



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 9/30/13
TO: John Glaub
FROM: Julian J. Bañales, Planning Department
RE: PPA Case No. 2013.0850U for 501 Tunnel Avenue

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

Reception:
415.558.6378

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415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Brittany Bendix, at (415) 575-9114 or Brittany.Bendix@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Julian J. Bañales", written over a horizontal line.

Julian J. Bañales, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 30, 2013
Case No.: **2013.0850U**
Project Address: 501 Tunnel Avenue
Block/Lot: 4991/008
Zoning: Light Industrial (M-1) Zoning District
Heavy Industrial (M-2) Zoning District
40-X Height and Bulk District
Project Sponsor: John Glaub
415-715-6203
Staff Contact: Brittany Bendix – 415-575-9114
brittany.bendix@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, San Francisco Public Utilities Commission, 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 involves the construction of a two-story 13,500 square-foot horizontal addition to an existing 36,000 square-foot building. The addition would function as the west wing of the existing transfer station for a solid waste facility (d.b.a. Recology).

ENVIRONMENTAL REVIEW:

The project is subject to the requirements of the California Environmental Quality Act (CEQA). An environmental application must be submitted.

- 1. Geology and Soils.** The project would involve excavation of more than 50 cubic yards of soil. Please provide a geotechnical report that quantifies the amount of soil to be removed and a Phase I Environmental Site Assessment.

2. **Air Quality.** 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 a series of amendments to the San Francisco Building and Health Codes generally referred hereto as 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 the Department of Building Inspection (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 the San Francisco Department of Public Health (DPH). In addition to construction dust, demolition and construction activities would require the use of heavy-duty diesel equipment which emit diesel particulate matter (DPM). DPM is a designated toxic air contaminant, which may affect sensitive receptors located up to and perhaps beyond 300 feet from the project site. Additional measures may be required to reduce DPM emissions from construction vehicles and equipment.
3. **Notification.** The project would be subject to neighborhood notification to potentially interested parties, tenants of the affected property and properties adjacent to the subject property, and those persons who own property within 300 feet of the subject property requesting comments concerning the potential environmental effects of this project. Please submit notification labels, a radius map, and affidavit of preparation with the environmental application.
4. **Additional Information for Environmental Review.** To assist with the evaluation of environmental impacts, please provide information on the facility's existing and proposed regulatory permitting, such as wastewater discharge and air pollution control.

While the project would involve a 13,500 sf expansion of an existing 36,000 sf waste transfer station/processing facility, for the purpose of environmental review, the project would not be considered an expansion of use – the same amount of waste materials would arrive at the project site, and the proposed improvements to onsite processing and waste reduction are expected to result in fewer outgoing truck trips of waste to landfill facilities. It is anticipated that the project would have no significant environmental effects and would be exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

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 **Building Permit Application** is required for the proposed addition on the subject property.

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.

PRELIMINARY PROJECT COMMENTS:

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

- 1. Development Lot.** Pursuant to Planning Code Section 102.14 a “lot” generally consists of a single Assessor’s lot, but in some cases consists of a combination of contiguous Assessor’s lots or portions thereof where such combination is necessary to meet the requirements of the Planning Code. As such, while the proposal is situated on Assessor’s Block and Lot 4991/008, all the contiguous lots under the same ownership are considered when applying the Planning Code requirements. Please note these requirements only pertain to the portion of the property within the City and County of San Francisco.
- 2. Zoning District.** The subject property is split between the M-1 and M-2 Zoning Districts. As discussed below, these districts have differing land use controls that may or may not impact the application of specific Planning Code requirements. Please illustrate the zoning district boundary on the site and floor plans. Please also provide the gross floor area for the proposed building relative to the two zoning districts.
- 3. Use.** Per Planning Code Section 225(n) a recycling facility is a principally permitted use in the M-1 and M-2 Zoning Districts so long as activities are enclosed and not conducted within 200 feet from a Residential Zoning District. The northwest corner of the subject parcel is opposite to the corner of a Residential Zoning District. Please confirm that the proposal is not within 200-feet of this point.
- 4. Streetscape Plan and Street Trees.** The Project Sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements per Planning Code Section 138.1. The Planning Department has determined that the appropriate streetscape improvements here would be installation of street trees along the property’s frontage as allowed per the Department of Public Works and as required by Planning Code Section 138.1. In general, street trees are required for every 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. Trees within an open area along such right-of-way, but not in a sidewalk, may also meet this requirement.

It appears this requirement may already be satisfied by the existing trees either directly on Tunnel Avenue or in the property’s naturally landscaped area abutting Alana Way. Please be sure to clearly identify these existing improvements on the streetscape plan. If any additional improvements are required, the Project Sponsor should contact the Department of Public Works as early as possible to understand the process and requirements for permitting street improvements.

- 5. Off-Street Parking.** Planning Code Section 151 requires one off-street parking space for every 1,500 square-feet of occupied floor area within the M-2 Zoning District. To accurately determine the amount of off-street parking for this site, please provide a plan that illustrates all of the off-street

parking provided within the City and County of San Francisco. Please also provide the amount of occupied floor area for all other buildings on the property that are within the M-2 Zoning District and the year those buildings were constructed. Please note that the M-1 Zoning District controls were amended in 2010 to eliminate off-street parking requirements for that district. Upon review of the requested information, it may be possible to attribute the property’s existing off-street parking (within San Francisco) to the current proposal’s requirement.

- 6. **Height.** The height limit for this property is 40-feet and applies to the topographical conditions on the site as altered from the proposed grading. Height will therefore be measured from the proposed grade to the finished flat roof or the average height of a pitched or stepped roof. The height measurement will also be measured at the center of the proposed building, or the building steps if required per Planning Code Table 260:

<i>Average Slope of Curb or Ground From Which Height is Measured</i>	<i>Maximum Width for Portion of Building that May Be Measured from a Single Point</i>
5 percent or less	No requirement
More than 5 percent but no more than 15 percent	65 feet
More than 15 percent but no more than 20 percent	55 feet
More than 20 percent but no more than 25 percent	45 feet
More than 25 percent	35 feet

Upon submittal of your application, please provide elevations that illustrate the existing topographic conditions. Please also include sections through the center of the building, or building steps, which clearly illustrate the building’s height as it follows the altered topography.

- 7. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411.3(a)(3), the proposal will not be subject to Transit Impact Development Fees because a Preliminary Project Assessment for the project was filed by December 31, 2013. However to maintain this exemption, the project must be pursued before the expiration of this letter.

PRELIMINARY DESIGN COMMENTS:

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

1. Eco-District Program.

The City of San Francisco’s Eco-District Program works to identify high-performing areas of the city focused on sustainability and improved environmental performance. The Program is currently working with communities and property developers to identify Eco-Districts within the city ranging from large redevelopment sites to existing neighborhoods. Recology’s future development plans for an expanded and improved waste management and recycling campus presents a potentially exciting

opportunity to become the City's first Type IV Eco-District (Industrial Network). Further information on this program is available at: <http://sustainabledevelopment.sfplanning.org>.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **March, 30, 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

cc: Brittany Bendix, Current Planning
Jeanie Poling, Environmental Planning
Jon Swae, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW

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