



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** November 19, 2015  
**TO:** Planning Commission  
**FROM:** Claudine Asbagh, Planning Department Staff  
**RE:** Three-month status update on Case No. 2013.0973X  
(Demolition and new construction at 150 Van Ness Avenue)

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## Background

This memorandum serves as a three-month update to the Planning Commission related to the demolition of the building located at 150 Van Ness Avenue.

The Planning Commission approved Section 309 Downtown Project Authorization No. 2013.0973X on April 2, 2015 to construct a 13-story mixed use building containing 420 dwelling units and ground floor retail space. The project involves the demolition of an existing office buildings located at 150 Van Ness Avenue and 155 Hayes Street. LaPort School is located adjacent to the site, at 50 Fell Street.

Condition of Approval #42 set forth in Motion No. 19351, stipulated that demolition of 155 Hayes Street could not occur during normal pre-school hours (Monday – Friday 9am – 6pm) and also required a three-month check in with the Planning Commission once demolition commenced: demolition began on August 27, 2015.

## Summary

As of November 10, 2015, the Department of Building Inspection (DBI) had received 9 complaints related to noise. The majority of these complaints have been lodged by residences located in the vicinity of 150 Van Ness and relate to the demolition activity that occurs on the weekends.

All complaints have been investigated by DBI to ensure that the demolition activity was being performed in accordance with approved permits and Article 29 of the San Francisco Police Code (Regulation of Noise). No Notices of Violation were issued and each complaint has been closed. Planning staff has verified with DBI that the demolition activity has been conducted in compliance with approved permits. To date, five of the ten floors of 155 Hayes Street have been demolished with an expected completion date in January of 2016.

The project sponsor has prepared an informational packet that is attached to this memorandum.

Attachment: Memorandum and Exhibits from Project Sponsor, dated November 19, 2015

Memo