



## PRELIMINARY PROJECT ASSESSMENT

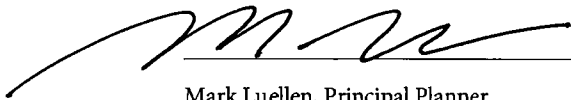
*Project Address:* One Nob Hill Circle  
*Case Number:* 2018-005379PPA  
*Date:* June 7, 2018  
*To:* Kai Broms, Skidmore, Owings, and Merrill, LLP  
*From:* Mark Luellen, Planning Department  
Nicholas Foster, Planning Department

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, and any supplemental applications including an Environmental Evaluation Screening Form, may be submitted with the Planning Department at any time following the issuance of this PPA. The Project Application should, to the extent practical, propose a project that is responsive to the comments, issues, and requested materials identified in this PPA. The Project 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 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 Citywide Policy Fact Sheet attached to this PPA.

You may contact Nicholas Foster, at (415) 575-9167 or [nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org), to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.



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Mark Luellen, Principal Planner

CC: Alana Callagy, Environmental Planning Division  
Anne Brask, Citywide Planning Division  
Luiz Barata, Urban Design Advisory Team  
Jonas Ionin, Planning Commission Secretary  
Charles Rivasplata, SFMTA

Jerry Sanguinetti, Public Works  
Pauline Perkins, SFPUC  
Planning Department Webmaster  
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# San Francisco Planning

1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103  
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## **TABLE OF CONTENTS**

### **I. EXECUTIVE SUMMARY**

### **APPENDIX A: PLANNING CODE REVIEW CHECKLIST**

### **APPENDIX B: ENVIRONMENTAL REVIEW CHECKLIST**

### **APPENDIX C: CITYWIDE POLICY FACTSHEET *(TO BE DISTRIBUTED SEPERATELY)***

### **APPENDIX D: PRELIMINARY DESIGN COMMENTS**

## **I. EXECUTIVE SUMMARY**

### **SITE DETAILS**

<i>Block/Lot(s):</i>	0255/002
<i>Parcel Area:</i>	56,715 sq. ft.
<i>Zoning District(s):</i>	RM-4 (Residential-Mixed, High Density) Nob Hill SUD
<i>Height/Bulk District(s):</i>	65-A; 320-E
<i>Plan Area:</i>	N/A

### **PROJECT DESCRIPTION**

The proposal is to demolish the existing, approximately 7,000 square-foot (sf) office building (referred to as the “annex” building) and construct a 4-story, 49-foot-tall building containing approximately 32,000 sf of Hotel Use. The existing annex building on the 56,715-sf subject lot was constructed in 1943 and is situated immediately adjacent to the original Mark Hopkins Hotel constructed in 1926. The proposed addition is situated within an area of the subject property that was specifically excluded from the landmark designation of the Mark Hopkins Hotel in 1987. The proposed new building would include new guest rooms and a wellness center on top floor, accessible to hotel patrons.

### **KEY PROJECT CONSIDERATIONS**

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

1. The Department must first evaluate whether the existing “annex” building is itself an historic resource before evaluating the compatibility of the proposed new addition since proposed addition would be physically connected to the Mark Hopkins Hotel (a landmark building). Therefore a Certificate of Appropriateness (COA) would be required. The COA would be reviewed by both the Historic Preservation Commission’s Architectural Review Committee as well as the full Historic Preservation Commission.
2. Per the PPA submittal, the proposed addition would reach a maximum height of 49 feet above grade, thereby triggering the requirements for Conditional Use Authorization (Section 253).
3. Per the PPA submittal, a Variance from the rear yard requirements of the Code is required (Section 134).
4. A preliminary shadow fan analysis indicated the Project may cast a shadow on Rec and Park properties; therefore a shadow analysis is required (Section 295).
5. There are currently no additional comments or considerations regarding the proposed project from the Citywide Planning Division. In the case of a change in scope or additional information, the division may have further comments in the future.

In addition, applicants should review **Appendix C: Citywide Policy Fact Sheet** prior to the submittal of any Project 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. **Environmental Evaluation Screening Form**
2. **Conditional Use Authorization**
3. **Variance**
4. **Transportation Demand Management Program**
5. **Shadow Analysis.**

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**

*Likely Required Technical Studies:*

1. **Historic Resource Evaluation**
2. **Greenhouse Gas Checklist**
3. **Geotechnical Study**
4. **Phase I Environmental Assessment Study**

For more information, see **Appendix B: Environmental Review Checklist**.

**LAND USE:**

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">209.2</a>	RM-4	Approximately 32,000 sf addition of Hotel Use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">238</a>	Special Use Districts	Nob Hill Special Use District; Hotel Uses are permitted with benefit of Conditional Use Authorization pursuant to Section 303.
<p><i>Comments: The establishment of a new Hotel Use would otherwise require Conditional Use Authorization pursuant to Code Sections 209.3, 238 and 303. Given the Hotel Use (d.b.a. "Intercontinental Mark Hopkins Hotel") is considered existing, and the project is adding additional gross floor area of Hotel Use, a Conditional Use Authorization shall not be required so long as the number of additional rooms does not exceed 25%, which, would constitute a significant alteration, enlargement, or intensification, pursuant to Section 178(c). Per the PPA submittal, the proposed Annex would contain approximately 15-20 tourist guest rooms, representing a 4-5 percent increase over the original 383 tourist guest rooms; therefore the project would not be treated as a significant alteration, enlargement, or intensification per Section 178(c).</i></p>				

**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="#">303</a>	Conditional Use Authorization	
<p><i>Comments: Per the PPA submittal, the proposed addition would reach a maximum height of 49 feet above grade, thereby triggering the requirements for Conditional Use Authorization, pursuant to Section 253. Section 253 states that wherever a building over 40 feet in an RM or RC District with more than 50 feet of frontage on the front façade, the building is subject to the conditional use requirement. If the maximum height of the Project were reduced to a height to no taller than 40 feet above grade, a Conditional Use Authorization, pursuant to Section 253, would therefore not be required.</i></p>			

**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	
<input checked="" type="checkbox"/>	<a href="#">314</a>	Residential, Hotel or Motel Uses near Places of Entertainment	
<p><i>Comments: 1) A preliminary shadow fan analysis indicated the Project may cast a shadow on Rec and Park properties a shadow analysis is required (Section 295). 2) A Variance from the rear yard requirements of the Code is required (Section 134). 3) Neighborhood Notification is required (Section 311). 4) Review of the Project by the Entertainment Commission may be required (Section 314).</i></p>			

**ADDITIONAL PLANNING CODE REQUIREMENTS:**

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">124</a>	Floor Area Ratio	More information regarding the total existing Gross Floor Area is required to determine if the existing Hotel Use exceeds allowable FAR for subject property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">125</a>	FAR Premiums	The subject property is a corner lot and is therefore eligible for a 25% FAR premium (from 4.8:1 to 6:1). More information is needed to determine if the existing Hotel Use exceeds allowable FAR for subject property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132</a>	Front Setback	Per the PPA submittal, the project appears Code-

**APPENDIX A: PLANNING CODE REVIEW CHECKLIST**

**Case No. 2018-005379PPA**

**One Nob Hill Circle**

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
					compliant. Future submittals should clearly show dimensions of adjacent structures on subject lot and dimensions of setbacks, demonstrating compliance.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">134</a>	Rear Yard	A Variance is required as the proposed “annex” addition is situated with the required rear yard (last 25% of lot depth).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">138.1</a>	Streetscape Plan	Likely not required; More information needed to determine if the Project constitutes an addition of 20% or more of gross floor area to an existing building.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">139</a>	Bird Safety	Project needs to show compliance with Feature-Related Standards. Future submittals should show Code-compliance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">141</a>	Rooftop Screening	Future submittals should show Code-compliance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">149</a>	Better Roofs/ Living Roof Alternative	Future submittals should show Code-compliance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">151</a>	Required Off-Street Parking	Code requires 1 space for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager’s Dwelling Unit, if any. Future submittals should show the existing number of parking spaces and the ratio of parking spaces to guest rooms. A reduction in required off-street parking may be permitted pursuant to Sections 150(d) or 161.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">152</a>	Required Off-Street Loading	Code requires 3 spaces plus 1 for each additional 80,000 sf over 100,000 sf. Future submittals should show the existing and proposed number of loading spaces to determine Code-compliance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">155.2</a>	Bicycle Parking	Future submittals should show the existing and proposed number of Class 1 and 2 bicycle parking spaces to determine Code-compliance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">161</a>	Parking Exemptions	A Reduction or Modification of Off-Street Parking Requirements may be pursued. Future submittals should show the existing number of parking spaces and the ratio of parking spaces to guest rooms.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">169</a>	Transportation Demand Management	The Project is subject to 100% of TDM target (13 points). Compliance with this Code Section should be shown on future submittals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">260(a)</a>	Height	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">260(b)</a>	Exemptions from Height	Any exempt features should be shown on future submittals.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">270</a>	Bulk	Future submittals should show compliance with the bulk limitations for the subject property. “A” bulk controls begin above 40’; 110’ maximum plan dimension length, 125’ maximum plan dimension diagonal length.

**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="#">413</a>	Jobs-Housing Linkage Fee



<b>TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT</b>				
<b>NO.</b>	<b>DOCUMENT TYPE</b>	<b>APPLICABLE TO PROPOSED PROJECT</b>	<b>NOTES/LINKS</b>	<i>(For Dept. use upon submittal of Project Application)</i> <b>ACCEPTED</b>
1.1(b)	Potentially eligible for class 32 exemption	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Historical evaluation is required. Pay applicable fees.	<input type="checkbox"/> YES <input type="checkbox"/> NO

<b>TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION</b>					
<b>NO.</b>	<b>ENVIRONMENTAL TOPIC</b>	<b>GENERAL DESCRIPTION OF REQUIREMENT</b>	<b>APPLICABLE TO PROPOSED PROJECT</b>	<b>NOTES/LINKS/ACCEPTED APPLICATION REQUIREMENTS</b>	<i>(For Dept. use upon submittal of Project Application)</i> <b>ACCEPTED</b>
2.1(a)	General	Construction Phasing	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe location and timing and provide plans of phasing (e.g., phase 1 will consist of XX units on lots A and B, phase 2 will consist of XX square feet of office on lots C and D and shown on plans).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(a)	Historic Preservation	Requires Supplemental Information for Historic Resource Evaluation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The subject property is a local landmark (Landmark No. 184), which is designated under Article 10 of the San Francisco Planning Code. Supplemental Information form is found here: <a href="http://forms.sfplanning.org/Historic_Resource_Supplemental.pdf">http://forms.sfplanning.org/Historic_Resource_Supplemental.pdf</a> . The property owner must submit complete supplemental information with application.	<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	(For Dept. use upon submittal of Project Application) ACCEPTED
2.2(b)	Historic Preservation	Requires Consultant-Prepared Historic Resource Evaluation, Part 1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed demolition/new construction is subject to review by the department’s Historic Preservation staff for analysis of the following: To determine if the Mark Hopkins Annex has taken on significance (individually or as part of the Landmark) and would thus be considered a historic resource under the California Environmental Quality Act; and to determine the project’s compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and for compatibility with the Landmark. Evaluation must be prepared by a professional selected from the department’s historic resource consultant pool. Contact <a href="mailto:hre@sfgov.org">hre@sfgov.org</a> for a list of eligible consultants. The department must approve the Historic Resource Evaluation scope of work and the consultant must submit first draft of evaluation prior to property owner submitting application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(c)	Historic Preservation	Requires Consultant-Prepared Historic Resource Evaluation, Part 2	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	If required, department will determine whether a consultant report is necessary. If a consultant report is necessary, it must be prepared by a professional selected from the department’s historic resource consultant pool. Contact <a href="mailto:hre@sfgov.org">hre@sfgov.org</a> for a list of eligible consultants. The department will review and approve scope and evaluation with consultant	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

<b>TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION</b>					
<b>NO.</b>	<b>ENVIRONMENTAL TOPIC</b>	<b>GENERAL DESCRIPTION OF REQUIREMENT</b>	<b>APPLICABLE TO PROPOSED PROJECT</b>	<b>NOTES/LINKS/ACCEPTED APPLICATION REQUIREMENTS</b>	<i>(For Dept. use upon submittal of Project Application)</i> <b>ACCEPTED</b>
2.3(a)	Transportation	Roadway changes – construction	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe location and provide plans of any changes to roadways for construction, including duration and location of temporary construction closure of travel lanes, sidewalks, etc.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
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 project checklist to department. Greenhouse Gas cover and checklist are found here: <a href="http://sf-planning.org/consultant-sponsor-resources">http://sf-planning.org/consultant-sponsor-resources</a> under Application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.9	Wind/Shadow	Building setbacks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe location and provide 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
11(a)	Biological Resources	Trees	<input checked="" 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 (a)	Geology and Soils	Project site slope	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe slope of project site (percentage) in relation to adjacent streets and cardinal direction.	<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	The project site has a slope greater than 20 percent The property owner must submit final preliminary study.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

<b>TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION</b>					
<b>NO.</b>	<b>ENVIRONMENTAL TOPIC</b>	<b>GENERAL DESCRIPTION OF REQUIREMENT</b>	<b>APPLICABLE TO PROPOSED PROJECT</b>	<b>NOTES/LINKS/ACCEPTED APPLICATION REQUIREMENTS</b>	<i>(For Dept. use upon submittal of Project Application)</i> <b>ACCEPTED</b>
2.13 (a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project would disturb more than 50 cubic yards of soil. The property owner must submit copy of the Maher application form with department of public health. 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> . 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"/> YES <input type="checkbox"/> NO	The property owner must submit final Phase 1 assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.14	Additional: Certificate of Appropriateness application	Requires review and approval of a Certificate of Appropriateness application by the Historic Preservation Commission	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The Certificate of Appropriateness will allow Preservation Staff to review the proposed project for compatibility with the landmark and for conformance with the Secretary of the Interior's Standards.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

<b>TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS</b>					
<b>NO.</b>	<b>ENVIRONMENTAL TOPIC</b>	<b>GENERAL DESCRIPTION OF REQUIREMENT</b>	<b>APPLICABLE TO PROPOSED PROJECT</b>	<b>NOTES/LINKS/ APPLICATION REQUIREMENTS</b>	<i>(For Dept. use upon submittal of Project Application)</i> <b>ACCEPTED</b>
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.	<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
3.4(b)	Transportation	Intersection treatments	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The consultant must describe location and type of intersection curb ramps, intersection crossing treatments (e.g., crosswalks), or traffic control devices (e.g., stops signs, gates, signals).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(c)	Transportation	Overhead wires	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe location and type of overhead (e.g., Muni, PG&E) wires.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.5(a)	Transportation / Noise / Air Quality	Construction – sub-phasing	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe estimated hours and number of days of week of construction, including by phase (demolition, site preparation, grading, building construction, architectural coatings, paving) taking into account total phase duration (weeks).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.5(b)	Transportation / Noise / Air Quality	Construction – equipment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe estimated number, size (horsepower), and usage (daily and total) of construction equipment type, including trucks and any impact equipment, by phase. Or if nighttime construction could occur.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

<b>TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS</b>					
<b>NO.</b>	<b>ENVIRONMENTAL TOPIC</b>	<b>GENERAL DESCRIPTION OF REQUIREMENT</b>	<b>APPLICABLE TO PROPOSED PROJECT</b>	<b>NOTES/LINKS/ APPLICATION REQUIREMENTS</b>	<i>(For Dept. use upon submittal of Project Application)</i> <b>ACCEPTED</b>
3.5(c)	Transportation / Noise / Air Quality	Operation – diesel trucks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe estimated number of daily diesel vehicle trucks during operation.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.5(d)	Transportation / Noise / Air Quality	Operation – waste facilities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The property owner must describe and provide plans of location and dimensions of rooms for compost, recycling, and waste.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.7(b)	Hydrology and Water Quality	Stormwater and Sewer Management	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The applicant must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of Stormwater Management Ordinance. The applicant must describe existing sewer capacity and proposed demand on sewer infrastructure.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.8(a)	Hazardous Materials	Requires consultant-prepared Phase 2 Environmental Site Assessment	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The department and department of public health will review Phase 1 assessment to determine if the property owner must submit a final Phase 2 assessment.	<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
4.1	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="http://propertymap.sfplanning.org/">http://propertymap.sfplanning.org/</a> <a href="http://sftransportationmap.org/">http://sftransportationmap.org/</a> <a href="http://developmentmap.sfplanning.org/">http://developmentmap.sfplanning.org/</a>
4.2	Tribal Cultural Resources	Consultation	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	Department will determine if the department must consult with California Native American tribes regarding potential significant impacts.
4.3	Shadow	Shadow Fan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The Department prepared a shadow fan which shows potential new shadow on outdoor recreation facilities or other public areas.



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: 5/17/2018  
TO: Transportation Consultants  
FROM: Lana Wong & Dan Wu, Transportation Staff  
RE: Transportation Study Scope of Work Checklist  
Case No. 2017-014833PPA, 469 Stevenson

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

The following is a list items we anticipate will be required for the analysis of this transportation study. Some of these items may require further consultation with Environmental Planning during scoping of the transportation study.

## Travel Demand

- Estimates of (AM / PM / other time peak hour / daily) person and vehicle trips*
- Trip Distribution (AM / PM / other time peak hour / daily) person and vehicle trips*
- Estimates of (average hour /peak hour / daily) freight loading demand*
- Estimate of (average hour/peak hour/daily) passenger loading demand*
- Estimate of (average hour/peak hour/daily) of other types of loading demand. Describe type (e.g., tour bus): \_\_\_\_\_*

- Estimate of (average hour /peak hour /daily) parking demand*
- Different travel demand for (baseline / cumulative) conditions. Describe reasons why: Baseline should analyze 6<sup>th</sup> Street improvements, including proposed signals on Jesse/6<sup>th</sup> and Stevenson/6<sup>th</sup> Streets, and potential prohibited left turns.*
- Other: \_\_\_\_\_*

## Traffic

- Assessment of potential major traffic hazards. Describe elements of analysis briefly: Assess vehicle to vehicle hazards at Jesse/6<sup>th</sup> and Stevenson/6<sup>th</sup> Streets.*

## Walking/Accessibility

- Assessment of potentially hazardous conditions. Describe elements of analysis briefly: Project needs to clarify changes to sidewalk; if no changes, assess hazards to people walking.*
- Assessment of accessibility. Describe elements briefly: Project needs to clarify changes to sidewalk; if no changes, assess accessibility for people walking.*
- (Qualitative / Quantitative) Cumulative Analysis. Describe cumulative projects to consider briefly: Qualitatively assess the potential for cumulative walking impacts.*

**Bicycling**

*Assessment of potentially hazardous conditions. Describe elements of analysis briefly: Assess vehicle to bicycle hazards along 5<sup>th</sup> Street bike facility and along proposed 6<sup>th</sup> Street bike facility.*

*Assessment of accessibility. Describe elements briefly: \_\_\_\_\_*

*(Qualitative / Quantitative) Cumulative Analysis. Describe cumulative projects to consider briefly: Qualitatively assess the potential for cumulative biking impacts.*

**Transit**

*(Qualitative / Quantitative) assessment of transit capacity*

*(Screenline / Directional link /line-by-line) assessment of transit capacity. If applicable, list lines: \_\_\_\_\_*

*(Qualitative / Quantitative) assessment of transit delay. Describe elements of analysis briefly (e.g., lines): Qualitatively assess potential transit delay on Market, 5<sup>th</sup>, and Mission Streets based on project generated vehicle trips and distribution.*

*(Qualitative / Quantitative) Cumulative Analysis. Describe cumulative projects to consider briefly: Qualitatively assess the potential for cumulative transit impacts.*

**Loading**

*(Qualitative / Quantitative) assessment of loading demand. Describe elements of analysis briefly: Quantitatively assess the freight loading demand, including freight and delivery service vehicles accessing the site. Is loading demand met? Can vehicles turn into the loading space?*

*Assessment of potentially hazardous conditions due to loading. Describe elements of analysis briefly: If loading demand is not met and vehicles cannot turn into the loading space than analyze potentially hazardous conditions to other modes. Provide turning templates of freight vehicles from Stevenson Street into loading area.*

*(Qualitative / Quantitative) Cumulative Analysis. Describe cumulative projects to consider briefly: Qualitatively assess the potential for cumulative loading impacts.*

**Emergency Access**

*Assessment of Emergency Access. Describe elements briefly:*

*(Qualitative / Quantitative) Cumulative Analysis. Describe cumulative projects to consider briefly: \_\_\_\_\_*

**VMT**

*Senate Bill 743 Checklist*

*Map-based VMT analysis*

*Detailed VMT analysis. Describe reasons why:*

*TDM Program compliance*



**Construction**

*Assessment of potentially hazardous conditions due to construction. Describe elements of analysis briefly: Analyze the proposed project's construction in relation to other baseline projects.*

*(Qualitative / Quantitative) Cumulative Analysis. Describe cumulative projects to consider briefly: Analyze the proposed project's construction in relation to other cumulative projects.*

**Parking**

*Assessment of potentially hazardous conditions due to parking configuration. Describe elements of analysis briefly: \_\_\_\_\_*

*(Qualitative / Quantitative) assessment of transit delay due to parking configuration. Describe elements of analysis briefly (e.g., lines): \_\_\_\_\_*

*(Qualitative / Quantitative) Cumulative Analysis. Describe cumulative projects to consider briefly: \_\_\_\_\_*

**Other**

*Project Variants. Describe reasons briefly:*

*Future Baseline analysis. Describe reasons briefly: 6<sup>th</sup> Street Improvement Project.*

*Assessment of Mitigation Measures from prior EIR (e.g., Area Plan). List EIR:*

*Cumulative Projects: Better Market Street, 6<sup>th</sup> Street, 945 Market Street, and 950-974 Market Street, 1036-1040 Mission Street.*

**Warrants SFMTA staff consultation or review during the CEQA transportation review process:**

*Streetscape changes beyond the publicly accessible right-of-ways beyond those of Planning Code Section 138.1(C)(2). Including:*

- *A new street;*
- *Traffic control devices changes (e.g., stop signs, signals, etc.);*
- *Roadway dimension changes or restriping (e.g., lane removal or addition, lane width reduction or expansion, addition of bicycle facilities, one-way to two-way, etc);*
- *Mid-block crossings for people walking*

*Development is proposed along a street with a future (i.e., under construction or reasonably foreseeable) streetscape project that includes curb extensions, bicycle facilities, or transit service or facilities;*

*Development proposes changes to the location of physical features of public transit stop;*

*Development proposes changes to public transit service;*

*Development proposes changes to operate shuttle bus service;*

- Development proposes changes to the length, location, and hour restriction's to color curb designations or metered parking;*
- Development is proposing greater than 150 vehicular parking spaces for accessory uses or more than 50 vehicle parking spaces for non-accessory uses (i.e., private or public parking garage/ lot);***
- Development is proposing an event center or regional-serving entrainment venue;*
- Other:* \_\_\_\_\_

**NEIGHBORHOOD CONTEXT**

The project site is located on the back side/lower side of the parcel where the Intercontinental Mark Hopkins Hotel is located. The site features a perimeter granite retaining wall which is classified as a historical resource. The wall was built with the intent to support grade for the original Mark Hopkins Mansion. The immediate neighborhood is characterized by the Mark Hopkins Hotel to the north side (uphill side). On the east side, the parcel is adjacent to a three-to-four-story structure which provides back-of-the-house operations for the Stanford Court Hotel. This monolithic structure dominates half of the block along Pine Street without façade articulation or active frontage. Across Pine Street, to the south, and Mason Street, to the north, the neighborhood is characterized by three-to-seven story residential buildings, with the exception of the corner of Pine and Mason Streets, where a 19-story hotel is located. The predominant site materials are stone, ornamental iron and bronze, and terra cotta. In the neighborhood, traditional materials such as wood boards, stucco, and brick are found in lower buildings, whereas higher and newer buildings showcase cement board, glass, and tiles.

**Individual Historic Resource**

The project site contains one or more structures considered to be historic resources; therefore, the proposed project is subject to further design review by the department’s Historic Preservation staff. Please refer to the Environmental Planning Review – Historic Resources section of the Preliminary Project Assessment for further instruction.

**COMPLIANCE WITH DESIGN GUIDELINES**

Due to its type or location, the project is required to comply with the design policy of the Urban Design Element of the San Francisco general Plan:

Design Policy – Urban Design Element	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
POLICY 1.8 Increase the visibility of major destination areas and other points for orientation.	<i>Consider a simplified massing that enhances the Mark Hopkins Hotel presence along Mason Street. Provide a meaningful setback to the historical wall.</i>
POLICY 2.4 Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.	<i>Establish a project relationship with the historical resource. Okay for the project to have a bold idea but it needs to tell a story that relates to the site and the adjacent historic building and wall.</i>
POLICY 3.1 Promote harmony in the visual relationships and transitions between new and older buildings.	<i>Architectural concept can be less utilitarian and recognize the corner site. Project should be perceived more than an addition to the Mark Hopkins Hotel and have its own integrity and character. Consider both Pine and Mason Streets and different approaches to the building – which will be seen from above and below.</i>
POLICY 3.4 Promote building forms that will respect and improve the	<i>Use architecture program to support and take advantage of open space surrounding historical wall.</i>

integrity of open spaces and other public areas.	
Other additional information	<i>More information to be provided regarding building façades and articulation, building elements, and sustainable principles applied to the project.</i>

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.