



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 22, 2011
TO: Benji Robinson
FROM: Ben Fu, Planning Department
RE: PPA Case No. 2011.0408U for 320, 350 and 400 Paul Ave

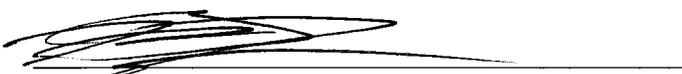
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Corey Teague, at (415) 575-9081 or corey.teague@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Ben Fu, Acting Team Leader of Southeast Quadrant



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: June 22, 2011
Case No.: **2011.0408U**
Project Address: 320, 350 and 400 Paul Ave
Block/Lot: 5431A/014 and 015
Zoning: PDR-2 (Core Production, Distribution, and Repair)
Design Development Special Use District
Height-Bulk: 65-J
Project Sponsor: Benji Robinson
400 Paul Wave Exchange, LLC
(925)933-1405
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@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 project site consists of two adjacent lots that were recently rezoned from M-2 to PDR-2. Lot 015 fronts Paul Avenue and contains a surface parking lot and two separate industrial buildings: 320 and 350 Paul Avenue. The adjacent Lot 014 lies to the north and contains one industrial building: 400 Paul Avenue. The three buildings total 150,760 gross square feet (gsf) of industrial building space.

The proposal is to renovate 320 Paul Avenue, demolish 350 and 400 Paul Avenue (138,200 gsf), and construct a two-story, 171,000 gsf industrial building at 400 Paul Avenue to house an Internet Services Exchange, resulting in a total of 183,560 gsf of industrial space. Areas adjacent to the new structure are proposed for open storage of backup generators. A 40,000 gsf area at the rear of Lot 014 is proposed to be reserved for a potential substation for Pacific Gas & Electric in

the future. Off-street parking is proposed in the existing surface parking lot (46 spaces) and along the eastern side of the proposed structure (46 spaces) for a total of 92 spaces.

ENVIRONMENTAL REVIEW:

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted:

1. An **Environmental Evaluation Application** is required for the full scope of the project (demolition, expansion, and construction) and may include the following:
 - a. *Transportation Study*. A Transportation Study requirement is anticipated. The proposal to add a total of 97 parking spaces indicates additional peak hour trip potential that requires analysis. Additionally, circulation changes need to be reviewed. Please refer to the requirements for Transportation Study applications on our Web site and submit the application with the other filings.
 - b. *Phase II Study*. A Phase II study will likely be required by the Department of Public Health. If so, it must be completed before environmental clearance. The existing hazardous materials and toxins that may be disturbed as a result of the project may involve specific mitigation requirements. The context of existing environmental hazards in the immediate setting must be reviewed.
 - c. *Archeological Study*. Archeological studies are generally not required unless the project includes grading or foundation work of a depth of ten feet or more. If the site is found to be sensitive, lesser soil disturbance may trigger mitigation requirements.
 - d. *Historic Resource Evaluation Report (HRER)*. While the building proposed for demolition is not currently on any known historic registry or survey, its age requires that you provide additional *Supplemental Information* so that the Department can assess whether it is a historic resource. Further research or analysis directed by the Department may be required to assess whether the building qualifies as a historic resource under CEQA, in the form of a *Historic Resource Evaluation* prepared by a qualified professional. The *Supplemental Information* must provide a complete history of the building including all DBI permit, plan, and Assessor's Records. Instructions on completing these are included in San Francisco Preservation Bulletin No. 16. If it is determined that the structure is a historical resource, the proposal to demolish it will most likely require preparation of an Environmental Impact Report (EIR).
 - e. *Air Quality (AQ) Analysis*. Demolition and construction activities, plus project operations, including the outdoor-storage back-up generators, would require analysis under the Bay Area Air Quality Management District's (BAAQMD) criteria for air pollutants impacts.

- f. *Greenhouse Gas (GHG) Emissions Analyses.* Demolition and construction activities plus project operations would need to be analyzed for Greenhouse Gas emissions.

Please note that this project is not likely to qualify for a Categorical Exemption under CEQA. Additional analysis will determine if an Initial Study is required. If so, the Initial Study will help determine that either (1) the project is issued a Mitigated Negative Declaration stating that the project would not have a significant effect on the environment with project incorporation of mitigation measures, or (2) an Environmental Impact Report (EIR) is required to determine the project's significance on the environment.

Environmental Evaluation applications 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 www.sfplanning.org.

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. **Conditional Use Authorization.** Planning Code Section 227(r) requires Conditional Use Authorization pursuant to Section 303 for an Internet Services Exchange in the PDR-2 Zoning District.
2. **Building Permit Applications.** Building Permits are required for the demolition of the existing buildings at 350 and 400 Paul Avenue and the new construction for 400 Paul Avenue.

Conditional Use Applications 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 www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections 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.

More specifically, this project falls within the **Bayview Hunters Point Redevelopment Area B**. As such, before the Planning Department will take any official action on any required approval, you are required to coordinate with the **Bayview Hunters Point Project Area Committee (PAC)** for their possible review of the project. Please see the attached information sheet entitled

Development Projects in the Bayview Hunters Point Redevelopment Project Area B for more guidance on this requirement. This handout is also available on the Planning Department webpage.

This project is not 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. However, you may voluntarily conduct such a meeting. 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.

PRELIMINARY PROJECT COMMENTS:

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

1. ***Parking and Curb Cuts.*** Planning Code Section 151 requires one off-street parking space for every 2,000 square feet of storage or warehouse space. The plans for this project state that there are a total of 97 parking spaces (46 + 51). The actual count on the plans appears to be 92, which is the minimum required for this project (186,560 square feet divided by 2000). However, it is unclear that such a high number of parking spaces are needed for a land use that is not very labor intensive. Additionally, it is unclear that an additional curb cut is needed for this site, as is proposed.

Please consider removing the proposed new curb cut, or be prepared to explain and justify its necessity. Please also consider proposing a reduced number of parking spaces as part of a Planned Unit Development (PUD) authorization pursuant to Section 304. PUDs are approved through a Conditional Use Authorization. Because a Conditional Use Authorization is already required for this project per Section 227(r), a separate application and fee are not necessary. You may simply add the PUD request to the required Conditional Use Authorization request. If you choose to keep the proposed parking at 92 spaces, please be prepared to explain and justify that amount of parking for this project.

All off-street parking that is not enclosed in a building must also be screened from view from the public right-of-way per Sections 142 and 156. It is unclear if the existing shrubbery and grade change is adequate for screening the proposed parking. Therefore, this issue will be addressed more thoroughly during the conditional use and building permit review.

2. ***Parking Lot Lighting and Landscaping.*** Section 156(f) requires that all artificial lighting used to illuminate a parking lot for any number of automobiles in any District shall be so arranged that all direct rays from such lighting fall entirely within such parking lot. While no lighting is indicated on plans for the proposed parking lots, please keep this requirement in mind should the plans be revised to provide such lighting. Additionally, Section 156(j) requires all permanent parking lots to provide one tree per five parking spaces in a manner that is compliant with the applicable water use requirements of Administrative Code Chapter 63 and a minimum of 20 percent permeable surface, as defined by Planning Code Section 102.33. The trees planted in compliance with this Section shall result in canopy coverage of 50

percent of the parking lots' hardscape within 15 years of the installations of these trees. Permeable surfaces and grading shall be coordinated so that stormwater can infiltrate the surface in areas with less than 5 percent slope.

3. ***Bicycle Parking.*** Bicycle parking is not required per Planning Code Section 155.4. However, please consider providing some amount of bicycle parking and facilities for workers at the proposed facility.
4. ***Streetscape Improvements.*** Section 138.1 requires one street tree per 20 feet of street frontage for additions of gross floor area equal to 20 percent or more of the gross floor area of an existing building. The proposed project triggers a requirement for 19 street trees along the approximately 383 feet of frontage along Paul Avenue.
5. ***Tree Disclosure Affidavit.*** A Tree Disclosure Affidavit must be filled out and submitted with the Conditional Use Authorization application.
6. ***Shadow Analysis.*** As discussed in the Environmental Review section of this document, projects over 40 feet in height require a Shadow Analysis Application per Section 295 to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department. A preliminary shadow analysis was conducted based on the plans submitted as part of the PPA Application. The analysis indicated there would be no new shadows cast on properties under the jurisdiction of the Recreation and Park Department. Nonetheless, a Shadow Analysis Application must be filed in order to document that the project will not cast any shadows on Recreation and Park properties.
7. ***Stormwater Control Plan.*** Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may also contact stormwaterreview@sfwater.org for assistance.
8. ***Transit Development Impact Fee (TIDF).*** This project is subject to TIDF per Planning Code Section 411.
9. ***First Source Hiring Agreement.*** The Project shall adhere to the requirements of the First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project. For information about compliance, contact the First Source Hiring Manager at 415-401-4960 or www.onestopSF.org.
10. ***Job Creation.*** Providing long term employment opportunities is a primary objective of the Bayview Hunters Point Redevelopment Project Area and the Bayview Hunters Point Area Plan (Bayview Hunters Point Area Plan Objective 9). Because a Conditional Use is required, you will need to make the case that the proposal is necessary and desirable, along with other

findings. As a part of your application submittal, provide the Department with information on the types of jobs that will be provided and why this is a worthwhile use for this location. Particularly, please demonstrate how an internet services exchange will create economic opportunities for the City and the Bayview neighborhood.

PRELIMINARY DESIGN COMMENTS:

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

1. The proposed building is in the PDR-2 zoning district and surrounded by light industrial uses on either side. However, there are small scale residences directly across Paul Avenue. At two stories, siting the data center behind the existing building 320 Paul Avenue, away from the street, and mostly below street level is an effective means of minimizing the perception of this building. As proposed, there will still be a significant amount of unused space on the project site. Additional planting of trees and shrubs is encouraged to provide further visual buffering. Reconfiguring the parking or reducing the parking pad in front would also open facilitate better landscaping options toward the street. Any potential landscaping and parking reconfigurations should be done in coordination with any applicable stormwater management planning required by the Public Utilities Commission.
2. While the Planning Code does not prohibit the installation of a second curb cut for this project, the General Plan encourages the reasonable limitation of curb cuts to decrease conflict points with vehicles, bicyclists, and pedestrians. It is not clear that the proposed second curb cut is necessary for this project. If it is not removed, please be sure to provide the reasoning behind its inclusion in the Environmental Evaluation and Conditional Use Authorization applications.

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 **December 22, 2012**. 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:

Development Projects in the Bayview Hunters Point Redevelopment Project Area B

cc: Benji Robinson, Project Sponsor
Corey Teague, Current Planning
Irene Nishimura, Environmental Planning
Lily Langlois, Long Range Planning



SAN FRANCISCO PLANNING DEPARTMENT

DEVELOPMENT PROJECTS IN THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA B

In May 2006, the Board of Supervisors amended the Bayview Hunters Point Redevelopment Plan to include a majority of the Bayview Hunters Point community. The new area (referred to as "Area B") is generally bounded by Cesar Chavez Street to the North, US 101 to the West, San Mateo County to the South, and the San Francisco Bay to the East.

The goals of the Redevelopment Plan include creating new affordable and mixed income housing, furthering economic development, creating jobs, addressing environmental problems, providing open space, fostering cultural development, and improving the physical environment and transportation systems of the area, among others.

The Bayview Hunters Point Project Area Committee ("PAC") functions as the advisory body to the San Francisco Redevelopment Agency ("Agency") and the Planning Department regarding planning and development issues in Project Area B. The PAC is comprised of 21 members, providing a public forum for ongoing community engagement. You will be encouraged to engage with the PAC as the primary means of conducting your community outreach and are strongly encouraged to contact the PAC as early on in the process as possible.

WHAT THIS MEANS FOR YOUR PROJECT

In Area B, the Planning Department will continue to review and approve land use entitlements, such as Conditional Use authorizations, Variances, and other actions requiring public hearings, and building permits. However, there are a few differences in how project applications in BVHP Area B will be processed:

COORDINATION WITH AND/OR REVIEW BY THE BAYVIEW HUNTERS POINT PROJECT AREA COMMITTEE (PAC)

Projects that include the following will be expected to contact the PAC for possible review:

- Residential projects that include an increase of ten or more units;
- Commercial projects that include an increase of 25,000 gross square feet;
- Conditional Use permit applications;
- New construction projects or substantial rehabilitation projects that are located on Third Street or any other Neighborhood Commercial (NC) districts in the project area;
- Significant land use proposals such as zoning amendments;
- Planning Commission hearing on other projects, if requested by the PAC

You will be responsible for contacting the PAC, so that they can become familiar with your project and may choose to make a recommendation to the Planning Commission or planning staff regarding your project's approval. The Planning Department will seek the PAC's recommendation (if they choose to make one) prior to any public hearing, or project approval. No projects described will have a public hearing or have its project approved if contact has not been made with the PAC.

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Agency staff and PAC staff will be notified of your application, but you will ultimately be responsible for contacting the Agency to become familiar with the Inclusionary Housing and the First Source Hiring Requirements

INCLUSIONARY HOUSING REQUIREMENT

If the **project will create five or more residential units**, the Inclusionary Housing requirement will be administered by the Redevelopment Agency rather than the Mayor's Office of Housing. You should note that the Inclusionary Housing requirements are different than what is otherwise required elsewhere in the City. Planning staff will make sure you have contacted Agency staff and have sufficiently fulfilled this requirement prior to any Public Hearing or project approval.

FIRST SOURCE HIRING REQUIREMENT

If your **project involves 25,000 square feet of commercial use (new construction, additions, and alterations)** and a construction cost of at least \$2,000,000 or requires discretionary review by the Planning Commission; or a residential project of ten or more housing units, you will be required to fulfill the First Source Hiring requirement by entering into the Bayview Hunters Point Employment and Contracting Agreement. Planning staff will make sure you have contacted Agency staff and have sufficiently fulfilled the requirement prior to any Public Hearing or project approval. If your commercial project does not meet the description above, but is still subject to the City's First Source Hiring requirement, the First Source requirement will be administered through the San Francisco Human Services Agency.

ALL PROJECTS

As a project sponsor in the Bayview Hunters Point Redevelopment Area you are encouraged to familiarize yourself with the ongoing projects and efforts sponsored by the Agency and other City agencies. Programs may be available that could benefit your project directly. At the same time, knowing about larger scale planning efforts could inform decisions about your project that make it more successful.

PROJECT AREA COMMITTEE CONTACT INFORMATION:

Bayview Project Area Committee
1800 Oakdale Avenue, Suite B, Room 8
San Francisco, CA 94124
Web: <http://www.bvhp-pac.org/index.htm>

CONTACT:
Bill Dennis
PAC Coordinator
Phone: (415) 647-6857 Fax: (415) 647-6651
info@bvhp-pac.org

REVELOPMENT AGENCY CONTACT INFORMATION:

San Francisco Redevelopment Agency
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103
Web: http://sfgov.org/site/sfra_page.asp?id=5581

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