



PRELIMINARY PROJECT ASSESSMENT

Project Address: 1355 Fulton Street
Case Number: 2018-005393PPA
Date: June 8, 2018
To: Leanne Lei, Sia Consulting Group
From: David Lindsay, Planning Department
Christopher May, 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 Christopher May, at (415) 575-9087 or christopher.may@sfgov.org, to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

David Lindsay, Principal Planner

CC: Megan Calpin, Environmental Planning Division
Paolo Ikezoe, Citywide Planning Division
David Winslow, Urban Design Advisory Team

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY

APPENDIX A: PLANNING CODE REVIEW CHECKLIST

APPENDIX B: ENVIRONMENTAL REVIEW CHECKLIST

APPENDIX C: PRELIMINARY DESIGN COMMENTS

I. EXECUTIVE SUMMARY

SITE DETAILS

<i>Block/Lot(s):</i>	1182/023
<i>Parcel Area:</i>	12,031 sq. ft.
<i>Zoning District(s):</i>	Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District
<i>Height/Bulk District(s):</i>	65-A Height and Bulk District

PROJECT DESCRIPTION

The proposal is to construct an 8-story vertical addition above the existing 13,781-square-foot auto repair garage building to add approximately 61,348 square feet to accommodate 75 dwelling units. The existing building on the 12,031 square-foot subject lot was constructed in 1922. The proposed project would include 35 vehicular parking spaces, 75 bicycle spaces, and 2,142 square feet of commercial space along Fulton Street. The project seeks to obtain increased residential density via the Individually-Requested State Density Bonus Program, under which project sponsors are entitled to increase the development capacity of a project by up to 35% in exchange for providing on-site affordable housing units. Under the law, the additional density provided is in addition to what would be allowed by an equivalent project that is Code-complying.

KEY PROJECT CONSIDERATIONS

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

1. The PPA application indicates that the project sponsor seeks to utilize the Analyzed State Density Bonus Program; however, that program requires projects to be located in a zoning district that establishes a maximum dwelling unit density through a ratio of number of units to lot area and consists only of new construction, excluding any project that includes an addition to an existing structure. As such, the project is only eligible to utilize the Individually-Requested State Density Bonus Program. This program allows a maximum 35% density bonus above the maximum allowable density under a local jurisdiction's zoning laws. The Individually-Requested State Density Bonus Program allows developers waivers from any local development standard in order to accommodate, or fit, their project – with the increased density and concessions and incentives – on a site. The program also allows project sponsors to request up to three incentives or concessions (generally, defined as a reduction of development standards, modifications of zoning code requirements, or approval of mixed use zoning) to offset the costs of providing affordable housing on-site.

In order to determine the allowable density bonus, the applicant must provide a base project that is deemed completely Planning Code-compliant, and does not require any exceptions, variances or modifications from the Planning Code. The base project presented with the application is not considered Planning Code-compliant because the units at the front of the building on the third floor do not have adequate dwelling unit exposure, as they are blocked by the tall solid parapet above the existing auto repair garage building. However, in areas where density is controlled by the permitted building envelope, rather than by a ratio of dwelling units to lot area, the bonus density is calculated as a bonus of additional residential floor area. In this instance, the base project could be revised to combine the third floor units at the front with those above in order to achieve Planning Code compliance, and the total residential floor area would remain the same. With a proposed base residential gross floor area of 44,489 square feet, a project utilizing the Individually-Requested State Density

Bonus program could receive an increase of up to 35% above the base density, or in this case, up to an additional 15,571 square feet for a total of 60,060 square feet. The table below summarizes the allowable Density Bonus based on the level of affordability in the base project.

Restricted Affordable Units or Category	Minimum % of Restricted Affordable Units	% of Density Bonus Granted	Additional Bonus for each 1% Increase in Restricted Affordable Units	Maximum % of Restricted Affordable Units for Maximum Bonus
Very Low Income 50% AMI or below	5%	20%	2.5%	11%
Lower Income 80% AMI or below	10%	20%	1.5%	20%
Moderate Income 120% AMI or below	10%	5%	1%	40%
Senior Housing	100%	20%		
Transitional foster youth	10%	20%		

In order to proceed with an application utilizing the Individually-Requested State Density Bonus Program, a site permit or consolidated development application is required. In future submittals please provide a calculation of the density bonus that includes the number of restricted units provided in the base project and the AMI levels served. You may reference the table above to determine the amount of density bonus which may be awarded. Note that the base project must comply with the Inclusionary Affordable Housing Program pursuant to Planning Code 415. Please also describe the waivers, incentives and concessions sought for the bonus project. Please describe how the requested waivers are necessary to accommodate the additional density, and how the requested incentives and concessions result in actual and identifiable cost reductions for the project. Planning Staff may request supportive documentation for the requested waivers, incentives and concessions.

Additional comments may be found in Appendix A.

2. The proposed building height exceeds the neighboring buildings by 6 stories and results in a mass that is out of scale with the surrounding context. Explore means of reducing the height while retaining the amount of proposed housing, including replacing off-street parking with residential uses at the ground floor and using the rear yard to provide usable open space. As the existing building is a historic resource, greater retention and re-use of existing building and more compatibility between the proposed vertical addition with the existing building is recommended. Additional comments may be found in Appendix C.

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 Development Application. Based on the information provided in the PPA application, a Development Application for the proposed project should include supplemental applications for the following:

1. **Environmental Evaluation**
2. **Conditional Use Authorization**
3. **Transportation Demand Management Program**
4. **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 a preliminary review of the proposed project, the following would be likely to apply:

Likely Environmental Document: **Initial Study**

Likely Required Technical Studies:

1. **Historic Resource Evaluation**
2. **Wind Memorandum**
3. **Geotechnical Study**
4. **Phase 1 Environmental Site Assessment**

For more information, including requirements for what constitutes an Environmental Evaluation Application, see **Appendix B: Environmental Review Checklist**.

LAND USE:

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	759	Divisadero St NCT	75 dwelling units, 2,142 gsf of commercial space
<i>Comments: No dwelling unit density restriction, but total allowable residential gross square footage to be determined by proposed number of affordable housing units, income tiers and tenure, in accordance with Individually-Requested State Density Bonus provisions</i>				

CONDITIONAL USE AUTHORIZATION:

Required	Planning Code Section	
<input type="checkbox"/>	121.1	Development of Large Lots in NC & NCT Districts
<input type="checkbox"/>	271	Bulk Limit Exceptions
<input type="checkbox"/>	303	Conditional Use Authorization
<i>Comments:</i> Conditional Use Authorization is required for the development of a lot in excess of 10,000 square feet in an NCT District and to seek an exception from the bulk requirements pursuant to Planning Code Section 271.		

OTHER REQUIRED APPROVALS:

Required	Planning Code Section	
<input type="checkbox"/>	206	Affordable Housing Bonus Programs
<input type="checkbox"/>	312	Neighborhood Notification
<i>Comments:</i> Planning Commission approval is required for projects seeking additional dwelling unit density under Planning Code Section 206.6. Planning Code Section 312 neighborhood notification will be conducted concurrently with the notification for the Planning Commission hearing.		

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102	Gross Floor Area	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	121	Lot Area/Width	CU required for development of lots >10,000 sq. ft
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124	Floor Area Ratio	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	134	Rear Yard	Rear yard of 34'-5" required at 2 nd floor and above, project proposes 19'- 25' – waiver/concession via S.206.6 required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	135	Open Space (Residential)	100 sq. ft per unit (private) or 133 sq. ft per unit (common) required – need horizontal dimensions of all open space areas. May request waiver/concession via S.206.6.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	138.1	Streetscape Plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	139	Bird Safety	

APPENDIX A: PLANNING CODE REVIEW CHECKLIST

Case No. 2018-005393PPA
1355 Fulton Street

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	Dwelling Unit Exposure	Front units on 3 rd floor and all rear units require waiver/concession via S.206.6.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	141	Rooftop Screening	Show rooftop mechanical equipment on roof plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(1)	Above-Grade Parking Setback	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(2)	Parking & Loading Entrances	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(3)	Required Active Use	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(4)	Ground Floor Ceiling Height	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(5)	Street-Facing Ground-Level Spaces	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(6)	Transparency & Fenestration	Historic buildings exempt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	149	Better Roofs/ Living Roof Alternative	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151.1	Off-Street Parking	[NCT]
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	154	Parking Dimensions	Show dimensions of parking spaces
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	155.2	Bicycle Parking	Class 1 bicycle parking spaces must be more accessible from the ground floor per ZA Bulletin #9. 6 Class 2 spaces required – only 4 shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166	Car-Share	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167	Unbundled Parking	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	169	Transportation Demand Management	TDM application required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	206.6	Individually Requested State Density Bonus	Base project (required to calculate allowable density bonus) must be completely Planning Code-compliant. Dwelling units at front of building on 3 rd floor do not have adequate exposure, and therefore the base project is not Planning Code-compliant. In order to calculate allowable density bonus, proposed number of affordable units and breakdown of proposed AMI (Area Median Income) levels required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	207.6	Required Min. Dwelling Unit Mix	[RCD, NCT, Polk St NC & Pacific Ave NC Only]

APPENDIX A: PLANNING CODE REVIEW CHECKLIST

Case No. 2018-005393PPA

1355 Fulton Street

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260 (a)	Height Measurement	Maximum permitted height is 65 feet – project proposes 85 feet. In order to calculate allowable density bonus, proposed number of affordable units and breakdown of proposed AMI (Area Median Income) levels required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260 (b)	Exemptions from Height	Show heights of proposed stair and elevator penthouses
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	270	Bulk	Maximum plan length of 110 feet and maximum diagonal plan dimensions of 125 feet above 40 feet in height. Show horizontal dimensions of floor plates. CU required for bulk exception.

DEVELOPMENT IMPACT FEES:

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

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(f)	Requires an initial study to determine environmental document	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project does not qualify for a Categorical Exemption under CEQA as the proposal is a change of use and increase in size from 13,781 square feet to 81,267 square feet, an increase of 67,486 square feet.	<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
2.2(b)	Historic Preservation	Requires Consultant-Prepared Historic Resource Evaluation, Part 1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project proposes alterations to a property located in the eligible NOPA Historic District; 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 HRE scope will require an individual and district contributor evaluation of the subject building. The qualified 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. The selected consultant must scope the HRE in consultation with the HRE scoping team (CPC- HRE@sfgov.org). Following scope approval, the historic resource consultant should submit the draft HRE directly to the Department. 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 HRE is received.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT					
NO.	DOCUMENT TYPE		APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS	(For Dept. use upon submittal of Development Application) ACCEPTED
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	The proposed project may require a consultant-prepared HRE Part 2 pending the findings of the HRE Part 1.	<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 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 Memorandum and potentially Wind Study with tunnel testing	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project would be 85 feet, taller with roof appurtenances. A consultant (not subject to department list) must submit a scope of work to department.	<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
2.12 (b)	Geology and Soils	Requires preliminary Geotechnical Study, including boring logs	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed construction would involve more than 50 cubic yards of soil disturbance. The property owner must submit final preliminary study.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.13 (a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	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

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT					
NO.	DOCUMENT TYPE		APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS	(For Dept. use upon submittal of Development Application) ACCEPTED
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

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	The Department will conduct a preliminary archeological review.	<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 or consultant 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
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

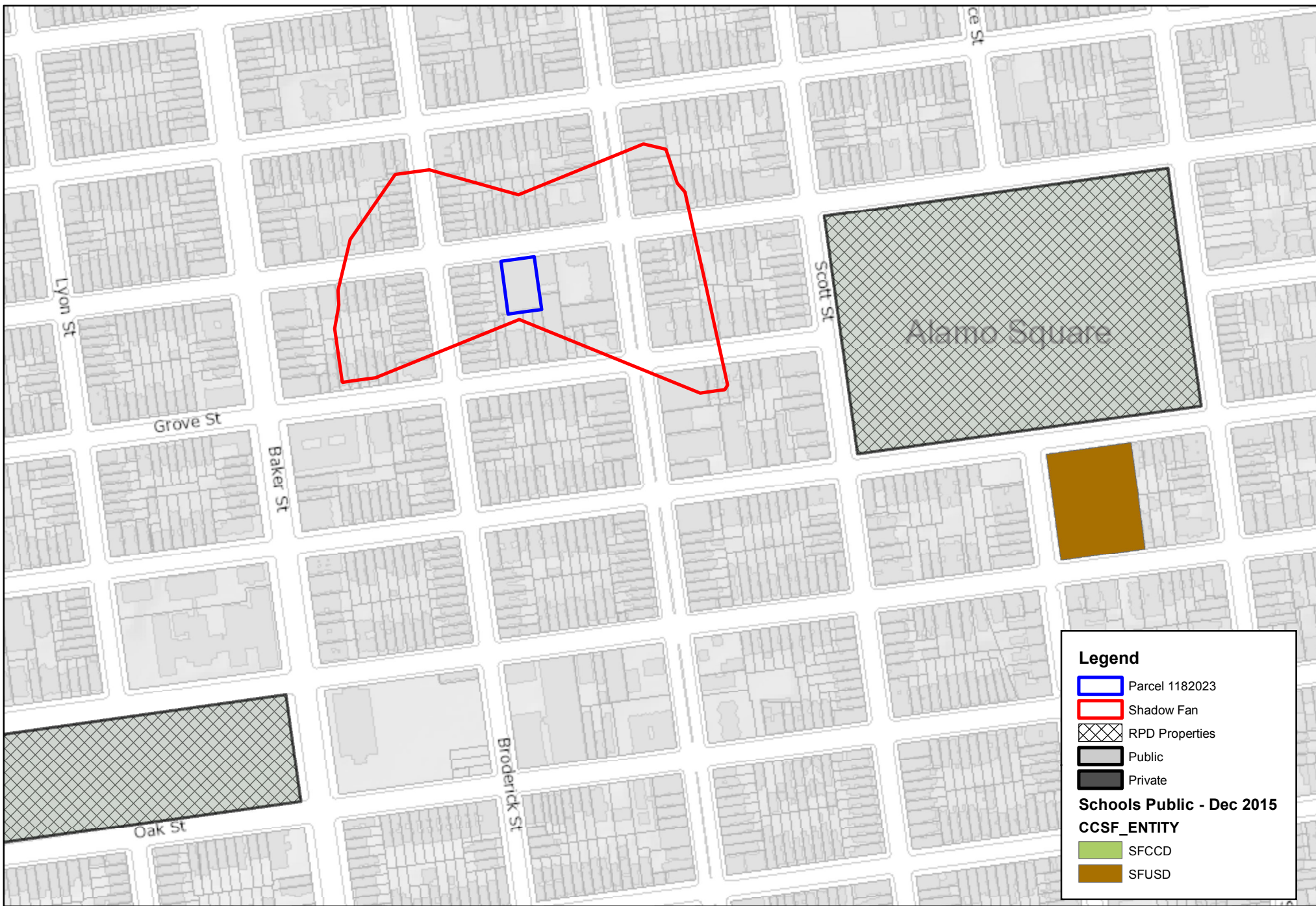
TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS					
NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ APPLICATION REQUIREMENTS	(For Dept. use upon submittal of Development Application) ACCEPTED
3.5(d)	Transportation / Noise / Air Quality	Operation – 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

Abbreviations:

CEQA: California Environmental Quality Act

EIR: Environmental Impact Report

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: http://propertymap.sfplanning.org/ http://sftransportationmap.org/ http://developmentmap.sfplanning.org/
4.2	Tribal Cultural Resources	Consultation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Department prepared the attached shadow fan which shows no new shadow on outdoor recreation facilities or other public areas.



Title: 1355 Fulton Street - PPA Initial Shadow Study

Comments: 85' proposed residential building

Printed: 10 April, 2018

0 290 580 870 1,160 Feet



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

NEIGHBORHOOD CONTEXT

The context of the proposed project at 1355 Fulton Street consists predominantly of 3-story wood clad Victorian and Edwardian residential buildings on long, narrow residential lots that were constructed during the late 19th century and early 20th century. Many of the buildings feature exterior stairs to elevated entries. The 2-story brick auto repair garage is listed as a Historic resource.

Historic District

The project site is located within a potential historic district; therefore, the proposed project may be 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.

Individual Historic Resource

The project site contains one or more structures considered to be a potential historic resource; 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.

The Department lauds the retention of the existing historic resource façade, but recommends that the project sponsor explore retention of more significant portions and physical integration with the new proposal. Additionally, staff recommends care in the selection of compatible materials and exceptional detailing where the new construction joins the existing building. Specifically, design the lower floors of the addition to align with the exterior façade features (or retain the existing floor levels). Pull the lower two stories to the face of the existing building and restore the existing windows to use existing openings as windows.

Respect the materials, proportions, and compositional pattern of the existing building. For example, consider eliminating the projecting bay windows and balconies on the front façade as they are not features that appear on the historic resource.

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
S3 - <i>Harmonize Relationships between Buildings, Streets, and Open Spaces</i>	<p>The retention of the existing historic resource façade is laudable, but staff recommends that the project sponsor explore retention of more significant portions and integration with the new proposal. Additionally, staff recommends careful selection of compatible materials and exceptional detailing where the new construction joins the existing building. Specifically, design the lower floors of the addition to align with the exterior façade features (or retain the existing floor levels) – Pull the lower two stories to the face of the existing building and restore the existing windows and/or re-purpose existing openings.</p> <p>At 85 feet, the proposed building height exceeds the neighboring buildings by 6 stories and results in a mass that is out of scale with the surrounding context.</p>

	<p>Explore means of reducing the height while retaining the amount of proposed housing. Consider minimizing or eliminating the off-street parking area to allow for more residential space at the ground level. Elimination of the parking garage would allow an additional street facing ground floor residential unit, and several more at the rear, as well as a rear yard at grade.</p> <p>Staff recommends respecting the Code conforming rear yard line and locating the required common open space at-grade in the rear yard.</p> <p>Staff recommends minimizing or eliminating roof appurtenances and the roof deck area to reduce the additional mass and height.</p>
<i>A3 - Harmonize Building Designs with Neighboring Scale and Materials</i>	<p>Choose materials that are compatible with the surrounding buildings.</p> <p>Reflect the proportion, and compositional patterns of the surrounding buildings.</p>

If a ground floor residential unit is proposed please refer to the Ground Floor Residential Design Guidelines http://www.sf-planning.org/ftp/files/publications_reports/Guidelines_for_Groundfloor_Residential_Design.pdf

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.