



## PRELIMINARY PROJECT ASSESSMENT

**Project Address:** 842-860 California Street  
**Case Number:** 2020-012200PPA  
**Date:** June 28, 2021  
**To:** Vince Sosnkowski, "842 CA LLC"  
**From:** Claudine Asbagh, Planning Department  
Kevin Guy, Planning Department

This Preliminary Project Assessment (PPA) provides feedback from the Planning Department regarding the proposed project at the property listed above, based on the information provided in the PPA application, the Planning Code, General Plan, Planning Department policies, and local, state, and federal regulations as of the date of this document, all of which are subject to change.

Please be advised that the PPA application does not constitute an application for development with the Planning Department. This PPA does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not supersede any required Planning Department approvals.

A Project Application may be submitted with the Planning Department within 18 months following the issuance of this PPA. After that time, this PPA is considered expired and a new PPA application will be required. The Project Application should include any supplemental applications for entitlement or required information for environmental review, as indicated in this PPA. The Project Application, and all supplemental applications, may be found here: <https://sfplanning.org/applications>

The Planning Department may provide additional comments once a Project Application has been submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, the project will likely require approvals from other City agencies. For more, see the Appendix C: Additional Policies and Requirements. You may contact Kevin Guy, at 628-652-7325 or [kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org) to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

Cc: Kristina Phung, Environmental Planning Division  
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# I. EXECUTIVE SUMMARY

## Site Details

<b>Block/Lot(s):</b>	0243/027
<b>Parcel Area:</b>	6,085 sf
<b>Zoning District(s):</b>	RM-4 (Residential, Mixed – High Density) Nob Hill Special Use District
<b>Height/Bulk District(s):</b>	65-A
<b>Plan Area:</b>	N/A

## Project Description

The project would demolish three residential buildings containing five dwelling units as well as one commercial building and construct a six story over two basement levels, 65-foot residential building .. The project would include 24 dwelling units and nine vehicular parking spaces.

## Key Project Considerations

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

1. The project proposes the demolition of three residential buildings containing five dwelling units. The project will need to demonstrate conformance with the Conditional Use Authorization criteria of Section 317.
2. The project would potentially cast shadow on three properties under the jurisdiction of the Recreation and Park Commission. If further detailed analysis confirms that the project would cast shadows on any of these properties, the project would require hearings before the Recreation and Park Commission and the Planning Commission to assess whether these shadows would adversely affect the use and enjoyment of these parks.
3. The Joice Street frontage of the project will need to be revised to provide an improved public realm and a better relationship between the eastern elevation of the building and the pedestrian environment. The project should incorporate Active Ground Floor Residential Units along both California and Joice Street, as described in the Guidelines for Ground Floor Residential Design

## Planning Code Review

The proposed project will be reviewed for conformity with the requirements of the San Francisco Planning Code, and as required by the California Environmental Quality Act (CEQA), upon submittal of a Project Application. Based on the information provided in the PPA application, a Project Application for the proposed project must include the following supplemental applications:

1. Conditional Use Authorization
2. Transportation Demand Management Program
3. Variance
4. Shadow Analysis

A Preliminary Housing Development Project application pursuant to the Housing Crisis Act (SB 330) was submitted for this project on December 15, 2020. Review of this PPA was put on hold at the request of the Project Sponsor until March 17, 2021. Planning Code requirements pertaining to the project shall generally remain applicable as in effect on this date, with limited exceptions, provided that a **complete [Project Application must be submitted within 180 days of the date that Planning staff resumed review of the PPA, or by September 13, 2021.](#)** For more information, refer to [Planning Director's Bulletin No. 7](#) available at [www.sfplanning.org](http://www.sfplanning.org).

For more information, including conformity of the proposed project with Planning Code requirements, and applicable Development Impact Fees, see **Appendix A: Planning Code Review Checklist**. In addition, applicants should review **Appendix C: Additional Policies and Requirements** prior to the submittal of any Project Application.

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

## Environmental Review

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

Likely Environmental Document: **Mitigated Negative Declaration (MND)**. An initial study involving background technical analyses is required to determine the project's environmental impacts. If identified significant impacts can be mitigated to a less than significant level, then an MND will be prepared. However, if significant environmental impacts are identified and no feasible mitigation measures to reduce the impact to less than significant can be developed, then the project would result in a significant and unavoidable impact and an EIR must be prepared.

The Project Application must include the following information to be deemed accepted:

- **Environmental Review Fees.** The sponsor will be notified of the fee amount after the department

receives and processes the Project Application and updated drawings.

- Application For Article 38 Compliance Assessment
- Greenhouse Gas Analysis Compliance Checklist
- Consultant-Prepared Shadow Fan
- Geotechnical Study with Foundation Recommendations
- Phase I Environmental Site Assessment
- Additional information noted in items 2.1(a) – Could optionally use a consultant for Initial Study document preparation, 2.3(a) – Roadway changes - construction, 2.3(b) – Roadway changes - operation, 2.3(g) – SFMTA Fees for Transportation, 2.4(b) – Mechanical Equipment or other noise sources, 2.5(a) – Stationary Sources of Emissions, 2.8 - Building Setbacks, 2.10(a) - Trees, 2.11(a) – Project Site Slope, 2.13(a) - Project Application/ Description, and 2.13(b) – Construction Equipment and Phasing

Please note, pending review of the aforementioned Project Application materials and the results of other background studies, additional studies or information may be required to complete environmental review including but not limited to:

- Noise Study Scope of Work
- Maher Application

For more information on what is required to be submitted as part of the Project Application, see **Appendix B: Preliminary Environmental Review Checklist**.

**LAND USE:**

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">209.2</a>	RM-4	Conditional Use required for review of buildings > 50 feet in height.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	235-249	Special Use Districts	Located within Nob Hill SUD (Sec. 238)
Comments:				

**CONDITIONAL USE AUTHORIZATION:**

Required	Planning Code Section		
<input checked="" type="checkbox"/>	<a href="#">253</a>	Review of Buildings >40-ft in RH or >50-ft in RM or RC Districts	
<input checked="" type="checkbox"/>	<a href="#">295</a>	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission	
<input checked="" type="checkbox"/>	<a href="#">303</a>	Conditional Use Authorization	
<input checked="" type="checkbox"/>	<a href="#">317</a>	Residential Demolition, Merger or Conversion	

**OTHER REQUIRED APPROVALS:**

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">295</a>	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission
<input checked="" type="checkbox"/>	<a href="#">305</a>	Variance
<input checked="" type="checkbox"/>	<a href="#">311</a>	Neighborhood Notification
Comments: Potential shadow impacts to Willie “Woo Woo” Wong Playground, Portsmouth Square, and St. Mary’s Square.		

**ADDITIONAL PLANNING CODE REQUIREMENTS:**

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">134</a>	Rear Yard	Complies with 25% rear yard requirement above grade, however, garage extends into rear 15' of lot. Does not comply with permitted obstruction of Section 136(c)(26). Variance required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">135</a>	Open Space	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">136</a>	Permitted Obstructions	Garage extends into rear 15' of lot. Does not comply with permitted obstruction of Section 136(c)(26). Variance required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">138.1</a>	Streetscape Plan	Project includes > 150' of frontage. Streetscape improvements required in accordance with Better Streets Plan. Specific elements shall be determined through review of formal project submittal.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">139</a>	Bird Safety	Glass deck railings constitute a Feature-Related Hazard. Future submittals should include information regarding bird-safe treatments compliant with Section 139.

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">140</a>	Dwelling Unit Exposure	All units must have windows exposed to a complying rear yard, qualifying open area, or a street more than 20' in width. Unit B at Basement 1 level has exposure solely onto Joice Street, which is 17.5' in width. Variance Required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">141</a>	Rooftop Screening	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">142</a>	Parking Screening & Greening	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">144</a>	Street Frontage	No less than 1/3 of the ground-floor street frontage shall be devoted to features that provide visual relief and interest for the street frontage. The northerly portion of the basement level along Joice Street is characterized by blank walls and garage entry. Project should be revised to comply with Section 144.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">149</a>	Better Roofs/ Living Roof Alternative	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">151</a>	Required Off-Street Parking	None required. 9 provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">155.2</a>	Bicycle Parking	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">155(r)</a>	Curb Cuts	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">167</a>	Unbundled Parking	Off-street parking spaces shall be unbundled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">207.7</a>	Required Dwelling Unit Mix	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">260(a)</a>	Height	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">260(b)</a>	Exemptions from Height	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">261.1</a>	Narrow Streets & Alleys	Along Joice Street frontage, beginning at a point 60' from intersection with California Street, building must be set back 10' above a height equal to 1.25 times the width of Joice Street (17.5'). Project appears compliant, but notes erroneously indicate that setback height begins at 1.5 times the width of Joice Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">270</a>	Bulk	

**DEVELOPMENT IMPACT FEES:**

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">411A</a>	Transportation Sustainability Fee (TSF)
<input checked="" type="checkbox"/>	<a href="#">414A</a>	Child-Care for Residential Projects
<input checked="" type="checkbox"/>	<a href="#">415</a>	Inclusionary Affordable Housing Program

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.

**TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT**

No. <sup>1</sup>	Document Type	Applicable to Proposed Project	Notes / Links	(For Dept. use upon submittal of Project Application) Accepted
1.1(a)	Considered a 'project' subject to CEQA review per section <a href="#">15378</a> and <a href="#">15060(c)(2)</a>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<p>The proposal is a project subject to CEQA. The project proposes the demolition and removal of four existing structures at 842-860 California Street located on one corner lot, consisting of two single-family homes, one three-unit residential apartment building, and a one-story commercial building. The existing buildings were constructed as follows: 1908 (842-848 California), 1909 (854-856 California), 1914 (860 California) and 1938 (850-852 California). The proposed project would construct a new, 7-story over below-grade basement residential building with full lot coverage totaling approximately 38,000-gross square feet with 24 units, including 12 one-bedroom units, 10 two-bedroom units, and 2 three-bedroom units. The roof height of the new building would be approximately 65-feet, and reach a maximum height of 77-feet measured to the top of the elevator penthouse. The proposed below-grade basement level accessible on Joice Street would include nine parking spaces and twenty-four Class I bicycle stalls. Two Class II bicycle stalls are proposed on the California Street frontage of the building on the sidewalk.</p> <p>Common open space for 19 units would be provided as a 1,140-square foot roof deck above the uppermost floor. The remaining 5 units on floors 1, 2, and 7 are proposed to have private open space as outdoor decks with a minimum area of 36-square feet each. Total excavation for the proposed project is estimated at 2,800 cubic yards with an area of 6,080 square feet at a maximum depth of 25 feet.</p>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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



1.1(e)	Requires an initial study to determine environmental document, either a mitigated negative declaration or an environmental impact report	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	<p>An initial study would be required to determine the level of environmental review. If significant environmental impacts are identified that can be mitigated to less than significant, then a mitigated negative declaration would be prepared. If significant impacts are identified as a result of background technical analyses and mitigation identified would not reduce impacts to less than significant, an environmental impact report would be required.</p> <p>Based on an initial screening of the application, topic areas that require analysis and may require mitigation include:</p> <ul style="list-style-type: none"> <li>• Air Quality: Construction in Air Pollutant Exposure Zone [See No. 2.5(c)] The project site is within the air pollutant exposure zone and would be required to use low emission construction equipment.</li> <li>• Shadow: The preliminary shadow fan shows the proposed project may cast shadow on three public parks under jurisdiction of the San Francisco Recreation and Parks Department. [See No. 2.9] consultant-prepared shadow fan is required to determine if additional shadow analysis will be necessary.</li> <li>• Noise: Analysis of potential noise impacts involves quantitative and qualitative considerations regarding changes to the existing noise environment in the context of the frequency, duration and intensity of noise resulting from the project's construction and operation, and its proximity to sensitive receptors, including surrounding residential and hotel uses. Further information as noted in No. 2.4(a)-(b) is required to determine if noise analysis is required.</li> <li>• Geology &amp; Soils and Archeology: Pending review of a preliminary geotechnical report with foundation recommendations [See No. 2.11(a)-(b)] and technical specialist review [See 3.2] as the project proposes excavation and soil disturbing activities.</li> </ul>	<input type="checkbox"/> YES <input type="checkbox"/> NO
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**TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT**

No. <sup>1</sup>	Document Type	Applicable to Proposed Project	Notes / Links	(For Dept. use upon submittal of Project Application) Accepted
1.1(f)	Optional use of general environmental consultant	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<p>The sponsor may request that the environmental document be prepared by a professional selected from the department's general environmental consultant pool.</p> <p>Contact <a href="mailto:CPC.EnvironmentalReview@sfgov.org">CPC.EnvironmentalReview@sfgov.org</a> for list of eligible consultants.</p> <p>Note: An initial study may be prepared by department staff. However, if analysis results in significant environmental impact(s) that cannot be mitigated to a less than significant level, an environmental consultant must be engaged to prepare the EIR.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.1(a)	Initial Study document preparation	Optional use of general environmental consultant	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<p>The project optionally could utilize a general environmental consultant to conduct the review under the department's supervision.</p> <p>Contact <a href="mailto:CPC.EnvironmentalReview@sfgov.org">CPC.EnvironmentalReview@sfgov.org</a> for list of eligible consultants. As part of a complete application, the consultant must submit a draft general environmental scope of work to the department.</p> <p>Note that if an EIR is required, then a consultant must be engaged.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO

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No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.2(a)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<p>Not required for this project.</p> <p>An Expanded Historic Resource Assessment (HRA) issued on 10/30/20 expands on the initial HRA issued on 8/12/2020, and determined the subject property appears illegible for an individual historic designation or inclusion in a historic district. To date, the property is designated as a Category C (No Historic Resource present).</p> <p>Please note: The HRA determination is subject to change during future evaluations of the property and surrounding neighborhood as part of the Citywide Cultural Resources Survey, or if new information becomes available during subsequent review of a project application.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(b)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	<p>Not required for this project.</p> <p>If required, the department will determine whether a consultant-prepared report is necessary. If a consultant report is necessary, it must be prepared by a qualified consultant selected from the department's historic resource consultant pool. Contact <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> for a list of three consultants to choose from. The consultant must send a draft scope to <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> for department approval. The consultant must submit the first draft of HRE directly to the department.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(a)	Transportation	Roadway changes – construction	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location of any anticipated changes to roadways during construction, including the duration and location of temporary construction closure or relocation of travel lanes, sidewalks, bus stops, etc.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.3(b)	Transportation	Roadway changes – operation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans of typical roadway dimensions (e.g., lane dimensions/stripping drawings, on-street parking; loading; and bike, transit, and travel lane), including identifying any non-typical roadway dimension (e.g., turn pockets, bulb outs).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(c)	Transportation	Requires department transportation planner coordination	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.  At the time of the Project Application submittal, the department will assign a department transportation planner to coordinate on transportation topics as seen in the attached Scope of Work Checklist.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(d)	Transportation	Requires consultant-prepared Site Circulation Study Section	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.  For Site Circulation Study/Sections, the project sponsor shall select qualified consultant from the department's list of eligible Transportation consultants: <a href="https://sfplanning.org/permit/environmental-consultant-pools-and-sponsor-resources">https://sfplanning.org/permit/environmental-consultant-pools-and-sponsor-resources</a> .  At the time of the Project Application submittal, the selected consultant must submit a scope of work directly to the planning department for review and approval to <a href="mailto:CPC.TransportationReview@sfgov.org">CPC.TransportationReview@sfgov.org</a>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) <b>Accepted</b>
2.3(e)	Transportation	Requires consultant-prepared Complex Transportation Study Section Scope of Work and Draft 1 Study	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	<p>Not required for this project.</p> <p>For Complex Transportation Study/Sections, contact <a href="mailto:CPC.TransportationReview@sfgov.org">CPC.TransportationReview@sfgov.org</a> for a list of consultants prior to submitting the Project Application.</p> <p>At the time of the Project Application submittal, the selected consultant must submit a scope of work directly to the planning department for review and approval to <a href="mailto:CPC.TransportationReview@sfgov.org">CPC.TransportationReview@sfgov.org</a>.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(f)	Transportation	Scope of Work Checklist	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<p>Not required for this project.</p> <p>Refer to attached checklist which lists the likely transportation study scope requirements. Note: The scope of work is subject to change based on the Project Application and Plans submitted for review and/or consultation with SFMTA.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.3(g)	Transportation	SFMTA Fees for Transportation	<b>SFMTA fees</b> <input type="checkbox"/> Transportation Review Fee: \$15,500 <input type="checkbox"/> Site-Circulation Review Fee: \$3,050 <input checked="" type="checkbox"/> Development Project Review Fee: \$1000	<p>The project requires transportation analysis and coordination with SFMTA. <b>At the time of the Project Application submittal, Sponsor to pay:</b></p> <p>SFMTA fees directly to:            SFMTA Revenue Section            Attn: David Kim            One South Van Ness, 8<sup>th</sup> Floor            San Francisco, CA 94103.</p> <p>Make check(s) out to: SFMTA – 842-860 California St - 2020-012200PPA            If there are multiple SFMTA fees, write out separate checks for each fee and note the fee name on the check memo.</p> <p>Accompanying the check(s), please provide a letter that indicates the Planning Department PPA case number, project address, and the number of checks enclosed and for the specific type of review (site circulation review or transportation study; development project review).</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4(a)	Noise	Requires consultant-prepared Noise and Vibration Study Scope of Work	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	To be determined. Pending provision of additional information regarding construction equipment and phasing. Please complete attached construction equipment list and submit at the time of project application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4(b)	Noise	Mechanical equipment or other noise sources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number and size (horsepower) of stationary sources or mechanical equipment (e.g., fans, HVAC, backup diesel generators, fire pumps) or other noise sources in the attached Construction Equipment List form.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.5(a)	Air Quality	Stationary sources of emissions	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	If any stationary sources are proposed, please describe the location and provide plans with the number, size (horsepower), and engine tier level of stationary sources (e.g., backup diesel generators, fire pumps) in the project description when submitting the formal project application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(b)	Air Quality	Subject to San Francisco Health Code article 38	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site is within the air pollutant exposure zone and proposes residential uses. The project sponsor must submit a copy of an Application for Article 38 Compliance Assessment with proof of receipt from the department of public health.  More information is found here: <a href="http://www.sfdph.org/dph/eh/Air/default.asp">http://www.sfdph.org/dph/eh/Air/default.asp</a> .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(c)	Air Quality	Requires consultant-prepared Air Quality Study For Criteria Air Pollutants or Health Risk Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	An air quality technical study is not required. The following information related to air quality is provided for context.  The proposed project meets the Bay Area Air Quality Management District screening criteria for Criteria Air Pollutants (CAP). Therefore, a CAP study scope of work is not required.  However, the project site is within the air pollutant exposure zone (APEZ). In addition, there are residential uses in proximity to the project site. Project construction would result in emissions of toxic air contaminants and diesel particulate matter. Therefore, construction of the proposed project will require the use of low emission construction equipment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.6	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a Greenhouse Gas Compliance Checklist For Private Development Projects, found here: <a href="https://sfplanning.org/permit/environmental-consultant-pools-and-sponsor-resources">https://sfplanning.org/permit/environmental-consultant-pools-and-sponsor-resources</a> under Document Templates and Checklists - Applications.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7(a)	Wind	Requires consultant-prepared qualitative Wind Memorandum Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	The project would construct a 65-foot tall building, which is below the height anticipated to result in hazardous ground level wind speeds.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7(b)	Wind	Requires consultant-prepared quantitative Wind Study With Tunnel Testing Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.  The consultant (not subject to department list) must submit a scope of work to the department.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.8	Wind/Shadow	Building setbacks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide labeled and dimensioned plans of building setbacks and coverage at each above-grade level, including height of the roof, parapet, ridge, towers, and penthouses.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A



**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.9	Shadow	Shadow Analysis	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<p>The department prepared the attached Shadow Fan which shows potential net new shadow on publicly accessible open space(s) including Portsmouth Square, St. Mary's Square, and Willie "Woo Woo" Wong Playground.</p> <p>A consultant-prepared shadow fan must be submitted with the Project Application. The consultant is not subject to a department list. The consultant-prepared shadow fan will be reviewed by staff to provide guidance on whether a scope of work and shadow study are required.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (a)	Biological Resources	Trees	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and show on plans the number of trees on, over, or adjacent to the project site, including those significant, landmark, and street trees (see <a href="#">Public Works article 16</a> for definitions) and those removed and added by the project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (b)	Biological Resources	Requires consultant-prepared Biological Resources Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project as the site.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11 (a)	Geology and Soils	Project site slope	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the average slope of the project site (in percentage).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11 (b)	Geology and Soils	Requires Geotechnical Study with foundation recommendations	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project involves new construction of a 7-story residential building and includes a two-level below-grade basement on a steep slope. Please submit the report at the time of project application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.12(a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	<p>To be determined pending review of the Phase 1 Environmental Site Assessment requested below under 2.12(c). Although the project site is not located on the Maher map, the project proposes excavation greater than 50 cubic yards. Per the PPA application, approximately 2,800 cubic yards of excavation at a maximum depth of 25 feet is proposed for the project.</p> <p>If required, the project sponsor must submit a copy of the Maher Application with proof of receipt from the department of public health (DPH). More information is found here:  <a href="http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp">http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp</a>.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12(b)	Hazardous Materials	Cortese List [CA Government Code 65962.5(a)]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project site is not on a list of places known to have past or current hazardous materials in CA Government Code 65962.5(a).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12(c)	Hazardous Materials	Requires consultant-prepared Phase I Environmental Site Assessment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	<p>Construction of the proposed project will require subsurface excavation for the below-grade basement and contains existing commercial uses. The history of the commercial tenants is unclear, and prior commercial uses may cause subsurface contamination. Therefore, the project sponsor must submit a Phase I Environmental Site Assessment to confirm that no subsurface contamination on the site exists.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) <b>Accepted</b>
2.13(a)	Additional Information	Project Application/ Description	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project application form, including land use and data tables, should be complete with respect to existing and proposed conditions. For example, please provide the land use gross square footage, and existing residential bedroom mix count. Clarify the usable open space requirements by private and common.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.13(b)	Construction Equipment and Phasing	Construction Equipment List	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please complete the attached construction equipment list, and include if any nighttime construction is proposed.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

APEZ: Air Pollutant Exposure Zone

CAP: Criteria Air Pollutants

DBI: Department of Building and Inspection

DPH: Department of Public Health

SFMTA: San Francisco Municipal Transportation Agency

**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

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

<sup>2</sup> Project sponsor must submit these materials after the department deems the project application accepted.

**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.4(b)	Transportation / Noise / Air Quality	Construction – equipment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please provide a completed Construction Equipment List at the time of project application. Estimates may be provided. On this form, the project sponsor must describe estimated number, size (horsepower), and use (daily and total) of construction equipment by type, including trucks and any impact equipment, by phase. The project sponsor must indicate whether nighttime construction could occur.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(d)	Transportation / Noise / Air Quality	Operation – waste facilities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe and provide plans of the location and dimensions of rooms for compost, recycling, and waste.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.6(b)	Hydrology and Water Quality	Stormwater and sewer management	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of <a href="#">Stormwater Management Ordinance</a> .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.7(a)	Hazardous Materials	Requires consultant-prepared phase II environmental site assessment	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The department of public health will review the phase I assessment to determine if the project sponsor must conduct a phase II assessment or site characterization.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.8	Geology and Soils: Paleontology	Preliminary Paleontological Evaluation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Department will conduct a Preliminary Paleontological Evaluation. Project sponsor must provide detailed information, including sections, on proposed soils-disturbing activities, including the depth in feet and amount of excavation in cubic yards. Project sponsor must submit available geotechnical investigation. The preliminary review could result in a determination that the project requires mitigation measures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

CEQA: California Environmental Quality Act

EIR: Environmental Impact Report

MND: Mitigated Negative Declaration

**TABLE 4. ADDITIONAL INFORMATION**

No.	Environmental Topic	General Description	Applicable to Proposed Project	Notes / Links
4.1	General	Resources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please see the following links for additional resources that may inform the environmental analysis: <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a> <a href="http://sfplanninggis.org/TIM/">http://sfplanninggis.org/TIM/</a> <a href="http://sfplanninggis.org/Pipeline/">http://sfplanninggis.org/Pipeline/</a>
4.2	Tribal Cultural Resources	Consultation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	If an EIR or MND is required, a consultation will be required. The department will determine if notifying California Native American tribes regarding tribal cultural resources is required. Consultation with California Native American tribes regarding tribal cultural resources may be required at the request of the tribes. No additional information is needed from the project sponsor at this time.

## Attachments:

- Transportation Study Determination Form
- Preliminary Shadow Fan
- Construction Equipment List



**Date:** January 25, 2021  
**To:** Lauren Bihl, Jenny Delumo, Ryan Shum, & Transportation Staff  
**From:** Kristina Phung

**RE:** Transportation Study Determination Request  
**Record No.:** 2020-012200PPA, 842-860 California St  
**Neighborhood:** Chinatown  
**Zoning:** RM-4 (Residential-Mixed, High Density)  
Nob Hill Special Use District  
**Area Plan:** None

Attached is information regarding the above project for which a determination of whether a transportation study (TS) is or may be required.

#### Helpful Links:

- SF Transportation Information Map (TIM): <https://sfplanninggis.org/tim/>
- SF Travel Demand estimate webtool: <http://sftraveldemand.sfcta.org>
- Caltrans Interactive Highway Map:  
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=04efb9a9f14c4da2aabd9ce36b7dda48>
- Development Pipeline Map: <http://sfplanninggis.org/pipeline/>

#### Environmental Coordinator completes this section:

To facilitate this determination, please fill-in the appropriate boxes below and save the requested information in M-Files (PPA or ENV record number for project). Email the record number with the Transportation Study Determination request form to [CPC.TransportationReview@sfgov.org](mailto:CPC.TransportationReview@sfgov.org)

#### Project Description & Transportation-Related Notes:

The project proposes demolition and removal of four existing structures at 842-860 California St located on one corner block/lot [0243/027], including two single-family homes, one three-unit residential apartment building, and a one-story commercial building constructed in 1907. Construction of the proposed project will consist of a one 7-story over basement level building with a total of 24 residential units, including 21 market-rate condominiums and 3 market-rate replacement rental units. The below-grade basement level proposes 9 parking spaces, 24 Class I bicycle stalls, and 2 Class II bicycle stalls with a new proposed curb cut on Joice St for access.

	Existing	Net Change	New Total	Notes
<b>Street Frontage(s) (Street Names)</b>	<b>California St./Joice St.</b>			
<b>Residential Units (Total)</b>	5	+19	24	1- bedroom – 12 units 2-bedroom – 10 units



				3-bedroom – 2 units
Retail/Commercial GSF (note ground floor vs. elsewhere; Hotel)	2,500	-2,500	0	Existing 1-story retail building at 860 California St. would be demolished
Office GSF	0	0	0	
Industrial/PDR GSF	0	0	0	
Other (e.g. medical, cultural, etc.) GSF	0	0	0	
On-Street Vehicle Parking (# of spaces or linear feet) & Street Name	0	0	0	
Off-Street Vehicle Parking Spaces (number)	0	+9	9	9 below-grade basement level parking stalls proposed.  Please note, the PPA application indicated 2 existing parking spaces but may be incorrectly listed and will be noted as a correction or clarification in the PPA letter. Per viewing Google Maps Streetview, no garage or curb cuts to enter off-street parking stalls currently exist at the project site.
Off-Street Loading Spaces (number)	0	0	0	
On-Street Passenger Loading Space (linear feet of white color curb) & Street Name	0	0	0	
On-Street Commercial Loading Space (linear feet of yellow color curb) & Street Name	0	0	0	
Curb Cut (linear feet) & Street Name	1 existing curb cut to access Joice St (approx. 17.6 feet wide) – no proposed changes 1 proposed curb cut to access new garage/driveway at rear of proposed building on Joice St (approx. 10 feet wide)			
<b>Additional Notes:</b> Other than the curb cut(s) additions, extensions, or reductions included above, the PPA application/plans do not show any further changes yet to the public right-of-way.  California St and Powell St. are both Vision Zero Network Streets. California St. contains a Muni Only bus lane striped in the middle with rail service tracks. There are some low-lying bollards to separate this Muni Only lane west of the project site. “No Stopping Anytime” signs are located immediately in front of the project site on California St and “No Parking Anytime” signs are located along Joice St. There are no hospitals, fire stations, or police stations within 300 feet of the project site.				

**Note: Sometimes applicants propose changes to project descriptions for development projects. If there is a substantial change in the project description after a TS Determination has been made, please consult with transportation staff (Transportation Office Hours on Wednesdays from 3:00 to 4:00 pm, or during TS Determination on Tuesdays from 11:00 am to 12:00 pm). Substantial changes will require a new TS Determination to be submitted.**

- ☐ Would the project include a unique land use such as a recreational facility, concert venue, child care facility, school, homeless navigation center, or large land use such as Pier 70, seawall lot, etc.? (SF Travel Demand data output<sup>1</sup> not required for a TS Determination Request)
- ☐ Would the project potentially add 50 or more dwelling units, or 5,000 square feet or more of non-residential uses, or 20 or more off-street vehicular parking spaces? (SF Travel Demand data output is required for a TS Determination Request)
- ☐ Would the project add a child care facility or school, or intensify a child care facility or school?  
 # of students or children: Existing: \_\_\_\_\_ Net New: \_\_\_\_\_ Total: \_\_\_\_\_  
 # of square feet: Existing: \_\_\_\_\_ Net New: \_\_\_\_\_ Total: \_\_\_\_\_
- ☐ Would project result in 300 project vehicle trips during the a.m. or p.m. peak hour?
- ☐ Would the project make alterations to Muni, or Other Regional Transit Agencies, or Public Works' public right-of-way, such as relocate, add, or remove a bus stop; propose a new color curb; remove an existing color curb; propose a use on public right-of-way such as reducing sidewalk width, remove or add a travel lane (including turn pockets), remove a parking lane, add a new street, add or remove a traffic signal, etc.?

Unknown at PPA stage.

- ☐ Would the project be located within 300 feet of a Caltrans right-of-way or be adjacent to a regional transit stop? (Review the Interactive Highway Map (link above) and the "Transit" tab in [TIM](#) to look up this information. Note: all highway ramps leading to these facilities are also within Caltrans jurisdiction.)
- ☒ Would the project include any frontage on a street designated on the high-injury network?  
If so, which street?

Yes, California St. and west of the project site, Powell St.

- ☐ Would the project exceed the amount of off-street vehicular parking permitted:
  - ☐ By right? or
  - ☐ With a Conditional Use Authorization as per the Planning Code?

No parking is required for this zoning district and land use; however, the proposed 9 parking stalls does not exceed the maximum 16 allowed on the project site (1.5 parking spaces permitted for each dwelling unit, 24

<sup>1</sup> If the project proposes a land use for which trip generation rates are not included in the *SF Transportation Impact Analysis Guidelines* (SF Travel Demand webtool), consult with transportation staff, and note specific transportation issues related to project.

units/1.5 = 16 max. parking stalls). Per the PPA application, a Variance application will be submitted for encroachment of the basement level into rear yard for access to the parking.

- ☐ Would the project exceed the Vehicle Miles Traveled (VMT) and vehicular parking map-based screening criteria? Review the “Vehicles & Parking” tab on [TIM](#) to ensure that it is located in an area that exhibits Regional Average VMT minus 15% based on the proposed principal use.
- ☒ Additional screening criteria for VMT: Does the project contain the following features? (check this box if *either* of the boxes below are checked)
  - ☒ Does the project qualify as a “small project”? or
  - ☒ Is the project site in proximity to a transit station? (must meet all four sub-criteria)
    - Located within one-half mile of an existing major transit stop; and
    - Would have a floor area ratio greater than or equal to 0.75; and
    - Would result in an amount of vehicle parking that is less than or equal to that allowed by the Planning Code without a Conditional Use Authorization; and
    - Is consistent with the Sustainable Communities Strategy?
- ☐ Does the project contain transportation elements? (check this box if either of the boxes below are checked)
  - ☐ Does the project qualify as an “active transportation, rightsizing (also known as ‘Road Diet’) and Transit Project”? or
  - ☐ Does the proposed project qualify as an “other minor transportation project”?

- ☐ Would the project exceed the transportation-related construction screening criteria? (Check this box if either 1b, 1c, or 1d and 2b or 2c are filled-in)

1) Project Site Context

- ☐ (a) Information unavailable; or
- ☐ (b) Amount of excavation would be more than two levels below ground surface; and/or
- ☐ (c) Amount of demolition would result in more than 20,000 cu yards of material removed from the site.
- ☐ (d) Presence of transportation facility used by a substantial number of people would require closure or substantial relocation. For example, the project would close off a street used by public transit or emergency service operators.

Notes: Details unknown at PPA phase, project site is located on a downsloping lot towards the rear of the project site and may excavate approx. 1.5 floors for below ground surface.

2) Construction Duration and Magnitude

- ☒ (a) Information unavailable; or one of the options below:
- ☐ (b) Construction is anticipated to be completed in 30 months or more.
- ☐ (c) Construction of project would be multi-phased (e.g., construction and operation of multiple buildings planned over a long time period)

Notes: \_\_\_\_\_

### SDAT Criteria that would require review by the Street Design Advisory Team

*Check the appropriate box(es) if the project involves any of the following:*

#### Better Streets Plan required per Planning Code [138.1](#):

- ☐ On a lot greater than one-half acre; or
- ☐ Includes more than 50,000 gross square feet (per PC sec. [102](#)) of new construction; or
- ☐ Contains 150 feet (or more) of lot frontage on one or more public rights-of-way; or
- ☒ Frontage encompasses the entire block face between the nearest two intersections with any other publicly accessible right-of-way
- AND**
- ☒ New construction of 10 or more dwelling units; or
- ☐ New construction of 10,000 gross square feet or greater of non-residential space; or
- ☐ Addition of 20% or more of gross floor area to an existing building; or
- ☐ Change of use of 10,000 gross square feet or greater of a PDR use to non-PDR use
- ☒ Other: (e.g., curb line modification, shared street, high-injury network, etc.)

**UDAT Criteria that would require review by the Urban Design Advisory Team**

*Check the appropriate box if the project involves any of the following:*

- ☐ Development proposes new porte cochere or other type of off-street sidewalk level vehicular driveway, typically used for passenger loading/unloading, between the building and the public right-of-way; or
- ☐ Development is seeking an exception for off-street loading (freight, service, or tour bus) requirements; or
- ☐ Development is seeking a conditional use for additional vehicular parking; or
- ☐ Development is proposing vehicular parking for non-accessory uses (i.e., private or public parking garage/lot); or
- ☐ Development is proposing greater than 50 vehicular parking spaces for residential and office uses or greater than 10 vehicular parking spaces for retail uses; or
- ☐ Development is proposing to retain or alter an existing curb cut, but with increased vehicular activity (i.e., greater than 50 vehicular parking spaces for residential and office uses or greater than 10 vehicular parking spaces for retail uses); or
- ☒ Development triggers large project requirements of Planning Code section 138.1 (Better Streets Plan); or
- ☐ Development is proposing a new curb cut within 15 feet of another curb cut, greater than 15 feet in width for dual-lane vehicular parking garages, greater than 24 feet in width for dual-lane large truck loading bays, a combined parking/loading curb cut greater than 27 feet, or a total of more than 30 feet of curb cuts (e.g., multiple driveways); or
- ☐ Development is proposing a new curb cut along a street identified within Planning Code section [155\(r\)\(1\)\(2\)\(3\)\(4\)\(5\)](#). Please review the “Ped & Bike” tab in [TIM](#).

**Transportation Study Determination Team completes this section:**

*Please indicate the determination of whether a transportation study is required below.*

**PPA Record (check all that are applicable):**

- ☒ Consultant-prepared Complex Transportation Study/Section, or Site Circulation Study, is not likely required
- ☐ Consultant-prepared Complex Transportation Study/Section is likely required (see Scope of Work Checklist)
- ☐ Consultant-prepared Site Circulation Study (e.g., School) is likely required (see Scope of Work Checklist)
- ☐ Transportation Planner Coordination is likely required (see Scope of Work Checklist)
- ☐ SFMTA Consultation

**Reason for TS determination:**

- ☒ Low p.m. peak volume of vehicle trips compared to existing conditions.
- ☒ Other:

*Environmental Coordinator / Assigned Planner: Please review all comments in the next two pages.*

Determined by:

Date:

Jenny Delumo

April 6, 2021

**Comments to Sponsor Regarding the CEQA Transportation Review (check all that are applicable):**

- ☐ The Department has determined that this is a complex project. Complex projects are multi-phased, require a large infrastructure investment, include both programmatic and project-level environmental review, or are of statewide, regional, or area-wide significance as defined in CEQA. A list of three consultants will be provided to the applicant.
- ☐ The Department has determined that this is a regular project or a project that requires site circulation. Site circulation or regular projects are projects that require analysis of one or more transportation topics within a geographic area that may include the project block or extend beyond the project block. Project sponsors may select any consultant from the pool for regular projects.
- ☐ Please submit the Transportation Study fee [\$26,330/\$27,310] payable to the San Francisco Planning Department ("Transportation Review or Study" fee) and address the payment to Virna Byrd.
- ☐ Please submit the Site Circulation Review fee [\$9,560/\$9,916] payable to the San Francisco Planning Department ("Transportation Review or Study" fee) and address the payment to Virna Byrd.
- ☐ Please submit the SFMTA \$15,500 Complex Transportation Review fee payable to the SFMTA.
- ☐ Please submit the SFMTA \$3,050 Site Circulation Review fee payable to the SFMTA.
- ☒ Please submit the SFMTA \$1,000 Development Project Review fee payable to the SFMTA.

The contact person at SFMTA responsible to receive these fees is:

SFMTA Revenue Section  
Attn: David Kim  
One South Van Ness Avenue, 8th Floor  
San Francisco, CA 94103  
Phone: (415) 646-2192 or [David.Kim@sfmta.com](mailto:David.Kim@sfmta.com)

**Additional Comments to Sponsor:**

- ☐ Please provide two separate checks for payment.
- ☐ Other: \_\_\_\_\_

**Comments to Staff (check all that are applicable):**

- ☐ ENV / EP Transportation Planner should conduct a site visit to identify any potential hazards for people walking, bicycling, riding transit, or driving.
- ☒ ENV/PPA or EP Transportation Planner should bring this project to SDAT.
- ☒ ENV/PPA or EP Transportation Planner should bring this project to UDAT.
- ☐ ENV Planner / EP Transportation Planner should coordinate with Caltrans on:
- ☐ ENV Planner / EP Transportation Planner should attend Color Curb Office hours: \_\_\_\_\_
- ☐ ENV Planner / EP Transportation Planner should coordinate with Other Transit Agencies on:  
\_\_\_\_\_

**Additional Comments to Staff:**



842-860 California St - 2020-012200PPA - Preliminary Shadow Fan  
 (Modeled at 77-ft. max. height includes top of elevator penthouse. 65-ft is roof height)





# PROJECT CONSTRUCTION INFORMATION

**Project sponsor or representative:** Please provide the following construction information and complete Tables 1 and 2 using the best available information.

1. Project address:
2. Total construction duration (number of months or weeks):
3. Foundation type:
4. Total area of soil disturbance (square feet):
5. Total excavation amount (cubic yards):
6. Maximum depth of excavation, including foundations (feet below ground):

**Table 1:** Construction Information by Phase

Construction Phase	Definition	Associated Schedule by Start (MM/YY) to End (MM/YY)	Total Acres Disturbed	Cubic Yards of Soil Disturbed
Demolition	Involves tearing down of buildings or structures – <i>Identify square footage of building(s) to be demolished</i>			
Site Preparation	Involves clearing vegetation (grubbing and tree/stump removal) and stones prior to grading			
Grading	Involves the cut and fill of land to ensure the proper base and slope for the construction foundation			
Building Construction	Involves the foundation and shoring work			
	Involves the construction of structures and buildings			
Architectural Coating & Finishing	Involves the application of coatings to both the interior and exterior of buildings or structures			
Paving	Involves the laying of concrete or asphalt such as in parking lots or roads			

**Table 1:** Construction Information by Phase

Construction Phase	Definition	Associated Schedule by Start (MM/YY) to End (MM/YY)	Total Acres Disturbed	Cubic Yards of Soil Disturbed
Other	Provide a general description if the phase does not fit within the above definitions			

**Table 2:** Construction Equipment List

Equipment Type	Associated Horsepower (if available)	No. of Equipment	Associated Construction Phase	Total Number of Days or Weeks in Construction Phase
Aerial Lifts				
Air Compressors				
Bore/Drill Rigs				
Bulldozer (Small)				
Bulldozer (Large)				
Caisson Drilling				
Cement and Mortar Mixers				
Clam shovel drop (slurry wall)				
Concrete/Industrial Saws				
Cranes				
Crawler Tractors				
Crushing/Processing Equipment				
Dumpers/Tenders				
Excavators				
Forklifts				
Generator Sets				
Graders				
Hoe Ram				
Hydromill (slurry wall)				
Jackhammer				
Loaded Trucks				
Off-Highway Tractors				
Off-Highway Trucks				
Other Construction Equipment				
Other General Industrial				

**Table 2:** Construction Equipment List

<b>Equipment Type</b>	<b>Associated Horsepower (if available)</b>	<b>No. of Equipment</b>	<b>Associated Construction Phase</b>	<b>Total Number of Days or Weeks in Construction Phase</b>
Equipment				
Other Material Handling Equipment				
Pavers				
Paving Equipment				
Pile Driver (impact)				
Pile Driver (sonic)				
Plate Compactors				
Pressure Washers				
Pumps				
Rollers				
Rough Terrain Forklifts				
Rubber Tired Dozers				
Rubber Tired Loaders				
Scrapers				
Signal Boards				
Skid Steer Loaders				
Surfacing Equipment				
Sweepers/Scrubbers				
Tractors/Loaders/Backhoes				
Trenchers				
Vibratory Roller				
Welders				

Additional Notes & Construction Information:

San Francisco's residents, employees, and visitors benefit the most from project designs that are innovative, thoughtful and well-coordinated early in the development process. As sponsors refine their projects based on comments in this PPA letter, they should also consider how to implement the policies and regulations below. Project sponsors are advised to work with the relevant City agencies listed below to confirm details and potential updates.

## ENVIRONMENTAL SUSTAINABILITY

1. **Green Building, Climate, and Energy.** San Francisco has committed to achieving net-zero greenhouse gas emissions (GHGs) by 2050, aligning with other global cities in support of the Paris Climate Accords. Today, almost half of local GHGs come from buildings. The San Francisco [Green Building Code](#) (GBC) establishes LEED certification and other green building requirements. Projects are encouraged to work with Planning, SF Environment (SFE) and the Department of Building Inspection (DBI) to determine how to meet and surpass local sustainability and decarbonization requirements. Visit DBI [Administrative Bulletin 93](#) for a detailed summary of local requirements.
2. **All Electric New Construction.** San Francisco Building Code Section 106A.1.7.1 requires all applications to construct new buildings submitted on or after June 1, 2021 to be all-electric. For details and administrative procedures, see Department of Building Inspection [Administrative Bulletin AB-112](#). For projects which submit an initial application for permit prior to December 31, 2021, gas infrastructure may be installed exclusively to serve cooking equipment in an area of the building designated for commercial food service. For initial applications January 1, 2022 or after, gas infrastructure is limited to cooking equipment in an area designated for a specific food service establishment (such as a specific restaurant). Projects that install gas infrastructure are by definition "mixed-fuel" and subject to supplemental energy efficiency requirements, described in Department of Building Inspection [Administrative Bulletin 93](#).)
3. **Better Roofs.** The Better Roofs Ordinance requires projects to install solar power (photo voltaic and/or solar thermal systems) on at least 15% of cumulative roof area, living (green) roofs on 30%, or a combination of both. The Better Roofs program provides guidance to meet or exceed these requirements, which can also support a variety of other sustainability goals. Please see <http://sf-planning.org/san-francisco-better-roofs> for more information, including the Planning Department's Living Roof Manual.
4. **Clean Energy.** San Francisco City Administrative Code Article 99 requires the San Francisco Public Utilities Commission (SFPUC) to consider providing 100% greenhouse gas-free electric service (Hetch Hetchy power) for all eligible new development, including large infill buildings and redevelopment projects typically over 50,000 square feet or with substantial electrical loads. Smaller private projects can take advantage of other SFPUC clean power programs, including CleanPowerSF and GoSolarSF. To apply for GHG-free electricity or for more information, contact [HHPower@sfwater.org](mailto:HHPower@sfwater.org) or visit <https://sfwater.org/index.aspx?page=1209>.
5. **100% Renewable Energy.** The [San Francisco Environment Code Chapter 30](#) requires that larger commercial buildings are required to fulfill all on-site electricity demands through any combination of on-site generation of 100% renewable electricity or subscription to a 100% renewable electric service, such as CleanPowerSF SuperGreen. Buildings 500,000 square feet in gross floor area must comply by December 31, 2022. Buildings 250,000 square feet in gross floor area must comply by December 31, 2024. Buildings 50,000 square feet in gross floor area must comply by December 31, 2030.
6. **Stormwater.** Any project disturbing 5,000 square feet or more of ground surface is subject to the Stormwater Management Ordinance. Applicable projects must prepare a Stormwater Control Plan and a signed maintenance



agreement, which must be approved by the SFPUC before site or building permits may be issued. Projects are encouraged to focus on green infrastructure (e.g. open space, rooftop, sidewalk treatments) that maximizes co-benefits for other sustainability requirements. For more information, contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) or visit <http://sfwater.org/sdg>.

7. **Flood Notification.** Applicants for building permits for new construction, change of use or occupancy, or major alterations or enlargements must initiate contact with the SFPUC to determine whether the project would result in ground-level flooding during storms. Project sponsors may be required to include measures to ensure positive sewage flow, raise entryway elevation, and/or special sidewalk construction and deep gutters. Side sewer connection permits need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to SF Planning or DBI. For more information visit: <https://sfwater.org/index.aspx?page=1316>.
8. **Water.** A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable, and fire water services. If the current distribution system pressures and flows are inadequate, the project sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900 or contact [cddengineering@sfwater.org](mailto:cddengineering@sfwater.org). The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. For more information, visit: <https://sfwater.org/index.aspx?page=574>.
9. **Residential Water Submetering.** New multi-family residential buildings are required to comply with residential water submetering requirements set forth in the California Water Code (Division 1, Chapter 8, Article 5, Section 537-537.5) by Senate Bill 7 and enforced in San Francisco by the SFPUC. As a condition of the site permit issuance and water service, applicable site plans must indicate that each dwelling unit will be submetered. The SFPUC will review plans for compliance only for projects that apply for a site permit from DBI and for new water service from SFPUC after January 1, 2018. For more information on this requirement, visit <https://sfwater.org/reqs/submetering>.
10. **Refuse Collection and Loading.** All buildings must include spaces for collecting and loading recycling and composting in common and private areas. Composting and recycling must be as or more convenient than waste disposal. Bulletin [AB-088 Collection and Storage of Trash, Recycling, and Compostable Materials](#) provides specific requirements. Design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700 or visiting <https://sfenvironment.org/recycling-composting-faqs>.
11. **Biodiversity.** The San Francisco Biodiversity Resolution establishes biodiversity as a citywide priority to elevate the conservation and stewardship of local native species and habitats. Projects are encouraged to support the City's vision of climate-resilient ecosystems by amplifying greening throughout all public spaces, yards, rooftops, and facade walls. Please see the City's Plant Finder tool to identify native species most appropriate for your project: [www.sfplantfinder.org](http://www.sfplantfinder.org).

**TRANSPORTATION**

- 12. Electric Vehicles** [GBC Sec 4.106.4.1–2]. To support the transition to zero-emission vehicles, projects are required to support electric vehicle infrastructure in off-street parking facilities. Please refer to the City standards on the number, location, and size of EV charging spaces, as well as the requirement to service 100 percent of off-street parking spaces with adequate electrical capacity and infrastructure to support future EV charging stations. For more, visit [sfenvironment.org/clean-vehicles/overview/clean-fuels-and-vehicles](https://sfenvironment.org/clean-vehicles/overview/clean-fuels-and-vehicles).
- 13. Bike Share.** The region is expanding its Bike Share Program, including many new Bike Share Stations throughout San Francisco and the introduction of electric options. Projects should consider any existing or planned bikeshare stations nearby and receive TDM points for subsidizing bike share memberships. For more, visit <https://www.lyft.com/bikes/bay-wheels/expansion>.

**ADDITIONAL CONSIDERATIONS**

- 14. 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, visit <https://oewd.org/first-source>

## NEIGHBORHOOD CONTEXT

The proposed project is located on a rectangular site at the intersection of California and Joice Streets in the Chinatown neighborhood. The site contains four existing buildings (three residential, one commercial). This area is characterized by the steep slope up Nob Hill, further emphasized by progressively taller building heights that reinforce the City's topography. This section of California Street is a transitional zone between Chinatown, Nob Hill and Downtown and features diversity in building sizes, typologies and styles, frequently with traditional or reinterpreted architectural forms and elements.

## COMPLIANCE WITH DESIGN GUIDELINES

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

Urban Design Guidelines	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
<i><b>Sy</b> Recognize and Respond to Urban Patterns</i>	<i>Refine building massing and modulation to emphasize topography; The building should reinforce the contextual experience of rising up the hillside.</i>
<i><b>Sfj</b> Create a Defined and Active Streetwall</i>	<i>Hold the streetwall at the sidewalk level along Joice by pulling the Basement level garage access to the property line. Remove the recess for the garage entry.</i>
<i><b>SH</b> Organize Uses to Complement the Public Environment</i>	<i>Reorganize the Ground Floor to shift the Residential Lobby to the corner of California and Joice. Incorporate entry features common in the area, such as double-height articulation, recess, terracing and landscaping.</i>
<i><b>Ax</b> Modulate Buildings Vertically and Horizontally</i>	<i>In contrast to the steep lateral slope of the site, the massing overall reads as flat. The roofline and grouping of Bay Windows at the building top works against the stepping of massing up the hill. Recommend staggering the massing and bay windows to reinforce the site topography.</i>
<i><b>Ay</b> Harmonize Building Designs with Neighboring Scale and Materials</i>	<i>Incorporate more-vertical window proportions. Recess windows to read as punched openings. Use light materials more compatible with the surrounding context</i>
<i><b>AH</b> Render Building Facades with Texture and Depth</i>	<i>Articulate Façade Details. Provide Material Palette and fenestration details / cross-sections. Note that darkly tinted and/or reflective windows are not supported.</i>
<i><b>AI</b> Design Active Building Fronts</i>	<i>Please provide Active Ground Floor Residential Units with raised entry and direct access from California and Joice Streets. See comments below.</i>



Guidelines for Ground Floor Residential Design	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
<i>Setbacks, Residential Unit Floor Level, Entries, Landscaping</i>	<i>Please provide Active Ground Floor Residential Units as described in the Guidelines for Ground Floor Residential Design. Refer to Guidelines on pages 6-10, and Figures A and B on pages 13-14.</i>

### PRELIMINARY STREET DESIGN COMMENTS

The project includes greater than 150 of frontage along California and Joice Streets. Streetscape improvements required in accordance with Better Streets Plan. Specific elements shall be determined through review of formal project submittal. The following preliminary comments are provided to help improve the relationship between the project and the public realm:

- The sponsor should explore the possibility of “living alley” improvements along Joice Street, intended to calm traffic and reorient this space primarily toward pedestrians and bicyclists. A living alley toolkit, include examples from the Market-Octavia Plan Area can be found at the following link:  
  
<https://sfplanning.org/market-octavia-living-alleys#toolkit>
- The ground floor along Joice Street should be recessed to accommodate a sidewalk width of at least four feet.
- Residential entries must be recessed such that doors do not swing into the public right-of-way.
- The project sponsor should work with the appropriate agencies to seek removal of the utility pole along the Joice Street frontage. If the removal of this pole is deemed infeasible, then the sidewalk should be further widened in this area to accommodate unencumbered pedestrian movement.
- Future submittals should include discussions of loading operations and trash collection. Staff also recommends that the sponsor request an Interdepartmental Project Review meeting, including the San Francisco Fire Department, to review emergency vehicle access to the site.

The extent of project documentation and architectural detail provided in the PPA submission is limited. The comments above are based only on information to date; further design review will be provided on subsequent submission. In particular, it is expected that facades will express compositional cohesion, texture and depth, and will feature high-quality, durable materials and fenestration compatible with the character of the neighborhood. Thorough review of the submission requirements for the next stage is recommended to ensure documentation is complete.

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