



PRELIMINARY PROJECT ASSESSMENT

Project Address: 2350 Green Street
Case Number: 2018-004686PPA
Date: July 18, 2018
To: St. Vincent de Paul School
c/o Patricia Alarcon
From: Elizabeth Gordon Jonckheer, Planning Department
Mary Woods, 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 Development Application, and any supplemental applications including for Environmental Evaluation (EE), may be submitted with the Planning Department at any time following the issuance of this PPA. The Development Application should, to the extent practical, propose a project that is responsive to the comments, issues, and requested materials identified in this PPA. The Development Application, and all supplemental applications, may be found here: <http://sf-planning.org/permit-forms-applications-and-fees>

The Planning Department may provide additional comments once a Development 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 Citywide Policy Fact Sheet attached to this PPA.

You may contact Mary Woods, at (415) 558-6315 or mary.woods@sfgov.org, to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

Elizabeth Gordon Jonckheer, Principal Planner

CC: Patricia Alarcon, RATCLIFF, 5856 Doyle Street, Emeryville, CA 94608
Paul Chasan, Citywide Planning Division
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Allison Albericci, Urban Design Advisory Team
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Planning Department Webmaster (planning.webmaster@sfgov.org)

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I. EXECUTIVE SUMMARY

SITE DETAILS

<i>Block/Lots:</i>	0538/007 and 013
<i>Parcel Area:</i>	37,648 square feet
<i>Zoning District(s):</i>	RH-3 (Residential, House, Three-Family)
<i>Height/Bulk District(s):</i>	40-X
<i>Plan Area:</i>	N/A

PROJECT DESCRIPTION

St Vincent de Paul is a private Catholic K-8 school located on Green Street in the Cow Hollow area of San Francisco. The campus includes the school (three buildings), a sanctuary and a rectory. The San Francisco Archdiocese also owns an adjacent lot on the corner of Green Street and Pierce Street that is used for parking and a residential property on Steiner Street.

The existing K-8 school occupies three buildings: the Lower School (Grades K-5) is housed in a two-story structure with a basement level; the Middle School (Grades 6-8) is housed in a three-story building with a basement level, and a gymnasium adjacent to the Middle School.

The proposed renovations will address seismic upgrades of the buildings, improve ADA access to the Lower and Middle Schools, provide a pedestrian connection from the Lower School to the Middle School, relocate the main reception/lobby to the front of the building, increase the amount of play space, and construct an above-grade two-story parking structure. Specifically, the work includes:

- Small expansion at the Lower School
- New stairs, elevator tower, and infill at the Lower and Middle School;
- Tenant improvements in the existing shelled space below the gymnasium
- New two-story parking structure with roof-top play area at the corner of Green & Pierce Streets

KEY PROJECT CONSIDERATIONS

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

1. **Planned Unit Development:** As the project site is greater than ½ an acre, the proposed project is eligible to seek a Planned Unit Development (PUD) through the Conditional Use authorization process. Please see Appendix A (Planning Code Review Checklist) for additional detail.
2. **Rear Yard Setback Requirement:** The proposed parking structure and rear additions would be located in the required rear yard, A PUD modification to the rear yard setback requirement would be necessary. Please see Appendix A (Planning Code Review Checklist) for additional detail.
3. **Off-Street Parking Requirement for the School Use:** The existing school consists of 15 classrooms. The proposed project will result in a total of 17 classrooms. The proposal would be required to provide three off-street parking spaces. The proposed 35-space parking structure would be considered a “private parking garage” use, as defined under Planning Code Section 102 because the amount of parking spaces proposed exceeds the accessory use threshold. As such, a Conditional Use authorization from the Planning Commission would be required for the proposed parking structure. Please see Appendix A (Planning Code Review Checklist) for additional detail.
4. **Proposed Two-Story Parking Structure:** Given longstanding City priorities, the subject property location, availability of city-provided mobility options, recent expansion of other privately-operated mobility options and rapid-evolving trends in technology impact private automobile use, the conventional Parking Garage component of the project is not supported as currently proposed. Consideration of additional programmatic, operational, phasing, and/or future facility-conversion alternatives in order to better-align the project with City priorities, policies, goals and requirements is strongly recommended. Please see Appendices D and E (Preliminary Design Comments and Preliminary Street Design Comments, respectively) for additional detail.
5. **Permeable Surfaces / Greening:** Overall, the entire site lacks landscaping and permeable space. The Department recommends the project sponsor consider opportunities for adding landscaping, gardens, stormwater green infrastructure, etc. as functional and visual amenities that also contribute to the neighborhoods air quality and biodiversity. Please see Appendix C (Citywide Policy Factsheet) for specific ideas.
6. **Citywide Policy/Code Conformity/Design issues**

In addition, applicants should review Appendix C: Citywide Policy Factsheet prior to the submittal of any Development Application. This document provides important information about project review requirements and policies applicable to development projects in San Francisco.

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 should include supplemental applications for the following:

1. **Project Application, includes the Environmental Evaluation Screening Form**
 - a. **Informational Packet for the Project Application**

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.

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.

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: Class 32 Exemption Certificate

Likely Required Technical Studies:

1. **Historic Resource Evaluation**
2. **Greenhouse Gas Analysis Compliance Checklist**
3. **Geotechnical Report**
4. **Maher Program Application**

For more information, including requirements for what constitutes an Environmental Evaluation Application, please see Appendix B (Environmental Review Checklist).

LAND USE:

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	209.1	Private K-8 School	CU required for intensification of an institutional/school use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	102	Private Parking Garage	CU required for a private parking garage
<i>Comments:</i> The amount of parking spaces proposed exceeds the accessory use threshold. As an alternative, project sponsor may seek a Conditional Use authorization for a "private parking garage" as a separate use instead of an accessory use to the existing school.				

CONDITIONAL USE AUTHORIZATION:

Required	Planning Code Section		
<input checked="" type="checkbox"/>	102	Private Parking Garage	
<input checked="" type="checkbox"/>	102	School (St. Vincent de Paul)	
<input checked="" type="checkbox"/>	303	Conditional Use Authorization	
<input checked="" type="checkbox"/>	304	Planned Unit Development	
<i>Comments:</i> Conditional Use Authorization is required. Please refer to Planning Code Section 304 for the additional finding required for a Planned Unit Development and rear yard modification.			

OTHER REQUIRED APPROVALS:

Required	Planning Code Section		
<input checked="" type="checkbox"/>	311	Neighborhood Notification	
<input checked="" type="checkbox"/>	303	Conditional Use Authorization	
<input checked="" type="checkbox"/>	304	Planned Unit Development	
<i>Comments:</i>			

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	121	Lot Area/Width	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124	Floor Area Ratio	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	125	Floor Area Ratio Premiums	Corner lot is eligible for FAR premium; please provide info
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	132	Front Setback	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	132(g)	Green Landscaping	Please provide info on plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	132(h)	Permeability	Please provide info on plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	134	Rear Yard	Need PUD modification for rear yard setback
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	135	Open Space	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	138.1	Streetscape Plan	Please provide info on plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	139	Bird Safety	Building material uncertain; please provide info on plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	141	Rooftop Screening	Please provide info on plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	142	Parking Screening & Greening	Please provide info on plans

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	149	Better Roofs/ Living Roof Alternative	Please provide info on plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	151	Required Off-Street Parking	Exceeding accessory amount; need CU for private parking garage use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152	Required Off-Street Loading	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	155.2	Bicycle Parking	Please provide info on plans for existing and required spaces
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155(r)	Curb Cuts	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260(a)	Height	Please provide info on how height is measured for each building; note top of roof and parapets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260(b)	Exemptions from Height	Please provide height info on stair/elevator tower
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	261	Height Limits	Please provide info on height measurements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	270	Bulk	

DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	411A	Transportation Sustainability Fee (TSF)
<input checked="" type="checkbox"/>	43Q	Bicycle Parking In-Lieu Fee (if cannot provide the required amount of bicycle parking spaces)

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT				
NO.	DOCUMENT TYPE	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS	(For Dept. use upon submittal of Development Application) ACCEPTED
1.1(b)	Potentially eligible for Class 32 exemption	<input checked="" type="checkbox"/> YES [skip to Table 2] <input type="checkbox"/> NO		<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(e)	In Area Plan	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO [skip to No. 1(f)]		<input type="checkbox"/> YES <input type="checkbox"/> NO

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION					
NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ACCEPTED APPLICATION REQUIREMENTS	(For Dept. use upon submittal of Development Application) ACCEPTED
2.1(a)	General	Construction Phasing	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO [likely only required for very large projects]		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.1(b)	General	Changes to public facilities or infrastructure, excluding roadways (see No. 3 for roadways)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO [likely only required for very large projects]		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ACCEPTED APPLICATION REQUIREMENTS	<i>(For Dept. use upon submittal of Development Application)</i> ACCEPTED
2.2(b)	Historic Preservation	Requires Consultant-Prepared Historic Resource Evaluation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	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 Pilar LaValley, Principal Preservation Planner, via email (pilar.lavalley@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 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.	<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 Development Application) ACCEPTED
2.3(c)	Transportation	Requires Drop-Off & Pick-Up Management Plan Application	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO [skip to 3(e)]	Study likely not required due to small alterations of circulation and operational space, no increase in enrollment, and low number of PM peak hour vehicle trips.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(e)	Transportation	Requires department-prepared Site Circulation Study	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(f)	Transportation	Requires consultant-prepared Transportation Studt	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4	Noise	Requires consultant-prepared Noise Study	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Proposed project does not include any new noise-generating uses.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5	Noise / Air Quality	Stationary Source or Mechanical Equipment Or other noise sources	<input type="checkbox"/> YES [stationary source typically needed for projects with <i>floor</i> levels above 75 feet] <input checked="" type="checkbox"/> NO	Proposed project does not include any new generator or other stationary source of toxic air contaminants.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6a	Air Quality	Subject to San Francisco Health Code article 38	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Project site is not located in an Air Pollution Exposure Zone.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6b	Air Quality	Requires consultant-prepared Air Quality for criteria air pollutants AND health risk	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Proposed project is under the Bay Area Air Quality Management District thresholds for construction and operational criteria pollutants or health risk.	<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 Development Application) ACCEPTED
2.7	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must submit private development checklist to department. Greenhouse Gas cover and checklist are found here: http://sf-planning.org/consultant-sponsor-resources under Application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.8	Wind	Requires consultant-prepared Wind Study	<input type="checkbox"/> YES [wind memo generally required >80 feet; wind study always required if site is located in use district with wind criteria) <input checked="" type="checkbox"/> NO	Proposed project would not result in a building higher than 80 feet tall and project site is not located in use district with wind criteria.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (a)	Shadow	Requires Shadow Analysis Application	<input type="checkbox"/> YES [if shadow fan shows new shadow on public open spaces] <input checked="" type="checkbox"/> NO [skip to 11(a)]	Preliminary shadow fan prepared by the Planning Department shows that the proposed project would not case shadow on Parks and Rec properties subject to PC Sec 295 nor would it case shadow on other public open space as to adversely affect the use and enjoyment of the open space.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
11(a)	Biological Resources	Trees	<input type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe location and show on plans number of trees on, over, or adjacent to the project site, including those significant, landmark, and street trees (see Public Works article 16 for definitions) and those added by project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (b)	Geology and Soils	Requires preliminary Geotechnical Study, including boring logs	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Project site is located in a liquefaction zone and includes slope of more than 20%.	<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 Development Application) ACCEPTED
2.13 (a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO [skip to 14]	If excavation volume is under 50 cy, Maher enrollment may not be necessary. Please provide information regarding volume of excavation. If more than 50 cy, the property owner must submit copy of the Maher application form with department of public health. More information is found here: http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp . Submit a copy of the form with department of public health intake stamp.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.13 (b)	Hazardous Materials	Requires consultant-prepared Phase 1 Environmental Site Assessment	<input checked="" type="checkbox"/> Y, if Y above <input type="checkbox"/> N	If subject to Maher Ordinance, projects sponsor must provide Phase I ESA to Planning Department.	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A

Abbreviations:

SFMTA: San Francisco Municipal Transportation Agency

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS					
NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ APPLICATION REQUIREMENTS	(For Dept. use upon submittal of Development Application) ACCEPTED
3.3	Archeology	Preliminary Archeological Sensitivity Assessment Study	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	Department will conduct a preliminary archeological review. If required, study must be prepared by a professional selected from the department's archeological consultant pool. Contact archeology@sfgov.org for a list of eligible consultants. The department will review and approve scope and study with consultant.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(a)	Transportation	Sidewalks – effective dimensions	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The consultant must describe effective dimensions of sidewalks, taking into account presence and general location of physical structures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 4. ADDITIONAL INFORMATION				
NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS
4.3	Shadow	Shadow Fan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Department prepared the attached shadow fan which shows no new shadow on outdoor recreation facilities or other public areas.