



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 28, 2014
TO: Nick Podell, Nick Podell Company
FROM: Julian J. Bañales, Planning Department
RE: PPA Case No. 2013.1865U
2000-2070 Bryant Street

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

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Richard Sucre, at (415) 575-9108 or richard.sucre@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Julian J. Bañales, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: February 28, 2014
Case No.: **2013.1865U**
Project Address: 2000-2070 Bryant Street
Block/Lot: 4022/001, 002 and 021
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height & Bulk District
Area Plan: Mission Area Plan
Project Sponsor: Nick Podell, Nick Podell Company
22 Battery Street #404
San Francisco, CA 94111
415-296-8800
Staff Contact: Rich Sucre, 415-575-9108
richard.sucre@sfgov.org

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DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are 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, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposed project includes demolition of the existing buildings at 2000 Bryant Street, 2070 Bryant Street, 2815 18th Street, 611 Florida Street, and 2028-2030 Bryant Street, and new construction of 276 dwelling units, 151 off-street vehicular parking spaces, 145 Class 1 bicycle parking spaces, 16 Class 2 bicycle parking spaces, and approximately 4,300 gsf of ground floor retail space. The proposed dwelling unit mix includes: (111) 2-bedroom units, (143) 1-bedroom units, and (22) studios. The project would result in 282,906 gsf of residential development with approximately 22,189 gsf of open space via a raised courtyard and private balconies, and an at-grade off-street parking garage. This new garage would have an entry off of Bryant Street, and an exit off of 18th Street.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction

with the required Planning Department approvals listed in this letter. In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA) for the full scope of the project (demolition and construction). EEA forms are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at:

<http://www.sf-planning.org/index.aspx?page=1570>

See “Studies for Project inside of Adopted Plan Areas – Community Plan Fees” on Page 2 of the current *Fee Schedule* for calculation of environmental application fees.

Section 15183 of the CEQA Guidelines states that projects that are consistent with the development density established by a community plan for which an EIR was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR. Environmental review for such projects is documented in a Community Plan Exemption (CPE). Pursuant to CEQA, this project is likely to qualify for a CPE under the *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (Eastern Neighborhoods EIR)*¹, which was certified in 2008. Development on the project site would potentially be subject to the mitigation measures promulgated therein.

Within the CPE process, there can be three different outcomes as follows:

- (i) **CPE Only.** In this case, all potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Eastern Neighborhoods EIR*, and there would be no new significant impacts “peculiar” (unique) to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods EIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are (a) the Environmental Document Determination fee of \$13,339, (b) the CPE certificate fee of \$7,402, and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods EIR* (currently \$10,000).
- (ii) **CPE + Focused Initial Study/Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods EIR*, and these new significant impacts can be mitigated to a less-than-significant level, then a Focused Initial Study/Mitigated Negative Declaration is prepared to address these impacts. In addition, a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods EIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods EIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the Environmental Document Determination fee of \$13,339, (b) the standard environmental evaluation fee (which is based on construction value), and (c) a

¹ Documents in italics in this PPA are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center (PIC) at 1660 Mission, and online on the Planning Department’s website at: <http://www.sfplanning.org>.

proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods EIR* (currently \$10,000).

- (iii) **CPE + Focused EIR.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods EIR*, and any of these new significant impacts cannot be mitigated to a less-than-significant level, then a Focused EIR is prepared to address these impacts. In addition, a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods EIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods EIR* also applied to the proposed project. Additional mitigation measures may also be applied in the Focused EIR. With this outcome, the applicable fees are: (a) the Environmental Document Determination fee of \$13,339, (b) the standard environmental evaluation fee (which is based on construction value), (c) one-half of the standard EIR fee (which is also based on construction value), and (d) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods EIR* (currently \$10,000).

Below is a list of studies that would be required based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) Application dated December 17, 2013:

1. **Historic Resources.** Under CEQA, proposed projects are analyzed for their impact upon historic resources. Historic resource analysis is a two-step process: the first is to determine whether the subject property contains historical resource(s) as defined in Section 15064.5(a)(3) of CEQA; and, if it is determined that the property contains historical resource(s), the second is to evaluate whether the proposed project would cause a substantial adverse change to that resource.

As adopted by the Historic Preservation Commission on August 17, 2011, the *Showplace Square/Northeast Mission Historic Resource Survey* assessed more than 600 individual properties, including some of the subject properties at 2000-2070 Bryant Street. Based upon this survey, the 2000-2070 Bryant Street properties were assigned California Historic Resource Status Codes (CHRSC) of 6L (determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning) and 6Z (found ineligible for National Register, California Register, or local designation through survey evaluation). Given the size and complexity of the proposed project, a Historic Resource Evaluation (HRE) is required to ensure that all of the resources across all parcels are appropriately evaluated for historic resource impacts.

The Project Sponsor has submitted a HRE for properties that are part of the proposed project site^{2 3}; however, the historic resource consultant must be selected from one of three consultants from the Department's Historic Resource Consultant Pool according to the defined procedures. Per the Department's regulations, Project Sponsors are required to utilize one of three historic resource

² Page & Turnbull. *2070 Bryant Street Historic Resource Evaluation (Part I)*, April 30, 2013. This document is available for review as part of Case File No. 2013.0677E at 1650 Mission Street, Suite 400, San Francisco, CA.

³ Page & Turnbull. *2000 Bryant Street Historic Resource Evaluation (Part I)*, December 13, 2013. This document is available for review as part of Case File No. 2013.1865U at 1650 Mission Street, Suite 400, San Francisco, CA.

consultants for projects subject to the PPA requirement. Upon submittal of the EEA, please contact the Senior Preservation Planner for a list of three historic resource consultants to conduct a HRE for the proposed project. Please ensure that the selected historic resource consultant receives approval from Planning Department Preservation staff regarding the scope and content of the consultant report prior to commencement of any work.

- 2. Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation for the foundation of a new six-story building. The project site is located within an area where no previous archeological survey has been prepared. The *Eastern Neighborhoods EIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

Department staff has preliminarily determined that *Eastern Neighborhoods EIR Archeological Mitigation Measure J-2: Properties with No Previous Studies* would be applicable to the proposed project. This mitigation measure requires either: (a) a Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist, or (b) the preparation of a Preliminary Archeological Sensitivity Study (PASS) by a Department Qualified Archeological Consultant subject to review and approval by the Planning Department archeologist. In almost all cases, the Project Sponsor would choose the PAR process. The Planning Department archeologist will be informed by the geotechnical study of the project site's subsurface geological conditions (see "Geology" below). Based on the PAR or PASS, the Planning Department archeologist will determine whether additional measures are necessary to address potential effects of the project on archeological resources. These measures may include provisions for accidental discovery, archeological monitoring, and/or archeological field investigations. In cases of potential higher archeological sensitivity, preparation of an Archeological Research Design/Treatment Plan by an archeological consultant from the Qualified Archeological Consultants List may be required.

- 3. Transportation.** The PPA application indicates that the proposed project would include 22 studio units, 143 one-bedroom units, 111 two-bedroom units, and a total of 151 parking spaces. Revised plans submitted by the Project Sponsor on January 15, 2014 show 158 parking spaces. Based on the Planning Department's *Transportation Impact Analysis Guidelines*, the project would potentially add approximately 464 PM peak-hour person trips.⁴ Based on preliminary analysis, a Transportation Impact Study (TIS) will likely be required. A formal determination as to whether a TIS is required will be made after submittal of the EEA. The same TIS consultant selected as part of the previous EEA process for the 2070 Bryant Street project (case 2013.0677) may be used, but the Planning Department must review and approve the new consultant scope of work for the expanded 2000-2070 Bryant Street project before any additional work is commenced.

⁴ San Francisco Planning Department. *Transportation Calculations*, January 13, 2014. These calculations are available for review as part of Case File No. 2013.1865U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Additionally, an initial review of the proposed project was conducted by Planning Department staff transportation planners. The following recommendations and questions are to be addressed before the submittal of final project plans and the EEA, and are to be considered during preparation of the TIS:

- a. Show existing curb cuts on plans to be removed as part of the project – Project should include the removal of existing curb cuts.
 - b. Existing site plan should show adjacent sidewalks, streetscape design, street trees, and curb cuts to scale and with dimensions.
 - c. Explain why parking is at grade – suggest below grade if possible.
 - d. Where is loading being provided? Should be off-street.
 - e. Provide a spec sheet for parking stackers.
 - f. Consider another door to bike parking from garage to avoid stairs. Show Class II bike parking.
4. **Hazardous Materials.** The proposed project would disturb in excess of 50 cubic yards of soil in an area with known prior industrial use. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the Project Sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at:

<http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>.

Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at:

<http://www.sfdph.org/dph/EH/Fees.asp#haz>.

Please contact Elyse D. Heilshorn at DPH if you have any questions about DPH's requirements for the proposed project. Elyse D. Heilshorn can be reached at (415) 252-3885. Any hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials would be applicable to the proposed project. The mitigation measure requires that the Project Sponsor ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings that may contain asbestos-containing materials. In addition, because of its age, lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to demolition of buildings that may contain lead paint.

5. **Noise.** *Eastern Neighborhoods Noise Mitigation Measure F-1* requires that contractors use equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project Sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

Eastern Neighborhoods EIR Noise Mitigation Measure F-2: Construction Noise requires that the Project Sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

Based on the *Eastern Neighborhoods EIR*, the project site is located in an area where traffic-related noise exceeds 60 dBA L_{dn} (a day-night averaged sound level). *Eastern Neighborhoods EIR Noise Mitigation Measure F-3: Interior Noise Levels* requires that the Project Sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA L_{dn} , where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. *Noise Mitigation Measure F-3* would not apply to the proposed project as the project would be subject to the California Noise Insulation Standards.

Eastern Neighborhoods EIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses would require the Project Sponsor to prepare an acoustical study that identifies potential noise-generating uses within 900 feet of, and having a direct line-of-sight to the project site. The study must include at least one 24-hour noise measurement with maximum noise level readings taken at least every 15 minutes. The study should include any recommendations regarding building design to ensure that the interior

noise environment does not exceed 45 dBA L_{dn} per San Francisco acoustical requirements. This study must be completed during the environmental review process for inclusion in the environmental document.

Finally, *Eastern Neighborhoods EIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* would apply in order to protect the project's common open space from existing ambient noise levels. Compliance with this mitigation measure requires that site design consider elements that would shield on-site open space from the greatest noise sources and/or construction of noise barrier between noise sources and open space.

6. **Air Quality.** According to the PPA Application, the proposed project includes 276 dwelling units and 4,300 sq ft of retail space, which exceeds the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.⁵ Therefore, an analysis of the project's criteria air pollutant emissions is likely to be required. Detailed information related to construction equipment, phasing and duration of each phase, and volume (cubic yards) of excavation should be provided as part of the EEA.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Pursuant to the Construction Dust Ordinance, the proposed project would be required to prepare a Construction Dust Control Plan for review and approval by DPH.

During the environmental review process, the proposed project will be reviewed to determine whether additional studies or mitigation measures identified in the underlying *Eastern Neighborhoods EIR* will be required.

7. **Greenhouse Gases.** Potential environmental effects related to greenhouse gas (GHG) emissions from the proposed project need to be addressed in a project's environmental evaluation. The Project Sponsor would be required to submit a completed GHG Compliance Checklist Cover Sheet and Table 1 for Private Development Projects⁶ demonstrating that the project is in compliance with the identified regulations. Please be specific and provide detailed information in the discussion column to clarify how the proposed project would comply with each item. This information will be reviewed by the Environmental Planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy.⁷ Projects that do not comply

⁵ BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.

⁶ San Francisco Planning Department. *Consultant Resources, GHG Compliance Checklist Table 1 for Private Development Projects*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

⁷ City and County of San Francisco. *Strategies to Address Greenhouse Gas Emissions*. Available online at:

with a GHG-related regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy.

8. **Shadow.** The proposed project would include construction of a building that is over 40 feet in height, and would require a shadow fan analysis. Based upon a preliminary shadow analysis, the proposed project would not result in shadow impacts upon nearby recreational resources.
9. **Geology.** Any new construction on the project site is subject to a mandatory Interdepartmental Project Review because it is located within a Seismic Hazard Zone (Liquefaction Hazard Zone).⁸ A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geology, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
10. **Stormwater Management.** The proposed project must comply with the City's Stormwater Management Ordinance, which requires the preparation of a Stormwater Control Plan (SCP). Responsibility for review and approval of the SCP is with the San Francisco Public Utilities Commission Wastewater Enterprise, Urban Watershed Management Program. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and low impact design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality. More information on stormwater management may be found at <http://stormwater.sfwater.org>.
11. **Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property.⁹ Any tree identified in the Affidavit for Tree Disclosure must be shown on the Site Plans with the size of trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit along with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.
12. **Bird-Safe Building Ordinance.** The proposed project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related

http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf.

⁸ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

⁹ San Francisco Planning Department. *Affidavit for Tree Disclosure*. Available online at: http://sfmea.sfplanning.org/Tree_Disclosure.pdf.

Standards.¹⁰ The project's environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.

13. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site as well as owners of properties within 300 feet of the project site. Please provide two sets of these mailing labels at the time of application submittal.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. A **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for new construction over 25,000 gsf.
2. A **Building Permit Application** is required for the demolition of the existing properties at: 2000 Bryant Street, 2070 Bryant Street, 2815 18th Street, 611 Florida Street and 2028-2030 Bryant Street.
3. A **Building Permit Application** is required for the new construction of a six-story multi-family residential development.

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center (PIC) at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection (DBI) at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged 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.

This project is required to conduct a **Pre-Application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

¹⁰ San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: <http://www.sfplanning.org/index.aspx?page=2506>

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. **Mission Area Plan.** The proposed project is located within the Eastern Neighborhoods Mission Plan Area. The Mission Plan contains a number of objective policies outlining a vision for the neighborhood. The Plan encourages transit and pedestrian-friendly mixed use development that is sensitive to the surrounding area. New housing should provide a range of unit types for a spectrum of income levels. The Plan also strives to protect core PDR (Production, Distribution and Repair) uses while at the same time transitioning some PDR land to promote a more mixed use character (Urban Mixed Use Zoning or UMU).

The following comments relate to policy issues in the Mission Area Plan as they affect the proposed project:

- a. **Mid-Block Connection.** The Mission Area Plan encourages strengthening the area's pedestrian network through the creation of additional alley connections, which are particularly appropriate for new development on large lots. Given the significant frontage length of the project, the Department strongly encourages a mid-block connection through the site. This connection could provide usable, ideally publicly-accessible, open space and could link to the existing public mid-block connection through the development to the west across Florida Street. *Mission Area Plan, Policies 3.2.7, 4.5.2.*
- b. **Cultural Facilities.** For many years, the project site has been a significant venue for community art and cultural events. The Mission Area Plan places a high value on such spaces as an essential part of the area's character and identity. The Department encourages the Project Sponsor to consider incorporating a sizeable community arts space or PDR space to support the continued presence of creative activity at this location. *Mission Area Plan, Policies 7.1.2, 8.1.3.*

Further review of the Plan's policy language may be helpful for the Project Sponsor to ensure the project complies with the Plan's vision. For specific policy language and background, please see the Mission Area Plan:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=2321>

2. **Large Project Authorization:** Planning Code Section 329 outlines the requirements for a Large Project Authorization in Eastern Neighborhoods Mixed Use Zoning Districts. A Large Project Authorization is required of new construction of more than 25,000 gross square feet. All large projects within the UMU Zoning District are subject to review by the Planning Commission in an effort to achieve the objectives and policies of the General Plan, the applicable Design Guidelines and the Planning Code.

As determined by the Planning Commission, exceptions could be sought through the Large Project Authorization, as follows:

- **Rear Yard:** Planning Code Section 134 outlines the requirements for a rear yard within the UMU Zoning District. The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot and in no case less than 15 ft. The rear yard shall be provided at the lowest story containing a residential dwelling unit. Currently, the proposed project does not meet this requirement, but may seek an adjustment of the rear yard requirement under the Large Project Authorization. Generally, a comparable amount of open area in lieu of a rear yard is encouraged.
- **Open Space:** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally, at least 80 sf of useable open space is required for each residential unit. A reduction in useable open space may be allowed if publically accessible. Based upon the number of dwelling units, the proposed project must provide at least 22,080 sf of open space for the 276 dwelling units. Currently, the project proposes approximately 22,189 sf of common open space; therefore, the proposed project appears to meet the numerical requirement. However, the design of the two inner courts does not meet the dimension requirements specified in Planning Code Section 135. The proposed project may seek a modification of this requirement under the Large Project Authorization process; however, the Department encourages all Project Sponsors to comply with open space requirements by providing an equivalent amount of open space.

To the extent possible, the project should be designed to minimize deviations from Planning Code requirements.

3. **Permitted Obstructions:** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks, rear yards, and useable open space. Currently, the project proposes balconies over the useable open space and bay windows over the streets. These elements must meet the dimensional requirements specified in Planning Code Section 136. Please provide additional information, including dimensions, to determine whether these elements meet the requirements of the Planning Code.
4. **Street Trees:** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which assists in articulating Planning Code Sections 138.1. This Planning Code section outlines a provision for adding street trees when undertaking new construction. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Based on the street frontage, it appears that (10) street trees on 18th Street, (16) street trees would be required along Florida Street, and (16) street trees would be required along Bryant Street. Existing trees on the project site would apply towards the street tree requirement. Please ensure that the proposed project is in compliance with this Planning Code section by providing an updated site plan showing landscaping and street trees.
5. **Bettors Streets Plan-Streetscape Plan and Improvements.** Planning Code Section 138.1(2)(i) outlines the requirements for streetscape and pedestrian improvement for projects located on a lot that is greater than ½-acre in total area and encompasses new construction. The proposed project would be required to include streetscape and pedestrian improvements that are in keeping with the Better

Streets Plan. The Project Sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. Please coordinate with the Department's Citywide Division and Urban Design Team to develop the streetscape and pedestrian improvements. The Planning Department may require these elements as part of conditions of approval.

Street improvements may include upgrading the building's street frontages up to the City's standards. If street improvements are being considered, Project Sponsors should contact DPW as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org.

Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

6. **Exposure:** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. All dwelling units shall feature a window that directly faces an open area that is a minimum of 25 ft in every horizontal dimension that increases five feet in every horizontal dimension on each subsequent floor. Currently, the proposed project appears to meet this requirement.
7. **Parking Screening:** Planning Code Section 142 outlines screening requirements for off-street parking and "vehicle use areas." Every off-street parking area within a building, where not enclosed by solid building walls, shall be screened from view from all streets and alleys through use of garage door or by some other means. Please ensure that the proposed project meets this requirement. In addition, please include dimensions for openings to vehicular use areas and new curb cuts.
8. **Street Frontage-Active Uses:** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork. Residential uses are considered active uses if more than fifty percent of the linear residential street frontage at the ground floor level features walk-up dwelling units, which provide direct, individual pedestrian access to a public sidewalk. Currently, the proposed project appears to meet this section of the Planning Code. Please ensure that the design of the ground floor units meet the guidelines offered in the Department's *Draft Guidelines for Ground Floor Residential Design* available for download on website.
9. **Shadow:** Planning Code Section 147 states that a shadow analysis is required any project over 50 feet in height in the Eastern Neighborhoods Plan Area. Similarly, Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. The preliminary analysis for the proposed project indicates that it would not cast shadows on any nearby public parks. No further shadow studies are required.

10. **Parking:** Planning Code Section 151.1 outlines requirements for permitted off-street parking. As a project located within the Eastern Neighborhoods Area Plan, there are no minimum parking requirements; rather, the project is subject to a maximum allowance of parking spaces, which is defined as 0.75 parking spaces per unit (See Planning Code Section 151.1, Table 151.1) for dwelling units in the UMU Zoning District. For dwelling units with at least two bedrooms and at least 1,000 square feet of occupied floor area, parking is permitted up to one space for each dwelling, as determined by the Planning Commission through the Large Project Authorization (see below).

The proposed project would construct 276 new dwelling units; therefore, a maximum of 207 off-street parking spaces would be permitted as of right for the residential units. Currently, the proposed project meets this requirement, as only 151 off-street parking spaces are currently proposed. Please ensure that the dimension and configuration of the off-street parking spaces meet the requirements of Planning Code Sections 154 and 155.

11. **Bicycle Parking:** Planning Code Section 155.2 outlines requirements for bicycle parking for residential developments. Therefore, the proposed project is required to provide (144) Class 1 bicycle parking spaces and (14) Class 2 bicycle parking spaces. Currently, the proposed project appears to meet this requirement by providing (145) Class 1 bicycle parking spaces and (16) Class 2 bicycle parking spaces.
12. **Unbundled Parking:** Planning Code Section 167 outlines a requirement for unbundled parking spaces for newly constructed residential buildings of ten dwelling units or more. All off-street parking spaces accessory to residential uses shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. The Planning Commission may grant an exception from this requirement for projects which include financing for affordable housing that requires that costs for parking and housing be bundled together.
13. **Dwelling Unit Mix:** Planning Code Section 207.6 outlines the requirements for minimum dwelling unit mix for new residential properties within an Eastern Neighborhoods Zoning District. The project must provide either: no less than 40 percent of the total number of proposed dwellings units as at least two bedroom units; or no less than 30 percent of the total number of proposed dwelling units as at least three bedroom units.

Currently, the proposed project would provide (111) two-bedroom dwelling units out of (276) dwelling units, and would meet this Planning Code requirement.

14. **Horizontal Mass Reduction:** Planning Code Section 270.1 requires a horizontal mass reduction for all new construction projects with street frontage greater than 200-ft in length. Currently, the proposed project has approximately 325-ft of frontage along Florida and Bryant Streets. Therefore, the proposed project is required to incorporate a mass reduction that: 1) is not less than 30-ft in width; 2) is not less than 60-ft in depth from the street-facing building façade; 3) extends up to the sky from a level not higher than 25-ft above grade or the third-story, whichever is lower; and 4)

results in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft. Currently, the proposed project appears to meet this requirement.

15. **Inclusionary Affordable Housing:** Planning Code Section 419.3 outlines the requirement for inclusionary affordable housing as part of any housing project constructing ten or more dwelling units within the UMU Zoning District. The project site is designated as a Tier B for the purposes of evaluating inclusionary affordable housing. All project sites designated as Tier B within the UMU Zoning District shall dedicate 16 percent of the total units as affordable. Therefore, based upon the current number of dwelling units, if the on-site affordable housing option is elected, the proposed project would be required to provide a total of forty-four (44) on-site affordable housing units.

Based upon the submitted information it is unclear which program the Project Sponsor will elect to address this requirement. Please clarify how the proposed project would meet this requirement and submit "Inclusionary Affordable Housing Program: Affidavit of Compliance," which may be downloaded from the Planning Department's website under "Permits & Zoning" "Permit Forms."

16. **First Source Hiring:** Projects involving the new construction of 10 dwelling units or more than 25,000 square feet of residential development are subject to the First Source Hiring Program.

Please contact the First Source Hiring Program Manager with the San Francisco Human Services Agency's Workforce Development Division and submit the *First Source Hiring Program Form*, which is available on the Planning Department's website under "Permits & Zoning" "Permit Forms." This form should be submitted to the Planning Department upon submittal of the first planning entitlement.

17. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 et seq., the Transit Impact Development Fee will apply to this project for the new non-residential square footage.
18. **Eastern Neighborhoods Impact Fees.** Planning Code Section 423 outlines the requirements for development impact fees for projects located within the Eastern Neighborhoods Area Plan. The Eastern Neighborhoods Public Benefits Fund is implemented in part through district-specific Eastern Neighborhoods Impact Fee which applies to the Project Area. The proposed project is subject to Tier 1 EN Impact Fees. The proposed project includes new construction of residential units, new retail use, and a change in use from PDR to Residential. Please refer to the Citywide Development Fee Register for information on the most current fees. This register may be accessed on the Department of Building Inspection (DBI) website at:

<http://sfdbi.org/index.aspx?page=617>

These fee amounts are subject to annual review by the City Controller, and may be subject to change. Payment of these impact fees must be received prior to the issuance of the first site permit by DBI of the first site or building permit for a development project. Planning Code Section 423.3 also provides alternatives satisfying this requirement.

Fees shall be assessed per net new gross square footage on residential and non-residential uses within the Plan Area. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project.

19. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project Sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code. More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8601>.

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** The Department appreciates the use of courtyards and suggests that their utility be further augmented by using them to provide direct access the dwelling units with a visible connection between the street, lobby, and courtyard to provide an inviting entry sequence.

The development site occupies well over half a city block and has the potential to transform the existing light industrial to a higher intensity residential use. While technically the block face is exactly 400-ft and a mid-block alley may not be required, the Planning Department strongly recommends the design explore the opportunity to provide a 20-ft wide publicly accessible mid-block alley.

Because of the height of the adjacent buildings and their setbacks from the side lot lines, the side walls of this building will be visible for the foreseeable future. The building should be designed to take this into account and treat the side property line walls as secondary elevations. Depending upon additional drawings showing the adjacent existing conditions, it may be appropriate to reduce the building mass at the upper stories on the south side (toward 19th Street).

2. **Parking.** The Department is concerned by the quantity and amount of space that is devoted to parking in the current proposal. The Department supports limiting the parking to the quantity allowed as of right, and further recommends that the project incorporate mechanical stackers or lifts, which are required for projects of more than 50-units with a parking ratio greater than 0.5 spaces per dwelling unit (See Section 151.1(g)(2) of the Planning Code). The project design would be greatly improved by reducing the parking ratio and/or the parking footprint. Further, the Department recommends the garage opening be limited in width to 12 feet wide and recessed from the face of the building.

- 3. Architecture.** The Department appreciates the effort and thought embedded in the architectural direction. The intent of the ground floor design along 18th Street appears appropriate. The industrial warehouse design approach of the upper floor could also relate with the surrounding context. The Department suggests minor augmentation to that utilitarian aesthetic that would add texture and scale. Some means of achieving this in the vocabulary of this building may be to incorporate pilasters and spandrels that could add order, hierarchy, and depth to the façade.

As the design develops, the Department encourages further consideration be given to accentuating the modulation of the buildings at various scales. Specifically, the Department recommends modulating the building into multiple smaller logical units that better relate or align with the modulation of the ground floor units.

- 4. Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the Project Sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Department may require these elements as part of conditions of approval. For information on relevant street types for the project frontage, refer to:

<http://www.sfbetterstreets.org/design-guidelines/street-types/>

The Department recommends consideration of public realm features, such as widened sidewalks along the Bryant and Florida street frontages. The Department is happy to review proposals or meet to explore ideas. The furnishing zone of the sidewalks should consider special paving, and enhanced planting and other site furnishing, such as seating, bike racks, and pedestrian lighting. These improvements could enhance and build on the quality and use of the ground floor uses and the plaza. For more information on process, guidelines, and requirements for street improvements, refer to:

www.sfbetterstreets.org

Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 Months**. An Environmental Evaluation, Large Project Authorization, or Building Permit Application, as listed above, must be submitted no later than **August 28, 2015**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List

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Linsey Perlov, Nick Podell Company
Rich Sucre, Current Planning
Kansai Uchida, Environmental Planning
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