



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: Thursday, July 14, 2016
TO: Don Bragg
FROM: David Lindsay, Planning Department
RE: PPA Case No. 2015-014028PPA for 3333 California Street

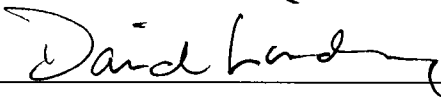
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Brittany Bendix, at (415) 575-9114 or Brittany.Bendix@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



David Lindsay, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: Thursday, July 14, 2016
Case No.: **2015-014028PPA**
Project Address: 3333 California Street
Block/Lot: 1032/003
Zoning: RM-1 (Residential, Low-Density)
40-X
Project Sponsor: Don Bragg c/o Prado Group
150 Post Street, Suite 320
San Francisco, CA 94108
415-857-9324
Staff Contact: Brittany Bendix – 415-575-9114
Brittany.bendix@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 March 29, 2016, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The subject property is approximately 446,468 square feet and bounded by California Street, Presidio Avenue, Masonic Avenue, Euclid Avenue and Laurel Street. The site is within an RM-1 District and developed with an existing office building of approximately 450,000 square feet, an existing annex building of approximately 13,000 square feet, a parking garage containing 210 off-street parking spaces, and surface parking lots containing 330 off-street parking spaces. The proposed project will demolish the southern wing of the existing office building and divide the remaining 68.5 foot tall portion, located at the center of the site, into two separate structures, Building A and Building B. Interior renovations are proposed to adapt these two structures from office uses to residential uses and to accommodate vertical additions of two stories to Building A and three stories to Building B, for respective heights of approximately 81 feet and 92 feet. The project also includes new construction of the following: three four-story mixed use buildings on California Street (currently identified as 'Plaza A,' 'Plaza B,' and 'Walnut') with proposed heights of 45-feet; a four-story commercial office building on California Street and Presidio Avenue (identified as 'California and Presidio') with a proposed height of 45 feet, and seven townhomes with heights of 40 feet or less. Overall, the proposed project includes 558 dwelling units within 774,300 gross square feet of residential floor area, 59,915 gross square feet of commercial retail floor area, 49,999 gross square feet of office floor area, and 12,455 gross square feet of an entertainment use. Additionally, the project will dedicate fifty-two percent of the overall lot area to a combination of public and private open spaces.

The project proposes 885 off-street parking spaces and five loading spaces to accommodate the proposed uses. Three below grade parking garages will contain all of the off-street parking spaces and all five loading spaces. The project will relocate one existing curb cut on Laurel Street and one on Presidio Avenue, eliminate the second (southern) existing curb cut on Laurel Street, improve the existing curb cut on California Street, and provide a new curb cut on Masonic Avenue. Proposed access to the below-grade garages would be from Laurel Street, the Walnut Street extension, Presidio Avenue, and Masonic Avenue. The proposal also includes a lot line adjustment along the eastern boundary along Presidio and Masonic Avenues to accommodate streetscape improvements and to regularize the property's frontage on Presidio Avenue. Additional street improvements would include proposed sidewalk bulbouts at the intersection of California Street with Laurel and Walnut Streets, and at three locations along the Masonic Avenue frontage. Finally, to support the proposed development, the project proposes excavation of approximately 280,000 cubic yards of soil, ranging in depths of 7 to 40 feet below the existing grade. This proposed excavation will accommodate the proposed below grade parking structures, basement levels of proposed buildings and the overall terracing of the site.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)** for the full scope of the project. EEAs are available in

the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the “Publications” tab. See “Environmental Applications” on page 2 of the current Fee Schedule for calculation of environmental application fees.¹

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.

The proposed project would require preparation of an initial study. The initial study may be prepared either by an environmental consultant from the Department’s environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Devyani Jain at (415) 575-9051 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department’s environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Below is a list of topic areas addressed through the environmental review process. Some of these would require additional study based on the preliminary review of the project as it is proposed in the PPA application.

- 1. Historic Resources.** The project site contains one or more buildings or structures considered to be a potential historic resource (constructed 45 or more years ago); therefore, the proposed project is subject to review by the Department’s Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department’s Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.

2. **Archeological Resources.** 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 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 one of the Planning Department's three standard archeological mitigation measures (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 Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,² the project would require additional transportation analysis to determine

² This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Impact Study. You are required to pay additional fees for the study; please contact Virnaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared study. Please note that comments provided in this PPA letter regarding the site design and site circulation may affect the transportation analysis.

Transportation Demand Management Program

On April 28, 2016, the Planning Commission adopted a resolution to initiate Planning Code amendments that would require development projects to comply with a proposed Travel Demand Management (TDM) Program. The intent of the proposed TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces that the project intends to provide for that land use category. To meet each target, the project sponsor must select TDM measures—each worth a specified number of points—from a menu of options. In general, if a project sponsor proposes more parking, the target for that land use category—and thus, the number of TDM measures that the sponsor must implement to meet it—would increase. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project's targets. Project sponsors would be required to implement and maintain TDM measures for the life of the project.

The proposed project includes 558 dwelling units, 59,915 square feet of retail, 49,999 square feet of office space, and would reuse the existing 12,455 square foot auditorium/ theater. Thus, the project would be subject to the proposed TDM Program. Based on the proposed 120 parking spaces associated with the retail uses and the 37 parking spaces associated with the auditorium, the project would be required to meet or exceed a target of 72 points for land use category A (maximum target available). Based on the proposed 100 parking spaces associated with the office uses, the project would be required to meet or exceed a target of 21 points for land use category B. Based on the proposed 558 parking spaces associated with the residential use, the project would be required to meet or exceed a target of 68 points for land use category C (approaching maximum target available).

The Planning Code would currently require the project, as described in the PPA, to provide the following TDM measures:

- Bicycle Parking (Planning Code Section [155.2](#); TDM Menu ACTIVE-2 – option a)
- Shower facilities and lockers (Planning Code Section [155.4](#); TDM Menu ACTIVE-3)
- Car Share Parking Spaces (Planning Code Section [166](#); TDM Menu CSHARE-1 – option a)
- Parking unbundling (Planning Code Section [167](#); TDM Menu PKG-1)

The project may be required to select and incorporate additional TDM measures to meet the targets listed above. A full list of the TDM measures included in the menu of options is available on this [website](#).

Pursuant to the April 28, 2016 staff report for Case 2012.0726PCA³ TDM Program, projects that may initially propose more parking spaces than the TDM Menu has measures and associated points available would be required to park at or below the neighborhood parking rate for the land use category.⁴ The number of parking spaces proposed in land use category A and land use category C for the proposed project are above or approaching the measures and associated points available in the TDM menu. Therefore, in order to comply with the proposed TDM Program, the proposed project may be required to decrease the amount of parking provided such that it would be at or below the neighborhood parking rate for each land use category. Preliminary calculations of the neighborhood parking rates for land uses in the project vicinity are lower than the rates provided for the proposed project.

When a planner is assigned, he or she will provide additional guidance regarding the proposed TDM Program and next steps.

5. **Noise.** Construction noise is subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during construction, measures to reduce construction noise may be required as part of the proposed project. The EEA should provide a construction schedule and indicate whether pile driving or other particularly noisy construction methods are required.

The volume of the proposed project's vehicular traffic may generate noise that could result in a substantial permanent increase in ambient noise levels. Therefore, the proposed project would likely require a noise study that includes at a minimum: measurements of the existing noise environment, discussion of applicable noise regulations, analysis of the project's noise effects and the ability of

³ San Francisco Planning Department. 2016. Case 2012.0726PCA , Transportation Sustainability Program – Shift Planning Code Amendments Initiation, was heard before the Planning Commission on April 28. The full staff report may be viewed online at, <http://commissions.sfplanning.org/cpcpackets/2012.0726PCA.pdf>, accessed June 7, 2016.

⁴ The methodology regarding the neighborhood parking rate will be provided in the TDM Technical Justification document.

noise sources to meet applicable noise standards. The noise study shall be conducted by a qualified acoustical consultant who shall prepare a noise study scope of work for approval by the assigned environmental coordinator prior to conducting the study.

6. **Air Quality.** The proposed project at 558 dwelling units and the addition and new construction of 459,730 square feet to the existing 314,570-square-foot building exceeds the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁵ Therefore, an analysis of the project's criteria air pollutant emissions is likely to be required. Detailed information related to construction equipment, phasing and duration of each phase, and the amount (in cubic yards) of excavation must be provided as part of the EEA.

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 the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and 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 prepare a Construction Dust Control Plan for review and approval by the San Francisco Department of Public Health (DPH).

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 an inventory and modeling assessment 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 and off-site sensitive receptors. Detailed information related to any proposed stationary sources must be provided with the EEA.

Given the size of the project and that approximately 280,000 cubic yards of soils would be excavated, the proposed project will likely require 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 analysis and/or modeling.

⁵ BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.

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.⁶ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height as measured by the Planning code. A shadow analysis is required under Planning Code Section 295. For more information on Planning Code Section 295, see "Preliminary Project Comments" below. The project sponsor is therefore required to hire a qualified consultant to prepare a shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department's website:
<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=539>
A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis.
9. **Geology.** Portions of the project site are located on a slope greater than 20%. A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study 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 for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The proposed project would add residential use to a site that is known to have contaminants. The campus site had a leaking underground storage tank (LUST), and the project site is adjacent to a former gas station site (San Francisco Fire Credit Union site). 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

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

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.

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.

11. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."
12. **Water Supply Assessment.** The California Water Code Sections 10910-10915 require that a Water Supply Assessment (WSA) be prepared for any proposed project that meets the definition of a "water demand project" under Section 10912(a). The assessment determines whether available water supplies are sufficient to serve the demand generated by projects of a specified size, as well as the reasonably foreseeable cumulative demand in the service area over the next 20 years under a range of hydrologic conditions. The proposed project would require preparation of WSA. Please coordinate with the Environmental Review Officer at the San Francisco Planning Department or visit sfwater.org/index.aspx?page=75 for more information.
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. **Rezoning.** As indicated in the ‘Preliminary Project Comments’ below, various aspects of the project conflict with both the current RM-1 Zoning of the site, as well as City Planning Commission Resolution No. 4109. The Preliminary Project Assessment application indicates the intent of the property owner to pursue a rezoning, potentially to an NC District. Additionally, as noted in the comments below, a Special Use District overlay to the current RM-1 District may also be a potential path for rezoning. In either case, rezoning of the property requires approval by the Board of Supervisors.
2. **Height District Reclassification.** As indicated in the ‘Preliminary Project Comments’ below, various components of the project exceed the current 40 foot height limit. Accordingly, a height district reclassification of the property must be sought. This also requires approval by the Board of Supervisors.
3. **Conditional Use.** Because the project may seek a rezoning to an NC District, the Code analysis below takes into consideration requirements related to the current RM-1 District, in addition to NC-1, NC-2, NC-3 and NC-S Districts. Depending on the applicable zoning, the following elements of the project may require Conditional Use Authorization by the Planning Commission: development of a building

more than 50 feet tall in an RM-1 District, establishment of an 'Other Entertainment Use' in an NC-1 District; establishment of an 'Administrative Service Use' in an NC-3 or NC-S District; establishment of an 'Automobile Parking' use in NC-1, NC-2, and NC-3 Districts; and, the Development of Large Lots in NC-1, NC-2, or NC-3 Districts. Additionally, through the Conditional Use Authorization process, the project may seek modifications to the front setback, rear yard, open space, and street frontage requirements of the Planning Code, as a Planned Unit Development pursuant to Section 304.

4. An **Office Allocation** from the Planning Commission is required per Planning Code Section 321 et seq. to establish more than 25,000 gross square feet of new office space.
5. A **Shadow Analysis** is required under Planning Code Section 295 as the project proposes building heights in excess of 40 feet, as measured by the Planning Code. A shadow analysis, attached, indicates that the project may cast new shadow on Laurel Hill Playground, which is under the jurisdiction of the Recreation and Parks Department. As a result the project requires that a shadow analysis must be performed per Planning Code Section 295. Please note that this preliminary analysis reflects the maximum building height (plus mechanical features) as applied to the entire lot.
6. A **General Plan Referral** application is required for the lot line adjustment of the Masonic Avenue property line.
7. A **Building Permit Application** is required for the proposed demolition of the existing structure(s) on the subject property.
8. A **Building Permit Application** is required for the proposed alteration of the existing structure(s) on the subject property.
9. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use Authorization, Office Allocation, Shadow Analysis and General Plan Referral applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND 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.

In addition to neighborhood notification as required per Planning Code Section 311 (or 312), this project is required to conduct a **Pre-Application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

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.

1. RM-1, NC and Special Use Districts. The project proposes a combination of residential, office, commercial parking, retail and entertainment uses. Of these proposed land use categories, only residential uses are currently permitted in the existing RM-1 District. Accordingly, pursuing the project as proposed would require a rezoning of the subject property. The project description provided in the Preliminary Project Assessment application indicates the owner's interest in pursuing a rezoning of the property to an NC (Neighborhood Commercial) District, but does not specify which type of NC District. The four general NC Districts in Article 7 of the Planning Code are as follows: NC-1 (Neighborhood Commercial Cluster) District, NC-2 (Small-Scale Neighborhood Commercial) District, NC-3 (Moderate-Scale Neighborhood Commercial) District, and NC-S (Neighborhood Commercial Shopping Center District). The applicable land use controls for each proposed use are noted below and will be discussed, as relevant, in each forthcoming Planning Code requirement. The Project Sponsor is encouraged to match the proposal to the most appropriate district; however, a Special Use District overlay on RM or NC Zoning may be a preferred approach. For example, the California Street and Presidio Avenue – Community Center Special Use District, directly north of the subject property, is a hybrid of the RM-1 District and Sacramento Street Neighborhood Commercial District zoning controls. Ultimately, any such rezoning effort must be reviewed and approved by the Board of Supervisors. The Department strongly encourages the continued collaboration with the neighboring communities, as well as the District Supervisor, to determine the most appropriate zoning district.

- a. Residential Uses.** The project proposes residential uses throughout the property. All four general NC Districts principally permit residential uses subject to other requirements noted

- in Articles 1.2, 1.5 and 2 of the Planning Code such as density, open space, parking, unit exposure, and buildable area constraints.
- b. Retail Uses.** The project proposes retail uses throughout the property. ‘Other Retail Sales and Service’ uses, as defined in Planning Code Section 790.102 are generally principally permitted in every NC District at the 1st story. In NC-1 Districts, such uses are also subject to the more restrictive controls of any other (named) NC District or Restricted Use Subdistrict within a ¼-mile. In NC-2 and NC-S Districts such uses are principally permitted up to the second story, and at every story in NC-3 Districts. Please note that additional controls may apply to other types of retail uses such as Bars, Limited-Restaurants, and Restaurants.
 - c. Other Entertainment.** The project proposes retaining an existing 12,455 square foot auditorium space, which is currently accessory to the existing office use. The existing auditorium is an accessory use to the UCSF offices, and retaining the auditorium as part of the project would convert it to a principle use, such as ‘Other Entertainment,’ defined in Planning Code Section 790.38. Establishing an ‘Other Entertainment’ use in an NC-1 District requires Conditional Use authorization by the Planning Commission. All other general NC Districts principally permit ‘Other Entertainment’ uses at the 1st story; and at the 2nd story in NC-3 and NC-S Districts.
 - d. Office.** The demolition of existing structures or conversion of floor area dedicated to the site’s 363,218 square feet of existing nonconforming office use is an abandonment of that nonconforming use per Planning Code Section 183. Therefore, to re-establish office uses in the proposed new structures, the uses must comply with any applicable zoning controls. NC Districts allow two types of commercial office uses: ‘Business and Professional Service’ as defined in Planning Code Section 790.108, and ‘Administrative Service’ as defined in Planning Code Section 790.106. Business and Professional Service uses are principally permitted only on the 1st story in an NC-1 District, only up to the 2nd story in NC-2 and NC-S Districts, and at all levels in NC-3 Districts. Administrative Service uses are only allowed through Conditional Use authorization by the Planning Commission at the 1st and 2nd stories of NC-S Districts and at all levels in the NC-3 Districts. Further, the current proposal of 49,999 gross square feet of office space requires an Office Allocation from the Planning Commission per Planning Code Section 321 et seq. if establishing more than 25,000 gross square feet.
 - e. Commercial Parking.** The project includes 60 off-street parking spaces as part of a ‘Public Parking Garage’ defined in Planning Code Section 102. The existing RM-1 District does not permit public parking garages and, at this time, it is unclear if the described 60 “paid public parking spaces for community use” are legally noncomplying with regard to the Planning Code. Additional information is needed regarding the existing and proposed location of

these spaces and the date of their establishment to make that determination. Details relative to the existing and proposed depth of excavation for garages is also needed. Please note that if the spaces are determined to be legally noncomplying, but are otherwise removed or relocated through the elimination of existing surface parking lots or the reconstruction of an existing parking garage, the spaces will then be abandoned pursuant to Planning Code Section 183 and their re-establishment will need to conform to any applicable zoning controls. In NC Districts 'Automobile Parking' as a commercial use is defined in Planning Code Section 790.8 and is principally permitted in NC-S Districts, but requires Conditional Use authorization in NC-1, NC-2, and NC-3 Districts. Please note that any Conditional Use applications for parking exceeding accessory amounts must meet the additional criteria set forth in Planning Code Section 157. Given the Planning Department's concerns regarding the amount of proposed off-street parking referenced in both the 'Environmental Review' and 'Preliminary Design Comments' sections of this letter, you are strongly encouraged to substantially reduce or eliminate any proposed non-accessory commercial parking.

10. City Planning Commission Resolution 4109. In 1952, the City Planning Commission adopted Resolution 4109 which approved a rezoning of the subject property to a First Residential District and included additional stipulations subject to future development of the site. The site has subsequently undergone additional rezoning, as it is now within an RM-1 District. However, the stipulations of future development as outlined in Resolution 4109 continue to apply, absent modification by the Board of Supervisors per Planning Code Section 174. As expected, given that there have been more than 60 years of changes to the Planning Code there are some distinctions between the current RM-1 District controls and the stipulations outlined in Resolution 4109. In the project comments that follow, when there is an inconsistency, the more restrictive is noted as the guiding control. As indicated in the Preliminary Project Assessment application, the project may result in the rezoning of the property which requires review and approval by the Board of Supervisors. Amending Resolution 4109 would also require review and approval by the Board of Supervisors.

a. Residential Uses. In general, the RM-1 District controls are more restrictive than the Stipulations of Resolution 4109. However, the stipulations are more restrictive when defining the density and buildable area requirements as applicable to a portion of the subject property fronting on Laurel and Euclid Avenues. At present, the project does not comply with these restrictions and would require amending the Resolution.

11. Residential Density. The subject property is within an RM-1 District which permits a residential density of up to one unit per 800 square feet of lot area. However, as a Planned Unit Development the proposal may seek approval for a density equal to one less unit than what is permitted by the district with the next greater density (RM-2). In consideration of rezoning the property, please note the following maximum residential densities for each zoning district: NC-1, NC-2 and NC-S Districts, generally, up to one unit per 800 square feet of lot area; and, in NC-3 Districts, generally up to one

unit per 600 square feet of lot area. While additional information is necessary to calculate the exact maximum density for the area subject to Resolution 4109, initial calculations estimate approximately 508 units are allowed pursuant to the current RM-1 District zoning and Resolution and upon seeking the additional density allowed as a Planned Unit Development, the estimated maximum is 660 dwelling units. If the Resolution did not apply, these respective amounts become 558 and 743.

Ultimately, the proposal entails significantly fewer dwelling units than would be permitted under the site's current zoning. Given the City's need for housing and the tremendous opportunity presented by this unique 10-acre site, the Department strongly suggests that the project pursue residential densities approximating those which are currently allowed. As discussed in the comments that follow, any exceptions to the scale and massing provisions of the Planning Code that may ultimately be sought typically warrant a proportional increase in density. Should additional height and/or mass be necessary to achieve such density, it would seem most fitting along the California, Masonic and Presidio block faces, and generally in the northwest portion of the site.

- 12. Height Requirement.** The subject property is within a 40-X Height and Bulk District, restricting the maximum height of buildings to 40 feet above grade, as measured generally from curb at the center of each existing and proposed building. The upper measurement of the height limit changes depending on the grade at that location per Planning Code Section 260(a)(1). Additionally, the upper measurement of the height of a building varies based on the roof form per Planning Code Section 260(a)(2). While in general the proposal accurately applies these methodologies, curbs along the Walnut Street extension may not be used as the base of measurements because the Walnut Street extension is not a public right-of-way. Additionally, to confirm the accuracy of measurements for the existing office building please provide a section through the center of the structure that includes the location of existing grade at that location. Because the building has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken. The additional stories proposed for the altered structures will require that the project seek a Height District reclassification, which is reviewed and approved by the Board of Supervisors.
- 13. Proposed Buildings and Structures Exceeding 50 Feet in RM Districts.** Planning Code Section 253 requires Conditional Use authorization by the Planning Commission for any proposed building more than 50 feet in height. The existing office building is 66.5 feet tall from existing grade to the finished roof. The project proposes converting existing mechanical equipment above the roof to an additional two stories. This will require a Height District reclassification, as well as the required Conditional Use authorization from the Planning Commission if the property's zoning remains as an RM-1 District.
- 14. Special Height Exceptions for Active Ground Floor Uses.** The Preliminary Project Assessment application indicates an interest in rezoning the subject property to an NC District so that the buildings fronting on California Street may receive an additional 5 foot height increase if they provide active uses on the ground floor. Please note that Planning Code Section 263.20 does not

currently apply this special height exception to general NC Districts. The districts that can apply this increase are specifically identified in Section 263.20. Accordingly, to achieve a five foot height increase on California Street the project would need to reclassify the applicable Height District, integrate this exception into a proposed Special Use District, or pursue a text amendment to Section 263.20. Each of these options requires review and approval by the Board of Supervisors.

- 15. Lot Line Adjustment.** The project proposes a lot line adjustment that would extend the property's Masonic Avenue boundary into the public right-of-way. This adjustment requires a General Plan Referral because it includes the vacation of a public way and transportation route owned by the City and County. This adjustment will also require review by the Department of Public Works as a partial street vacation request.
- 16. Development of Large Lots.** Planning Code Section 121.1 requires Conditional Use authorization to develop on lots that are equal to, or greater than, 5,000 square feet in an NC-1 District, or 10,000 square feet in NC-2 and NC-3 Districts. This requirement is not applicable to lots of any size in RM-1 or NC-S Districts.
- 17. Floor Area Ratio.** Planning Code Sections 124 (NCs) and 209.2 (RM-1) limit the Floor Area Ratio of non-residential uses to the following maximums: 1.8 in RM-1, NC-1, and NC-S Districts; 2.5 in NC-2 Districts and 3.6 in NC-3 Districts. The Floor Area Ratio calculation includes all non-residential uses, accessory parking located above grade, and any non-accessory parking. Assuming the proposed non-accessory off-street parking occupies 93,023 square feet of gross floor area; the total non-residential uses result in a Floor Area Ratio less than 1.8 and would comply with the current RM-1 District requirement.
- 18. Front Setback.** Planning Code Section 132 requires that new developments in RM-1 Districts provide front setbacks. If situated on a corner lot, the owner may elect which street or alley to designate as the front of the property. The Preliminary Project Assessment application does not indicate this designation. If the Project Sponsor elects either the property's California Street or Presidio Avenue/Masonic Avenue frontages, the required front setback is equal to half of the adjacent neighbor's front setback. Alternatively, the Project Sponsor could choose the Laurel Street or Euclid Avenue frontages and adhere to the setback noted in Resolution 4109 for the portion of the property to which it applies, and then apply Section 132 to any remaining frontage. The project can seek a modification to the requirements of Section 132 through a Planned Unit Development. Note that NC Districts do not have front setback requirements.
- 19. Rear Yard.** The required rear yard for properties in RM-1 Districts is 45 percent of the lot depth. The project does not currently provide a code-complying rear yard. Therefore, the project must seek a modification to the requirements of Planning Code Section 134 as a Planned Unit Development. If the property is re-zoned to an NC District, Planning Code Section 134 requires a rear yard of 25 percent

of the lot depth at the lowest level containing a dwelling unit. However, the required rear yard for corner lots in NC Districts may be further modified by the Zoning Administrator per Section 134(e)(2). In general, this alternative requires that the project provide compensating open areas on the lot equal to 25 percent of the lot area, with minimum horizontal dimensions of 15 feet. Alternatively, under NC District zoning, the project could also seek a modification as a Planned Unit Development.

20. **Open Space.** Planning Code Section 135 requires each dwelling unit in an RM-1 District to have access to a minimum of 133 square feet of open space, if private, or 100 square feet of open space if common. In NC Districts the range of open space required per unit, depending on the specific district, is 100 to 133 square feet, if private, or 80 to 100 square feet, if common. Additional information is needed to determine how the project complies with this requirement for each individual unit and to confirm that the spaces comply with the dimensional requirements for either private or common spaces. If necessary, the project can pursue a modification as a Planned Unit Development. However, when evaluating a Planned Unit Development, per Section 304(d)(3), the Planning Commission must consider whether the project provides open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code.
21. **Streetscape Plan.** The project proposes new construction on a property greater than half an acre, and as such, requires 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 Street Plan. 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. Additional comments from the Streetscape Design Advisory Team (SDAT) are provided in the 'Preliminary Design Comments' section below.
22. **Dwelling Unit 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, and that it faces directly onto a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. It's unclear if units in the inner northeast corner of Plaza B and the inner northwest corner of the Walnut Building comply with this section because of the proposed notching in the building. Please consider these units when revising the plans. While the project may pursue a modification as a Planned Unit Development, the Department generally encourages projects to minimize the number of units needing an exposure exception.

- 23. Parking Screening and Greening.** Off-street parking and ‘vehicle use areas’ adjacent to the public right-of-way in all zoning districts must be screened per the requirements of Planning Code Section 142. Most of the proposed off-street parking is provided in underground parking garages and complies with this section. However, the proposed ‘on-street’ parking on the Walnut Street extension is adjacent to a public right-of-way and not screened. As the Walnut Street extension is not a proposed public street, the project must provide screening for these spaces or seek a modification from Section 142 as a Planned Unit Development.
- 24. Street Frontages in RM Districts.** Planning Code Section 144 restricts entrances to off-street parking to no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line; but in no case less than 10 feet or more than 20 feet. Where two or more separate entrances are provided there shall be a minimum separation between such entrances of six feet. The proposed entrances at the Walnut Street extension and on Presidio and Masonic Avenues all exceed 20 feet and require a modification of Section 144 as a Planned Unit Development. This restriction does not apply to properties in NC Districts.
- 25. Moderation of Building Fronts in RM-1.** Planning Code Section 144.1 requires that every dwelling in an RM-1 District, on a lot with a width of more than 35 feet, must provide a stepping of the building along the front lot line by at least one of the following methods: (1) variation of the upper limit of the front elevation of the building, at intervals of not more than 35 feet, by a minimum of two feet in height, with not less than 30 percent of the width of such elevation varied in this way from the height of the remainder of such elevation; and/or, (2) variations of the depth of the front building wall from the front lot line, at intervals of not more than 35 feet, by a minimum of two feet in depth, with not less than 30 percent of the width of such front building wall varied in this way from the depth of the remainder of such wall. Currently the proposed Plaza A, Walnut, California, Presidio, Masonic and Euclid buildings do not comply with this requirement. The project may pursue an exception from Section 144.1 as a Planned Unit Development. Note that this requirement does not apply to NC Districts.
- 26. Street Frontages in NC Districts.** Planning Code Section 145.1 sets specific standards with regard to frontages, outdoor activity areas, and ground floor uses for developments in Neighborhood Commercial districts. Please consider these requirements if pursuing a rezoning to an NC District. The maximum permitted width of parking and loading entrances is limited to 20 feet in all NC Districts, with the exception of NC-S Districts where the maximum is 50 feet. As proposed, the project requires a modification from this requirement as a Planned Unit Development.

- 27. Off-Street Parking Required.** Off-street parking requirements in RM-1 and NC Districts (with the exception of NCT Districts) are set forth in Planning Code Section 151. The following table breaks down this requirement by proposed land use category:

<i>Land Use Category</i>	<i>Off-Street Parking Requirement</i>
Residential	One space per dwelling unit. (558 required)
Public Parking Garage	Not considered accessory parking.
Entertainment/Theater Use	One space for every eight seats. (37 required)
Retail (general)	One per every 500 square feet of occupied floor area* for the first 20,000 square feet; plus one per 250 square feet of occupied floor area above 20,000 square feet. (152 required)
Office (general)	One per every 500 square feet of occupied floor area.* (80 required)
Total	827

*Assumes occupied floor area is equal to 0.8 of gross floor area.

The project requires a total of 827 off-street parking spaces that are accessory to the principles uses, and proposes 815 spaces. The project may seek to provide less than the required amount of accessory off-street parking as a modification request per the findings noted in Section 307(i) and as a Planned Unit Development. Such a reduction in parking is consistent with the direction provided in both the 'Environmental Review' and 'Preliminary Design Comments' sections of this letter. Future iterations of the proposal should demonstrate how the project complies with the required dimensions of off-street parking spaces per Planning Code Section 154. Also, please note that specific types of retail and office uses may have different parking requirements.

- 28. Off-Street Freight Loading.** Planning Code Section 152 requires properties in both RM-1 and NC Districts (with the exception of NCT Districts) to provide one off-street freight loading space for an amount of retail floor area between 10,000 and 60,000, and four off-street freight loading spaces for a combination of office, residential and entertainment uses that is greater than 500,000 square feet. The project proposes five off-street freight loading spaces. Future iterations of the proposal should demonstrate how the project complies with the required dimensions of freight loading spaces per Planning Code Section 154.
- 29. Bicycle Parking.** Planning Code Section 155.2 requires properties in all zoning districts to provide Class 1 and Class 2 bicycle parking spaces for new developments. The following table breaks down this requirement by proposed land use category:

<i>Land Use Category</i>	<i>Class 1</i>	<i>Class 2</i>
Residential	One per dwelling unit up till 100, then one per every four units. (215 required)	One per every 20 dwelling units. (28 required)
Public Parking Garage	None (0 required)	One per twenty spaces, but no less than six. (6 required)
Entertainment Use	Five spaces for venues with a capacity of less than 500 guests. (5 required)	One per every 500 seats or one for each 50 person capacity. (1 required)
Retail (general)	One per every 7,500 square feet of occupied floor area.* (6 required)	Ten for the first 50,000 square feet of occupied floor area and one for each additional 10,000 square feet of occupied floor area.* (11 required)
Office (general)	One per every 5,000 square feet of occupied floor area.* (8 required)	Minimum of two if greater than 5,000 square feet of occupied floor area, plus one for ever additional 50,000 square feet of occupied floor area.* (3 required)
Total	226	49

*Assumes occupied floor area is equal to 0.8 of gross floor area.

The proposal includes approximately 238 Class 1 bicycle parking spaces and 48 Class 2 bicycle spaces. The project may seek an exception from Section 155.2 as a Planned Unit Development; however, the Department encourages compliance with this requirement. Further, when submitting future proposals, please indicate how the location of proposed spaces correspond to the distribution of the proposed uses.

- 30. Showers and Lockers.** Planning Code Section 155.4 requires properties in all zoning districts to provide showers and lockers for new developments if they include any of the following land use categories: Entertainment, Arts and Recreation Uses; Non-Retail Sales and Services Uses; and Retail Sales and Services Uses. Planning Code Section 102 further distinguishes between Non-Retail and Retail Professional Services, which corresponds to differences in RM-1 and NC Districts relative to the definition of office uses. As such, because shower and locker requirements are calculated based on the aggregate of the proposed uses, additional information relative to the type of proposed office uses (i.e. professional service v. administrative service) is necessary to determine the required number of showers and lockers for the proposal. If necessary, the project may seek an exception from Section 155.4 as a Planned Unit Development.

- 31. Car Share Parking.** Planning Code Section 166 requires that residential uses of 201 or more units provide two car share spaces, plus one more for each additional 200 dwelling units over 200. Additionally, for non-residential uses and non-accessory parking facilities of 50 or more spaces, projects must provide one space, plus one more for each additional 50 spaces over 50. Overall, the project requires and provides 10 car share parking spaces; however, this amount may change if the proposal diminishes the amount of proposed accessory or commercial parking. Please also identify the location of any car share parking locations, considering that Section 166 requires the parking areas to be designed in a manner that will make the car-share parking spaces accessible to non-resident subscribers from outside the building, as well as, building residents.
- 32. Unbundled Parking.** Planning Code Section 167 outlines a requirement for unbundled parking spaces for newly constructed residential buildings of ten dwelling units or more. All off-street parking spaces accessory to residential uses shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. The Planning Commission may grant an exception from this requirement for projects which include financing for affordable housing that requires that costs for parking and housing be bundled together.
- 33. Baby Diaper-Changing Accommodations.** New retail sales and service uses or retail entertainment and recreation uses that are 5,000 square feet or more are “Public-Serving Establishments” per Planning Code Section 168 and must provide baby diaper-changing accommodations at each floor level of the use containing restrooms accessible to the public. Please demonstrate how any applicable uses comply with this requirement.
- 34. 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 shadow fan that indicates the project may cast new shadow on Laurel Hill Playground. This is based on a study that applies the tallest building height to the entire property. Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow in that results in an adverse impact to Laurel Hill Playground, pursuant to Section 295. If this detailed shadow analysis finds that the project would cast shadow on Laurel Hill Playground, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the park.
- 35. Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process (Ordinance Number 070-015). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that

the Planning Department will not consider an entitlement application complete until the following are completed:

- a. The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and
- b. The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the those comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at <http://www.sfgov2.org/index.aspx?page=338> for additional information regarding the outreach process.

- 36. 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, the following impact fees, which are assessed by the Planning Department, will be required:

- a. Transportation Sustainability Fee (411A)
- b. Child-Care (Residential) (414A)
- c. Affordable Housing Fee (415)

- 37. Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.

- 38. 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

- 39. Inclusionary Affordable Housing.** Inclusionary Affordable Housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance

with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department identifying the method of compliance, on-site, off-site, or affordable housing fee. The following Inclusionary Affordable Housing requirements are those in effect at the time as of issuance of this letter. In the event that the requirements change, the Project Sponsor shall comply with requirements in place at the time of the issuance of first construction document. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units; unless a Costa Hawkins agreement is possible. Affordable units designated as on-site units shall be affordable units for the life of the project. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application.

The current minimum Affordable Housing Percentages are 20% affordable housing fee, 12% on-site, or 20% off-site. Therefore, as proposed, the project would have a minimum requirement of 67 units if provided on-site and 112 units if provided off-site. However these percentages are subject to change under a proposed Charter amendment and additional pending legislation if the voters approve the Charter Amendment of the June 7, 2016 election. Recently adopted Ordinance No. 76-16 (File No. 160255) will become effective after the election is certified and includes grandfathering provisions for projects that were submitted to the Planning Department prior to January 12, 2016. If the Project is subject to a different requirement upon approval of the Charter Amendment, and new legislative requirements take effect, the Project must comply with the applicable requirements at the time of compliance.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

- a. direct financial construction from a public entity
- b. development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

40. **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 for assistance.

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project. These comments are compiled by the Urban Design Advisory Team (UDAT) and the Streetscape Design Advisory Team (SDAT):

1. **Site Design and Open Space.** The Planning Department is encouraged by the proposal's abundant open space and retention of significant landscape features honoring the former use. Key to the success of the open space will be how well it connects with the neighborhood, and how the public moves through the site. A central goal for sites larger than a typical city block is to reconnect them to the existing street grid. However, the retention and re-purposing of the existing building in the center of the site in conjunction with the sloping site inhibit such direct connection. Furthermore, the location of existing streets – as a result of the confluence of varying street grids at this unique juncture – also hinders the ability for such a direct alignment. The site factors encourage a less-Cartesian grid site plan and massing approach, lending itself to a more improvisational approach similar to a hill top village. This could be augmented by the hands of multiple architects and building types and heights. The Department recommends that the open spaces be more intentionally defined and enclosed by building forms and active uses fronting the open space, while at the same time being more directly connected to each other and the adjacent street pattern.
 - a. **Connectivity to the existing street network.** Connecting the site to the existing street network is of paramount importance for three reasons: (1) to moderate the scale of development in a manner that harmonizes with the neighboring contexts; (2) to provide a legible urban pattern; and, (3) to provide an open and welcoming public open space network as a means of avoiding the internal open space network from feeling private. The Planning Department recommends further exploration of means to provide a significant and meaningful north-south through connection by aligning with Walnut Street and terminating at or near the corner of Masonic and Euclid Avenues. The Planning Department requests a single, clear, and primary north-south connection that both allows and encourages members of the public to traverse the site along the Walnut Street alignment, connecting to the intersection of Masonic and Euclid Avenues. This north/south pathway may meander

through the site and does not need to be a straight axial pathway. Consider accommodating a portal through 'Building A' to support north-south public access. The entirety of the pathway should be accessible to all users. Done successfully, the major north/south connection should be clearly legible and inviting. Additionally, greater emphasis should be placed on the use, building form, and public space at the intersection of Euclid and Masonic avenues, as a primary destination and entrance to the southern half of the project site.

- b. Open space and pedestrian circulation network.** Not all the internal walks will serve the same function, or receive the same intensity of use. Some should, and will, be more public than others. The size, adjacencies, and design of the walks and open spaces should reflect that. Planning prefers to have a smaller number that would more likely receive intense use, than many that may be underused and need to be secured. There are a number of walks that seem more secondary. Develop a hierarchy of open spaces within the project by clearly defining and differentiating those from main paths to those that connect the network to the neighboring context.

The Planning Department recommends all buildings fronting open spaces and walks which either have commercial space, or ground floor residential units with direct access from the walks and which provide active uses adjacent to the open space, as per the Ground Floor Residential Design Guidelines.

The Mayfair Drive extension provides a critical, though indirect, connection to Pine Street. The Planning Department recommends that this be the primary east-west connection that allows and encourages the public to traverse the site from Mayfair Drive to the intersection of Presidio Avenue and Pine Street. It should be open to the sky, accessible to all users for its entirety, and terminate the axis in a specific and substantive manner. Other east-west circulation routes may not be as primary and could be made smaller or deemphasized in scale. The Department also recommends providing an accessible route from California Street to the proposed Market Plaza.

- c. Open Spaces.** The Planning Department requests that the open spaces within the site be better-defined. For example, the Market Plaza bleeds into the intersection of Laurel Street and Mayfair Drive, making both ambiguous. Euclid Park seems to show retaining walls and other interruptions. It is strongest as a single zone of lawn.
- 2. Building Massing, Siting, and Orientation.** Buildings should generally follow the grain and orientation of the prevailing urban patterns. Where none exist or are illegible, this may mean modulating building in 25-35 foot wide increments, typical of residential lot patterns, and oriented to maintain a consistency of street-fronting buildings. The Department recommends stepping the

building frontage along Masonic with the hill in increments that are responsive to changes in grade such that ground floor residential units are between 3 feet and 5 feet above grade.

3. **Off-Street Parking.** The current proposal shows 558 dwelling units with 885 parking spaces, which translates to 1.6 parking spaces per dwelling unit. As noted in the 'Environmental Review' comments, the quantity of parking proposed will likely trigger several measures to offset automobile usage through the Transportation Demand Management program (TDM) which is designed to incentivize transit and active transportation modes like walking and biking and depress demand for single occupancy vehicle use by residents of and visitors to the site. Since the project site is within a quarter mile (5 minute walk) of numerous transit lines, several of which fall on the Muni Rapid network, the Planning Department strongly encourages the project sponsor to reduce the off-street parking ratio within the project.
4. **Bicycle Network and Infrastructure.** The project sits at the intersection of several bike routes: an east/west route on Euclid Avenue (currently marked with striped bike lanes) and a north/south route on Presidio Avenue (currently marked with sharrows). The project site is also close to important routes on Arguello Avenue, Washington Street, Clay Street and Post Street. The Department encourages further accommodation of bicycle use as a preferred mode choice through accommodating bicycle circulation throughout the site and connecting it to the existing citywide bike network, bike parking, and other on-site features. The project should enable bicycles to use the internal circulation system through-out the site. Additionally, the Planning Department encourages secured bicycle parking to be as close and accessible as possible to the residential uses and at-grade. They should also be located to minimize conflict with automobiles.
5. **Architectural Design.** At this point the architecture is assumed to be schematic and the Planning Department will provide further detailed design review on the subsequent submission. The Department lauds the inclusion of multiple designers. The architecture and landscape design should support the central organizing concept or theme and reinforce one another. When developing more detailed architectural design, please consider the following:
 - a. **Ground Level Street Frontage.** Ground floor dwelling units should have set back and raised landscaped entries that range from three to five feet above grade, and which provide direct access from the street, as per the draft Ground Floor Residential Design Guidelines.
 - b. **Planned Unit Development.** Modifications to the Planning Code that are sought through the Planned Unit Development review process should be responded to by exceptional design. The proposed architectural design, while preliminary, needs to be analyzed in its relation to open space and adjacent building form and massing. The massing is expected to be refined and articulated. High quality materials and are expected to be developed as the building design progresses.

6. **Streetscape and Pedestrian Improvements.** The following comments relate to the specific application of Better Streets Plan policies to the proposed project, as reviewed by the Department's Streetscape Design Advisory Team (SDAT):

a. **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. Per the BSP, the classification of the streets adjacent to the project site and their suggested improvements are as follows:

- California Street is classified as a Residential Throughway west of Walnut Street, and as a Commercial Throughway east of Walnut Street. The project team should design all of the California Street frontage to comply with the Commercial Throughway standards given the commercial nature of the proposed land uses west of Walnut Street. Both Residential and Commercial Throughways have a recommended sidewalk width of 15 feet.
- Presidio Avenue is classified as a Neighborhood Commercial Street with a recommended sidewalk width of 15 feet.
- Masonic Avenue is classified as a Residential Throughway with a recommended sidewalk width of 15 feet.
- Laurel Street and Euclid Avenue are classified as a Neighborhood Residential streets with recommended sidewalk widths of 12 feet.

b. **Pine/Presidio/Masonic Intersection.** SDAT supports the project sponsor's concept for increasing safety at the Pine/Presidio/Masonic intersection by normalizing the curb alignment and activating the corner. In addition to coordinating with the Department of Public Works, proposed lot line adjustments at corners of Masonic Avenue with Euclid and Presidio Avenues, the project sponsor should coordinate with the Municipal Transportation Agency (SFMTA) circulation requirements.

c. **Walnut Street Extension.** Access to parking from the Walnut Street extension should be minimized to reinforce the sense of the Walnut Street extension as a true street rather than a service and garage access lane. The width of the parking entrances should be no greater than a single lane, 12 feet. Garage doors should be brought to the face of buildings rather than recessed in driveways. Sidewalks should span the driveways on the Walnut Street extension and the driveways should have curb aprons as opposed to the curb returns, as shown. This will allow for a contiguous public sidewalk into the site. Additionally, UDAT recommends prohibiting cars

beyond the garage access points, eliminating the drop-off zone and providing active ground floor use at that location. This change will directly affect the proposed porte-cochere / drop-off area at the southeastern end of the Walnut Street extension. Finally, consider bulb-outs at the intersection of Walnut and California Streets, such that they extend into both the Walnut and California right-of-ways (instead of solely the California right-of-way as shown in the current plan set). Bulb-outs on Walnut Street should be compliant with the Better Streets Plan and should extend a minimum of 5 feet beyond the property line before the curb return begins. SDAT supports the generous bulb-outs on California Street and encourages the design team to consider how understory plantings, seating, special paving, public art or similar elements can program these large bulb-outs and act as a gateway into the project site.

- d. **Masonic Avenue.** The Planning Department supports the concept of regulating the Masonic/Euclid intersection by building a corner plaza and reducing the curb radius at both Euclid and Masonic Avenues. Consider further improving the pedestrian realm by planting large canopy trees along the Masonic Avenue frontage that match the scale of the trees across the street from the project site. This block of Masonic Avenue carries high vehicle flows. The street configuration is unlikely to substantively change in the near term. A cohesive tree canopy can have an ameliorative traffic calming effect on the street.
- e. **Mayfair Drive & Laurel Street Intersection.** Laurel Street has an excessively wide corner radius in the northbound direction at the Mayfair Drive intersection. The project sponsor should reduce the corner radius by squaring off the intersection at this location, creating a 3-way stop. This will result in a corner plaza similar to the one proposed at Masonic and Euclid Avenues, which will act as a gateway to the central open space proposed at the northeast corner of the site.
- f. **Euclid Avenue.** Consider a double row of trees in a park edge condition along Euclid Avenue, as a method to define the park and bikeway. Design Euclid Avenue per the Better Streets Plan “Park Edge Street” typology. Additionally, consider a protected bike facility on Euclid Avenue adjacent to the park.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, and/or Building Permit Application, as listed above, must be submitted no later than **January 14, 2018**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List
 Interdepartmental Project Review Application
 Preliminary Shadow Study

Place of Entertainment Map

cc: Don Bragg, Property Owner
Brittany Bendix, Current Planning
Debra Dwyer, Environmental Planning
Amnon Ben-Pazi, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Brooke	Sampson		0 Cow Hollow Association	2645 Filbert Street	San Francisco	CA	94123		0 brookesampson@yahoo.com	Marina, Pacific Heights
Geoff	Wood		0 Cow Hollow Association	2760 Baker Street	San Francisco	CA	94123		0 ggwood2@gmail.com	Marina, Pacific Heights
Greg	Scott	President	Pacific Heights Residents Association	2443 Fillmore Street, #178	San Francisco	CA	94115		0 info@phra-sf.org	Pacific Heights
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Kathryn	Devincenzi	Vice President	Laural Heights Improvement Association of SF, Inc.	22 Iris Avenue	San Francisco	CA		94118 415-221-4700	KRDevincenzi@gmail.com	Inner Richmond, Pacific Heights, Presidio Heights
Lesley	Leonhardt	Executive Director	Union Street Association	2036 Union Street	San Francisco	CA	94123	415-441-7055	LL@imagesnorth.com	Marina, Pacific Heights
Malcolm	Kaufman		0 Cow Hollow Association	2485 Union Street, #2	San Francisco	CA	94123		0 mkaufman@mcguire.com	Marina, Pacific Heights
Mark	Farrell	Supervisor, District 2	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-5942	Mark.Farrell@sfgov.org; Catherine.Stefani@sfgov.org; Margaux.Kelly@sfgov.org; Jess.Montejano@sfgov.org	Marina, Pacific Heights, Presidio, Presidio Heights, Russian Hill, Seacliff, Western Addition
Patricia	Vaughey		0 Marina/Cow Hollow Neighbors & Merchants	2742 Baker Street	San Francisco,	CA	94123	415-567-7152		0 Marina, Pacific Heights, Western Addition
Robert	Bardell	President	Golden Gate Valley Neighborhood Association	1922 Filbert Street	San Francisco	CA	94123	415-931-7249	bbardell@comcast.net	Marina, Pacific Heights
Rose	Hillson	President	Jordan Park Improvement Association	115 Parker Avenue	San Francisco	CA	94118-2607		0 gumby5@att.net	Inner Richmond, Pacific Heights, Presidio Heights
Vas	Kiniris	President	Fillmore Merchants & Improvement Association	2443 Fillmore Street, #198	San Francisco	CA	94115	415-776-2700	vas@zincdetails.com	Pacific Heights, Western Addition
Billy	Lee		0 Oak Grove Group	2505 Oak Street	Napa	CA		94559 415-310-6706	leeway_e@yahoo.com	Pacific Heights, Russian Hill, Marina, Nob Hill, Presidio, Presidio Heights, Sea Cliff, Noe Valley, Western Addition



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 31, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight (8) stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the above referenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). A representative from each of these City Agencies will attend your meeting.

Interdepartmental Project Review fees:

Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's [website](http://www.sf-planning.org) at www.sf-planning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

Please note: All returned checks are subject to a \$50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.

Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.

INTERDEPARTMENTAL PROJECT REVIEW MEETING APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT: (Please complete all data fields)

Name _____ Phone No. () _____

Address _____

City _____ Zip Code _____

FAX No. () _____ E-Mail Address _____

Name of Property Owner _____

PROJECT INFORMATION:

Property Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____

PROJECT DESCRIPTION / PURPOSE OF MEETING: (Use a separate sheet, if necessary)

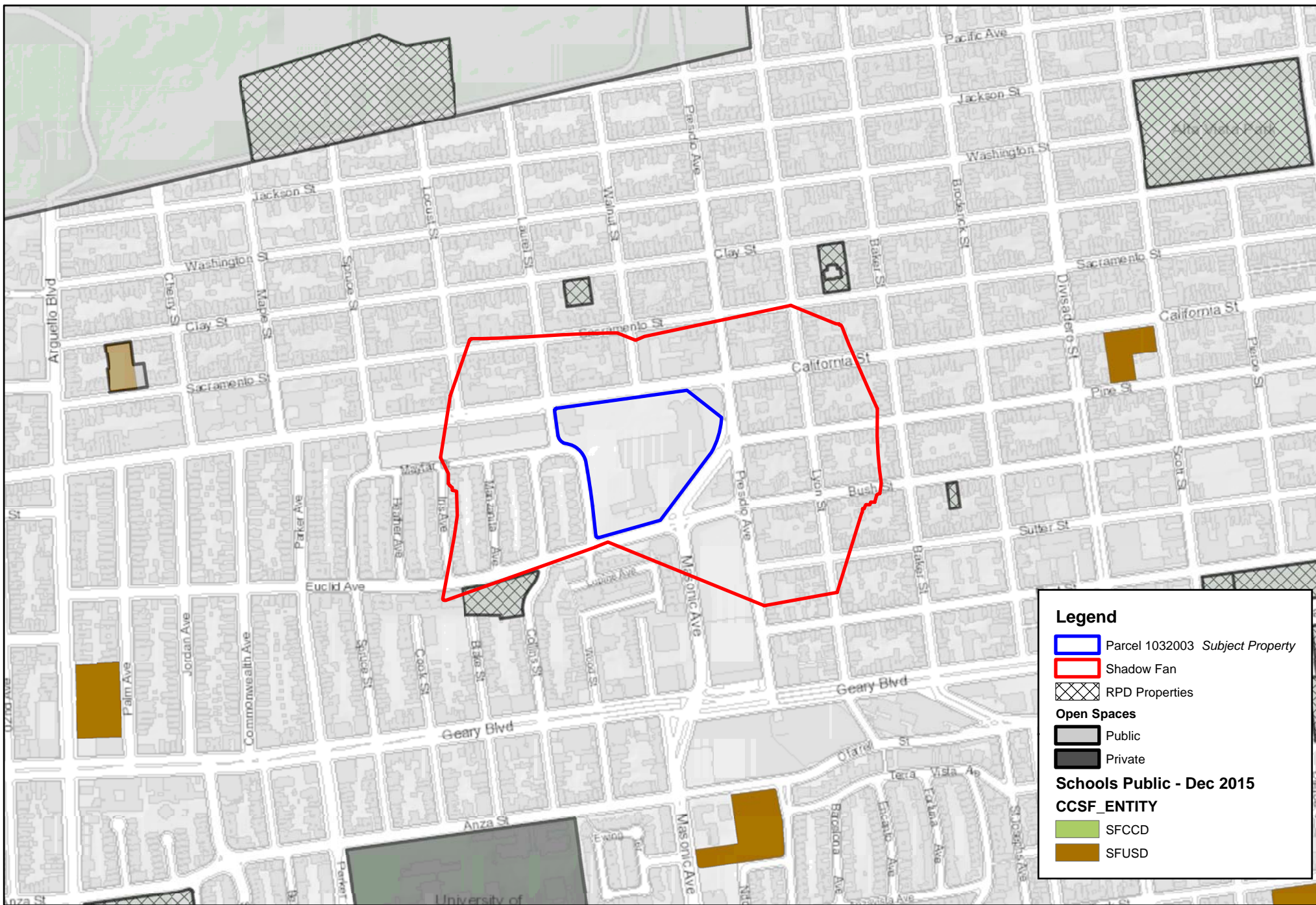
Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted Planning Department staff _____

Will this project be publicly funded? (specify) _____

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.



Title: 3333 California Street - 2015-014028PPA

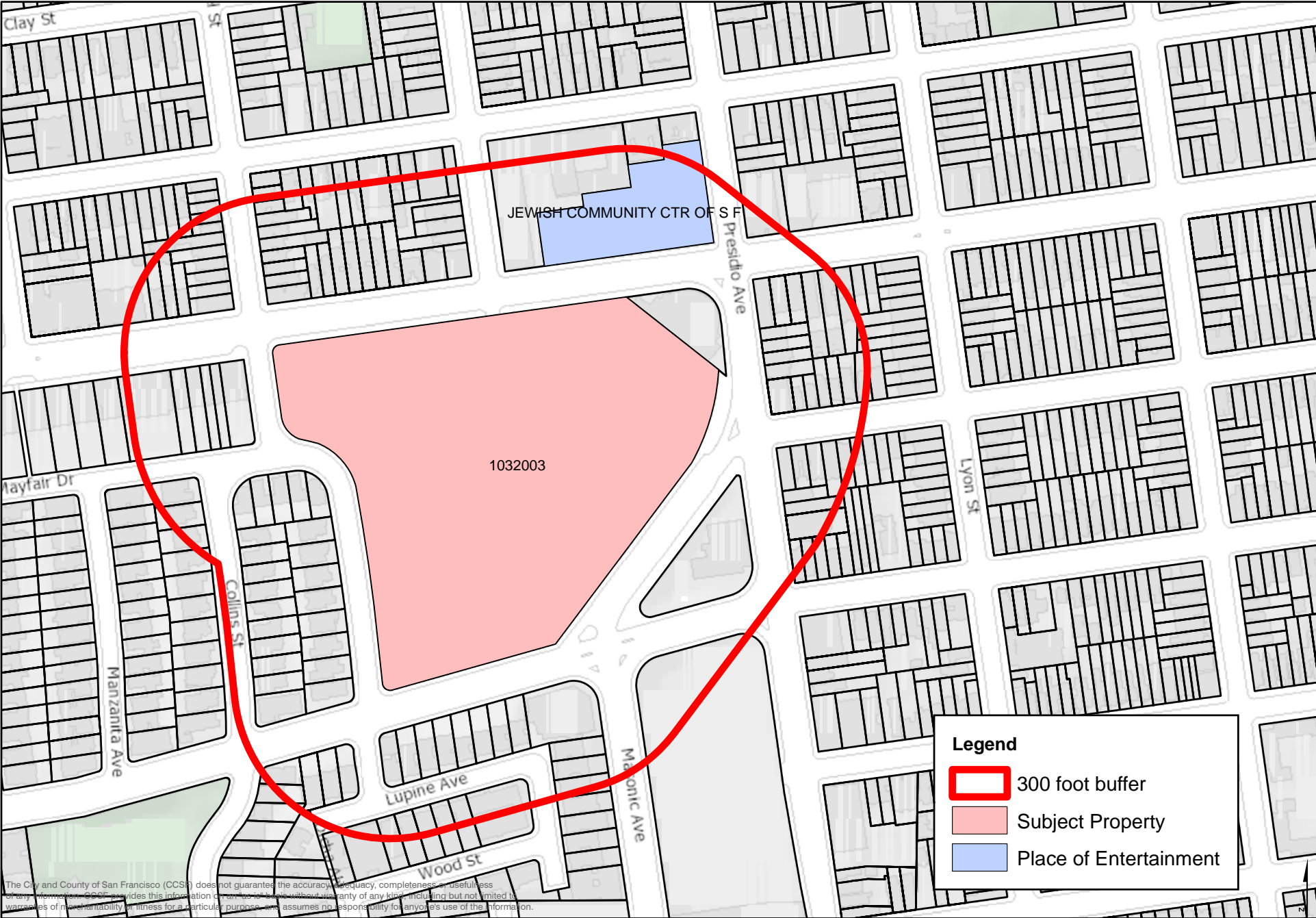
Comments: Building height modeled at 100 feet at full extent of property.
Slopes taken into account.

Printed: 12 July, 2016



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Places of Entertainment within 300 Feet of Subject Property



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