.<sup>1</sup> Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). 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 *Eastern Neighborhoods 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 *Eastern Neighborhoods FEIR* are applied to the proposed project, and a CPE checklist and certificate are prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the CPE certificate fee (currently \$7,402); and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of *Eastern Neighborhoods FEIR*.
2. **CPE + Focused Initial Study/Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods 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 certificate is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation

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<sup>1</sup> Planning Department Case No. 2004.0160E. Available for review on the Planning Department's Area Plan EIRs web page: <http://www.sf-planning.org/index.aspx?page=1893>.

fee (which is based on the project's construction value); and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods FEIR*.

3. **CPE + Focused EIR.** If any new site- or project-specific significant impacts are identified that cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on the project's construction value); (c) one-half of the standard EIR fee (which is also based on the project's construction value); and (d) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods FEIR*.

In order to begin formal environmental review, please submit an Environmental Evaluation Application (EE Application).<sup>2</sup> See page 2 of the current *Fee Schedule* for calculation of environmental application fees.<sup>3</sup>

### Environmental Topics

Below is a discussion of the main topic areas that will be addressed in the environmental document, based on our preliminary review of the project as it is proposed in the PPA Application.

1. **Historic Architectural Resources.** The project sponsor proposes to demolish the existing building and construct a new residential building in its place. As adopted by the Historic Preservation Commission in May 2011, 645-647 Valencia Street was surveyed as part of the Inner Mission Historic Resource Survey and was assigned a California Historic Resource Status Code (CHRSC) of "6L," which defines the property as "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." Although the subject property has been surveyed, the Department has received additional information that suggests that the subject property may have associations with the history of Lesbian, Gay, Bisexual and Transgender (LGBT) individuals in San Francisco. Therefore, the project sponsor will be required to provide a Historic Resource Evaluation (HRE) to determine whether the subject property is a historic resource for the purposes of CEQA.

Under CEQA, proposed projects are analyzed for their impact upon historic resources. Historic resource analysis is a two-step process: the first is to determine whether the subject property contains historical resource(s) as defined in Section 15064.5(a)(3) of CEQA; and, if it is determined to be a historical resource, the second is to evaluate whether the proposed project would cause a substantial adverse change to that resource.

The Historic Resource Evaluation (HRE) must be prepared by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards and is on the Department's Historic Resource Consultant Pool. The Department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool, which shall be known as the potential consultant list or PCL. Once the Environmental Evaluation Application is submitted, please contact

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<sup>2</sup> Available online at <http://www.sf-planning.org/index.aspx?page=3565>.

<sup>3</sup> Available online at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=512>.

Tina Tam, Senior Preservation Planner, via email ([tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)) for the list of three historic resource consultants. Upon selection of the historic resource consultant, the scope of the HRE shall be prepared in consultation with Department Preservation staff.

Instructions for completing the HRE are included in "San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources." The preservation bulletin is available at [www.sfplanning.org](http://www.sfplanning.org) under: "Plans & Programs" > "Historic Preservation" > "Preservation Bulletins."

A Planning Department Preservation Technical Specialist will review the HRE and confirm whether the proposed project would result in an impact to historical resources. If the proposed project would result in a significant and unavoidable impact to historical resources not addressed in the *Eastern Neighborhoods FEIR*, then a Focused EIR may be required to address this peculiar impact.

2. **Archeological Resources.** The project site would require soil disturbance to accommodate the proposed mat foundation system (while unknown at this time, potential excavation is estimated to be up to approximately 2 feet below ground surface [bgs] in depth). The *Eastern Neighborhoods FEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and that the proposed land use policies and controls within the Plan Area could adversely affect significant resources.

The project site is located within an area where no previous archeological survey has been prepared. Since there is potential for soils disturbance at the site, Planning Department staff has preliminarily determined that *Archeological Mitigation Measure J-2: Property with No Previous Studies* from the *Eastern Neighborhoods FEIR* would be applicable to the proposed project. This mitigation measure requires the project sponsor to complete either a Preliminary Archeological Review (PAR), conducted in-house by the Planning Department archeologist, or a Preliminary Archeological Sensitivity Assessment (PASS) prepared by a Department Qualified Archeological Consultant and subject to the review and approval by the Department Archeologist.

The PAR will: (1) determine what type of soils disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soils improvements, site remediation, etc.; (2) determine whether or not the project site is located in an area of archeological sensitivity; and (3) determine what additional steps are necessary to identify and evaluate any potential archeological resources that may be affected by the project. Helpful to the PAR process is the availability of geotechnical or soils characterization studies prepared for the project along with the proposed foundation type and maximum depth of excavation.

Alternatively, preparation of a PASS requires the project sponsor to retain the services of a qualified archeological consultant from the Planning Department's rotational Qualified Archeological Consultants List (QACL). The project sponsor must contact the Department Archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.<sup>4</sup> Based on the results of either the PAR or the PASS, the Environmental Review Officer (ERO) would

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<sup>4</sup> Available online at [http://www.sf-planning.org/ftp/files/MEA/Archeological\\_Review\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf).

determine if an Archeological Research Design/Treatment Plan (ARD/TP) shall be required to more definitively identify the potential for CRHR-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level.

3. **Transportation.** Based on the Planning Department's transportation impact analysis guidelines, the proposed nine new residential units and approximately 770 square feet of commercial uses would result in approximately 25 p.m. peak hour person trips and thus, a transportation study is not likely to be required for the proposed project. This determination is preliminary in nature and will be revisited upon submittal of the EE Application. In the event a transportation study is required, the study should be prepared by one of three transportation consultants assigned to the project by the Planning Department during the environmental review process. Please see the Planning Department's Environmental Planning webpage "Resources for Consultants" for further information on administration of the consultant pool.

Although a transportation study is unlikely to be required, the Planning Department has some initial feedback on the proposed project, based on the review of the preliminary plans by transportation staff. It is noted that the proposed vehicular access from Valencia Street onto Sycamore Street (and vice versa) may result in vehicle conflicts with high pedestrian and bicycle volumes on Valencia Street. In addition, Department recommends the project sponsor consider reducing the amount of parking proposed, given the project site's location along a transit corridor and a heavily-used bicycle route. The Department also recommends the project sponsor add bicycle racks on-street along the Valencia Street frontage. If the proposed parking is retained, the set of project plans submitted with the EE Application should include parking stacker specifications. Based on the above concerns, the Department transportation staff would review the project plans upon submittal of the EE Application.

4. **Noise.** The *Eastern Neighborhoods FEIR* identified a number of noise mitigation measure applicable to construction activities as well as to the siting of noise-generating land uses (such as residential uses) in areas that are substantially affected by existing noise levels. The project site is located along Valencia Street, where traffic-related noise exceeds 65 L<sub>dn</sub> (a day-night averaged sound level). The project would be subject to *Eastern Neighborhoods FEIR Noise Mitigation Measure F-2: Construction Noise*. Pursuant to this mitigation measure, the Planning Director shall require 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.

In addition, the proposed project would be subject to the San Francisco Noise Ordinance (Article 29 of the *Police Code*), amended in November 2008, which includes restrictions on noise levels of construction equipment and hours of construction activity. Detailed information related to construction equipment, phasing, hours of construction, and duration of each phase may be required

as part of the environmental evaluation to assess construction noise levels and methods to reduce such noise, as feasible.

The proposed project would also be subject to the *Eastern Neighborhoods FEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses*, which 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 residential uses, which are considered to be noise-sensitive uses for purposes of CEQA analysis. *Noise Mitigation Measure F-4* requires that a noise analysis be prepared for new development including a noise-sensitive use, to be incorporated into the environmental review document. The mitigation measure requires that such an analysis include, at a minimum, a site survey to identify potential noise-generation uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) shall be included in the analysis. The analysis shall be prepared by person(s) qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity.

Finally, *Eastern Neighborhoods FEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* would apply to the proposed project as 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.

5. **Air Quality.** The proposed project, which includes the demolition of an existing two-story building and the construction of a new five-story building at a total of approximately 9,200 sf (comprised of nine dwelling units, and retail and parking space), does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and/or operational screening levels for criteria air pollutants. Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.



In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. Although the proposed project is not within an Air Pollutant Exposure Zone, improvement measures may be recommended for consideration by City decision makers such as exhaust measures during construction.

Lastly, the proposed project is unlikely to require a diesel back-up generator. However, in the event that a diesel back-up generator is proposed as part of the project, it could result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. New backup diesel generators are required to comply with BAAQMD Regulation 2, Rule 5 (New Source Review for Toxic Air Contaminants). Regulation 2, Rule 5 requires new sources that result in an excess cancer risk greater than one in one million and/or a chronic hazard index greater than 0.20 to implement the best available control technology to reduce emissions. Detailed information about the number and location of stationary sources shall be provided with the EE Application prior to determining if additional air quality analysis will be required, such as an Air Quality Technical Report for additional air pollutant modeling. If an Air Quality Technical Report is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary.

6. **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>5</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.
7. **Wind.** The proposed project would involve construction of a building approximately 55 feet in height. The height of the proposed building is not expected to cause adverse ground-level wind speeds resulting from the project. Therefore a wind analysis study would not likely be required.
8. **Shadow.** The proposed project would result in construction of a building approximately 55 feet in height. Planning Code Section 295 requires that a shadow analysis be performed to determine

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

whether a 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 would not cast new shadow on any properties under the jurisdiction of the Recreation and Park Department, nor would it cast shadows on any other parks or open spaces (see attached).

9. **Tree Removal.** 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 tree identified in this Disclosure Statement must be shown on the site plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the Tree Planting and Protection Checklist with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.<sup>6</sup>
10. **Geology:** The project sponsor is required to prepare a geotechnical investigation to identify the primary geotechnical concerns associated with the proposed project and the site. The geotechnical investigation would identify hazards (among them those related to project site location within an area identified as having potential for liquefaction) and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. The geotechnical investigation should be submitted with the EE Application and to assist in the archaeological review of the project (see Archaeological Resources section above).
11. **Hazardous Materials.** Based on the Preliminary Project Assessment Application, the required excavation is anticipated to be approximately 2 feet bgs to accommodate the proposed foundation. Moreover, the site is not located within an area of the city identified as having the potential to have subsurface contamination (Maher zone) and the project site historically did not contain any uses that could have resulted in subsurface contamination (i.e., gas station, auto repair, dry cleaners, etc.). If any information is uncovered that suggests that subsurface contamination may be present beneath the project site, the proposed project may 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), 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 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.

In addition, *Eastern Neighborhoods FEIR Hazardous Materials Mitigation Measure L-6: Hazardous Building Materials* would apply to the proposed project. Consistent with this mitigation measure, the project sponsor would be required to ensure that any equipment containing polychlorinated biphenyls or diethylhexyl phthalate, such as fluorescent light ballasts, be removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, be similarly removed and properly disposed of.

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<sup>6</sup> Available online at <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8321>.

This measure also requires that any other hazardous building materials identified, either before or during work, be abated according to applicable federal, state, and local laws.

12. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as owners of properties within 300 feet of the project site at the initiation of the Community Plan Exemption process. Please be prepared to provide these mailing labels upon request during the environmental review process.

If any of the additional analyses determine that mitigation measures not identified in the *Eastern Neighborhoods FEIR* are required to address peculiar impacts, the environmental document will be a community plan exemption plus a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a community plan exemption with a focused initial study/EIR. A community plan exemption and a community plan exemption plus a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a community plan exemption with a focused initial study/EIR would need to be prepared by a consultant on the Planning Department's environmental consultant pool.<sup>7</sup> The Planning Department would provide a list of three qualified consultants to the project sponsor from which to select one.

#### PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Conditional Use Authorization** from the Planning Commission would be required per Planning Code Section 151.1 to allow off-street automobile parking at a ratio of .75 per dwelling unit;
2. A **Rear Yard Modification** from the Zoning Administrator would be required per Planning Code Section 134(e), since the proposal does not provide a rear yard equal to 25 percent of the total lot depth;
3. A **Variance** from the Zoning Administrator would be required per Planning Code Sections 136(c)(2) and 145.1(c)(1), since the proposal includes a bay window located less than 4-ft from an interior lot line and off-street parking on the ground floor within 25-ft of a street.
4. A **Building Permit Application** would be required for the demolition of the existing building on the subject property; and
5. A **Building Permit Application** would be required for the proposed new construction on the subject property.

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7 Available online at [http://www.sf-planning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

All applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, or online at [www.sfplanning.org](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspection (DBI) at 1660 Mission Street.

### NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project sponsors are encouraged 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.

### PRELIMINARY PROJECT COMMENTS:

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

1. **Land Use.** The proposed project includes commercial space fronting Valencia Street and housing uses above. These uses are supported by the Mission Area Plan and the Valencia NCT District.
2. **Mission Area Plan:** As currently proposed, the project's ground floor commercial use is consistent with the Mission Area Plan. Information on the Mission Area Plan can be found on the Planning Department's website at: [http://www.sf-planning.org/ftp/General\\_Plan/Mission.htm](http://www.sf-planning.org/ftp/General_Plan/Mission.htm)
3. **Rear Yard:** Planning Code Section 134 outlines the rear yard requirements within the Valencia NCT District. The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot. The rear yard shall be provided at the lowest story containing a residential dwelling unit. Currently, the proposed project does not meet this requirement and would require a rear yard modification as outlined within Planning Code Section 134(e). To qualify for a rear yard modification, the proposal must meet the following criteria:
  - a. Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development;
  - b. The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and
  - c. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.

The Department encourages compliance with the rear yard requirement.

4. **Open Space:** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally, at least 80 square feet of private open space or 106.4 square feet of common open space (per dwelling unit) is required for each residential unit. Currently, it appears that one dwelling unit would have private open space (measuring 479 sq ft) and eight dwelling units would have common open space via a roof deck (measuring 856 sq ft); therefore, the project appears to meet this requirement.
5. **Permitted Obstructions:** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks and yards. Per Planning Code Section 136(c)(2)(g), the exterior point of a bay window must be located at least 4 feet from an interior lot line. Currently, the proposal calls for a bay window, which is only 3 feet from an interior lot line; therefore, the project would require a variance from Planning Code Section 136. Please consider revising the design to meet the bay window requirements specified in the Planning Code.
6. **San Francisco Green Landscaping Ordinance:** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which assists in articulating Planning Code Sections 138.1. This Planning Code section outlines a provision for adding street trees when adding gross floor area equal to 20 percent or more of the gross floor area of an existing building. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Based on the street frontage, it appears that two street trees would be required along Valencia Street and four street trees would be required along Sycamore Street. Existing trees, if they were present on the project site, would apply towards the street tree requirement. Please comply with this code section by providing an updated site plan showing landscaping and street trees. Also, please check with the Department of Public Works and obtain an "Interdepartmental Referral for Feasibility of Tree Planting or Removal."

Currently, the project provides five street trees along Sycamore Street and one street tree along Valencia Street. As part of the EE Application, please revise the site plan to meet this requirement.

7. **Exposure:** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. All dwelling units shall feature a window that directly faces an open area that is a minimum of 25 ft in width. Currently, the proposed project appears to meet this requirement.
8. **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 in Valencia St NCT District. Currently the project appears to meet most of these requirements; however, as part of the EE Application, please ensure that the ground floor street frontage meets all of these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork. Also, please provide the dimension of the new garage door located off of Sycamore Street.

Per Planning Code Section 145.1(c)(1), off-street parking at street grade is required to be set back at least 25-ft on the ground floor from any façade facing a street at least 30-ft in width. Currently, the project does not meet this requirement, since off-street parking is located within 25-ft of Sycamore

Street; therefore, the project would require a variance from Planning Code Section 145.1(c)(1). The Department encourages compliance with the street frontage requirements.

9. **Parking Code Requirements:** Planning Code Section 151.1 outlines requirements for permitted off-street parking. As a project located within the Eastern Neighborhoods Area Plan, there are no minimum parking requirements; rather, the project is subject to a maximum allowance of parking spaces, which is defined as one off-street parking spaces per two dwelling units (see Planning Code Section 151.1, Table 151.1). The proposed project would construct nine new dwelling units; therefore, five off-street residential parking spaces are allowed for the residential units.

As defined in Planning Code Section 151.1(g) and 157, the project may pursue a Conditional Use Authorization (CU) from the Planning Commission to increase the maximum allowable residential parking to 0.75 parking spaces per unit. However, in general, the Planning Commission has not supported these increased thresholds.

Currently, the project provides six off-street parking spaces via lifts/stackers; therefore, Conditional Use Authorization from the Planning Commission would be required. The Department encourages a reduction in the amount of parking, given the excellent transit, bicycle, and pedestrian access of this location.

10. **Bicycle Parking:** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The project is required to provide one Class 1 bicycle parking space for each dwelling unit, and one Class 2 bicycle parking space for every twenty dwelling units. Therefore, the project is required to provide a total of nine Class 1 bicycle parking spaces and one Class 2 bicycle parking space. Currently, the project meets the requirements for Class 1 bicycle parking spaces. As part of the EE Application, please update the site plan or denote where and how the project will meet the Class 2 bicycle parking space requirement.

11. **Narrow Street Height Provisions:** For projects within the Valencia Street NCT along a Narrow Street (a public right of way less than or equal to 40 feet in width, or any mid-block passage or alley that is less than 40 feet in width), Planning Code Section 261.1 specifies that all subject frontages shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. No part or feature of a building may penetrate the required setback plane. Sycamore Street measures approx. 35-ft wide, and would be considered a "narrow street." Please ensure compliance with this requirement. Variances for height are not permitted.

Currently, the project's rear roof deck glass guardrails appear to penetrate into the required setback area. As part of the EE Application, please provide a diagram demonstrating the compliance with this requirement or revise the project to meet this requirement.

12. **Shadow:** Planning Code Section 295 outlines requirements for projects with a height exceeding 40 ft that cast shadows on property under the jurisdiction of the Recreation and Parks Commission. As discussed above, under Environmental Review, based upon an initial shadow study, the proposed project would not impact any properties subject to Planning Code Section 295.

13. **Eastern Neighborhoods Impact Fees.** The Eastern Neighborhoods Impact Fee applies to the project. These fees shall be charged in accordance with Section 423 of the Planning Code. Fees shall be assessed per net new gross square footage on residential and non-residential uses, with credit given for existing uses on the site. As the project site received no new development potential from the Eastern Neighborhoods Plan, the project is in the lowest Eastern Neighborhoods Impact Fee tier (Tier 1). For the most up-to-date fee schedule, please refer to the Department of Building Inspection (DBI) fee register: <http://sfdbi.org/index.aspx?page=617>.

The Eastern Neighborhoods Impact Fee shall be paid before the City issues a first construction document, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

14. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code.

More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.

15. **Interdepartmental Project Review:** Interdepartmental Project Reviews are **mandatory** for new construction projects that propose eight stories or more, or for projects within a designated Seismic Hazard Zone, as identified by State of California, Department of Conservation, Division of Mines and Geology. An interdepartmental project review request should be completed prior to the approval of the first construction building permit. The Planning Department will act as the lead agency in collaboration with the Department of Building Inspection (DBI), Department of Public Works (DPW), and San Francisco Fire Department (SFFD). Please schedule an interdepartmental project review meeting, since the project is located within a designated seismic hazard zone.

## PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Vehicle Circulation, Access and Parking.** Given the proximity to BART and multiple Muni lines, the Planning Department is concerned by the large amount of space that is devoted to parking in the current proposal. There is no minimum parking requirement in the Valencia St NCT Zoning District, and the proposed project provides off-street parking at a ratio of 0.66 parking spaces per dwelling unit, at the upper limit of what is permitted in Section 151.1 of the Planning Code. This high quantity of parking limits the possibility for the building to adapt to the site in a sensitive manner, specifically as it relates to street fronting uses.

The project design would be greatly improved by reducing the parking ratio and/or the parking footprint. The Planning Department questions the usability of Parking Space No. 6. A single 8-ft wide opening for parking ingress and egress should be sufficient for a limited number of parking spaces. The Planning Department recommends that the garage entry and trash be moved further away from the residential entry. Also please consider internalizing the trash enclosure.

As part of the EE Application, please verify that bicycle parking is proposed at a rate of one parking space per each dwelling unit. This parking should be provided as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflict with cars. Bicycle parking spaces should meet the definitions provided in *Zoning Administrator Bulletin No. 9 – Bicycle Parking Standards: Design and Layout*.

2. **Street Frontage.** The project's ground floor street facades should provide a consistent and active relationship with the fronting streets, per the draft *Ground Floor Residential Design Guidelines*. The Planning Department recommends that no parking be located within 25 feet from the street frontage. Active uses are required to be 25 feet deep along the frontage to comply with the *Planning Code*. The Planning Department recommends the design explore ground floor residential units along Sycamore Street to provide active uses.

Ground floor units should be set back with raised landscaped entries that provide direct access from the street and range from three to five feet above grade. A setback and raised terrace at the ground level may count toward open space. Refer to the draft *Ground Floor Residential Design Guidelines* document for treatment of the building along the street if the project ultimately proposes residential uses on the ground floor. The draft guidelines are located on the Department website under "Resource Center/Department Publications/Guidelines for Ground Floor Residential Design."

The residential entrance at the façade should be expressed with a higher, wider, and deeper recessed transition from the sidewalk centered on the bay above.

3. **Architecture.** The Planning Department recommends defining the transition between the concrete podium and the body above to define a stronger base. Please consider compositionally unifying the façade with a more even spacing of the bays on the Sycamore façade, and architecturally differentiating this façade through the use of the bays as a distinct façade element. This may be achieved by using a different material and detail palette and/or separation from the line of the roof parapet. The parapet of the main building and penthouse should be capped with architectural detailing that imparts greater emphasis to roof termination.

At this point, the architecture is assumed to be preliminary and the Department's Urban Design Advisory Team (UDAT) would provide further detailed design review on the subsequent submission. It is expected that the design submitted as part of the EE Application will respond to its context with a consistent composition of building components, materiality, and other architectural features that reference the scale and proportion of the context. It is also expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to a successful project. Exceptions



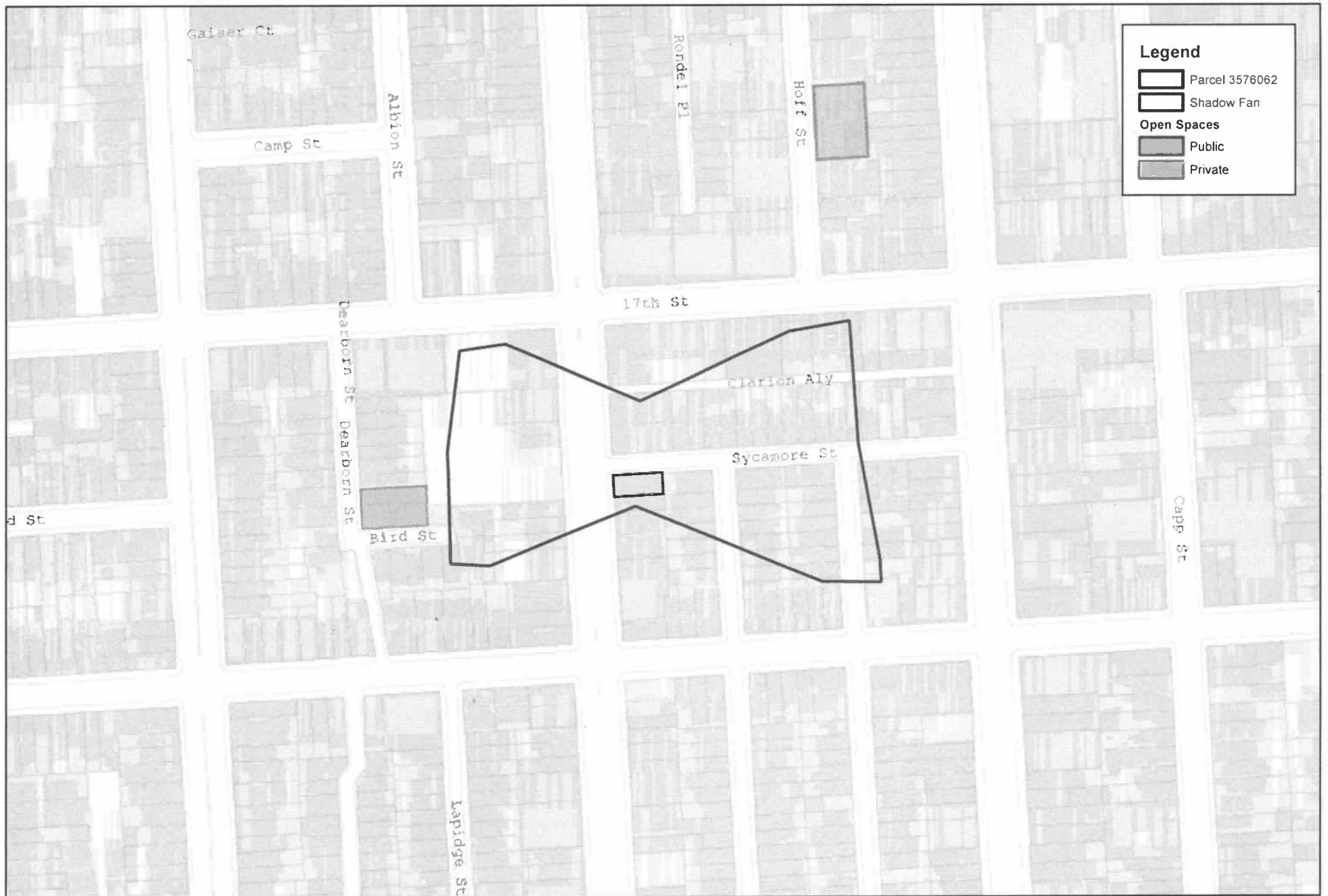
from code should be matched by a design and configuration of space and architecture that is exceptional.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **May, 15, 2015**. 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:    Dennis Ring and Susan Rokisky-Ring, Property Owners  
      Rich Sucre, Current Planning  
      Tania Sheyner, Environmental Planning  
      Steve Wertheim, Citywide Planning and Analysis  
      David Winslow, Planning Department  
      Jerry Robbins, MTA  
      Jerry Sanguinetti, DPW



Title: 645-647 Valencia St Preliminary Shadow Analysis

Comments: Proposed Height: 55-ft

Printed: 23 October, 2013



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