



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date:	October 22, 2012	1650 Mission St. Suite 400 San Francisco, CA 94103-2479
Case No.:	2012.1103U	Reception: 415.558.6378
Project Address:	2401 Keith Street	Fax: 415.558.6409
Block/Lot:	4849/016	Planning Information: 415.558.6377
Zoning:	P (Public) 40-X Height and Bulk District	
Project Sponsor:	Mark Primeau, Department of Public Health (415) 602-2906	
Staff Contact:	Brett Bollinger – (415) 244-1189 brett.bollinger@sfgov.org	

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 is located on the eastside of Keith Street with frontages on Armstrong Avenue and Bancroft Avenue on a block bounded by Keith and Jennings Streets, and Armstrong and Bancroft Avenues in the Bayview neighborhood. The proposed project would consist of an addition of 28,000 square-feet (sf) to the existing single-story (15 feet high), 18,000 sf Department of Public Health (DPH) Southeast Health Center. The three-story, 40-foot addition would be constructed on top of the existing surface parking lot at the corner of Keith Street and Bancroft Avenue. The existing portable buildings located on Bancroft Avenue portion of the lot would be removed and replaced with a new surface parking lot for the Southeast Health Center.

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. The project sponsor must submit an Environmental Evaluation Application (EEA). The following issues will be investigated as part of the environmental review process.

Archeology. The project is subject to preliminary archeological review by Planning Department staff. This review will commence after submittal of an EEA identifying the depth of proposed ground

disturbance and submittal of the geotechnical study. At that time, the Planning Department will determine whether additional reporting and research will be required to determine whether the project has the potential to adversely affect known or potential archeological resources.

Transportation. The project proposes a 28,000 sf addition to the existing 18,000 sf Southeast Health Center. Based on the Department's Transportation Impact Analysis Guidelines (Table C-1), a transportation study is not likely to be required for this project. This determination is preliminary in nature, and the determination will be revisited upon submittal of the EEA. The Planning Department will provide additional guidance to the project sponsor related to the process for selecting a transportation consultant and assist in the development of the scope of work for the analysis. Please see the Planning Department's Environmental Planning webpage "Resources for Consultants" for further information on administration of the consultant pool.

Air Quality (AQ) Analysis. The project proposes a 28,000 sf addition to the existing 18,000 sf Southeast Health Center. 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) or comply with applicable dust control requirements outlined in the ordinance.

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.

During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required.

Greenhouse Gases. The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The environmental planner assigned or CEQA consultant in coordination with the project sponsor will prepare this checklist in coordination with the project sponsor.

Shadow. Planning Code Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet in height, unless the Planning Commission finds the impact to be less than significant. Based on a review of the preliminary plans, it appears that the tallest portion of the project building would be 40 feet. Therefore, a shadow study is not required.

Noise. The proposed project site is located on the east side of Keith Street with frontages on Armstrong Avenue and Bancroft Avenue. The Planning Department's noise maps indicate that existing ambient noise levels on surrounding streets are at, or below 65 decibels. The project does not involve the siting of new noise-sensitive uses (e.g., residential uses) and therefore would not require an acoustical analysis.

Geotechnical Study. The applicant shall submit a geotechnical study with the EEA that investigates the soils underlying the site and identifies any geotechnical concerns related to the proposed structural system. The soils investigation conducted as part of the Geotechnical Study shall also identify whether the site contains serpentine soils. The geotechnical study should determine whether the site is subject to liquefaction and landslides, and should highlight any recommendations for addressing potential project impacts, as applicable, associated with any of the geotechnical concerns identified in the study. Additionally, if the geotechnical report completed for the existing FoodsCo is available, please also provide a copy as part of the submittal.

Tree Planting and Protection Checklist. The project site contains mature trees onsite or along its perimeter. 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. Please submit a Tree Planting and Protection Checklist with the EEA. Any tree identified in the Tree Planting and Protection Checklist must be shown on the project site plans with size of the trunk diameter, tree height, and accurate canopy dripline.

Stormwater and Flooding. The City and County of San Francisco Stormwater Management Ordinance (SMO) became effective on May 22, 2010. This ordinance requires that any project resulting in ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan (SCP), consistent with the November 2009 Stormwater Design Guidelines (SDG). Responsibility for review and approval of the SCP is with the San Francisco Public Utilities Commission Wastewater Enterprise, Urban Watershed Management Program (UWMP). The initial CEQA evaluation of a project will broadly discuss how the SMO will be implemented. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design (LID) approaches would reduce potential negative effects of project-related stormwater runoff. This may include a discussion of environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality. The EEA and plans shall include sufficient information describing how the project has been designed to comply with the SMO. More information is available at: <http://sfwater.org/index.aspx?page=446>

Notification of a Project Receiving Environmental Review. Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site at the initiation of the environmental review process. Please provide these mailing labels at the time of submittal.

Please note that this project could qualify for a Categorical Exemption Class 32-Infill Development under CEQA. If the additional analysis performed after submittal of the EEA indicates that the project may have a potentially significant effect on the environment, an Initial Study would be prepared to determine whether an Environmental Impact Report (EIR) is needed. The initial study may be prepared either by an environmental consultant from the Planning Department's environmental consultant pool or by Department staff. If the Department determines that the project would not have a significant effect on the environment, the Department would issue a Preliminary Negative Declaration (PND). If the Department finds that the project would have significant impacts that can be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a Preliminary Mitigated Negative Declaration (PMND). The PND or PMND would be circulated for public review for a period of 20 calendar days, during which time concerned parties may appeal the determination. If an appeal is filed, the Planning Commission would hold a hearing to decide the appeal. If no appeal is filed, the Planning Department would issue a final negative declaration (FND) or final mitigated negative declaration (FMND), and CEQA review is complete.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool. For example, if the transportation study determines that the project would result in a significant impact to roadway level of service, the Planning Department would require the preparation of an EIR. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

(http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

To determine fees for environmental review, please refer to page 2 of the current fee schedule, "Environmental Applications" – "Exemptions" or "Studies for Project outside of Adopted Plan Areas".

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. **Variance.** As currently proposed, and as discussed under 'Preliminary Project Comments' below, this project requires an Off-Street Parking Variance from Planning Code Section 151. Please be advised that other parking-related aspects of the proposal may require additional Variances as follows:
 - Car-Share Parking (see Item #6 under 'Preliminary Project Comments').
 - Bicycle Parking (see #8 under 'Preliminary Project Comments').

Variance 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.

2. **Building Permit Application.** Permit application is required for the proposed addition. Building permit applications are available at the Department of Building Inspection at 1660 Mission Street.

3. **General Plan Referral.** A General Plan Referral is required to evaluate whether certain types of projects would be consistent with the City's General Plan Objectives and Policies. The types of projects that trigger submittal of a General Plan Referral application include: Property acquisition, sale or lease by the City, projects for the construction, improvement of, or demolition of City-owned buildings or structures within the City and County. To view the Guidelines and download instructions for preparing a General Plan Referral, contact Maria Oropeza-Mander at 558-6307 or go to <http://www.sf-planning.org/Modules>ShowDocument.aspx?documentid=8409>

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. **Streetscape Improvements and Street Trees.** Per Planning Code Section 138.1, the Department may require standard streetscape elements and sidewalk widening for the appropriate street type per the Better Streets Plan, including street trees, landscaping, site furnishings, and/or sidewalk widening (see Better Streets Plan Section 4 for Standard Improvements: www.sfbetterstreets.org). The Project Sponsor is required to submit a Streetscape Plan illustrating these features, and the Department will work with the project sponsor and other relevant agencies to determine an appropriate streetscape design. The installation of one street tree will be required for every 20 feet of property frontage, with any remaining fraction of 10 feet or more of frontage also requiring an additional tree.
2. **Tree Planting and Protection Checklist.** As previously requested for Environmental Review, a Tree Planting and Protection Checklist must be completed. Please submit a copy of the completed form with the Building Permit Application materials.
3. **Standards for Bird Safe Buildings.** The site is located within 300 feet of an open space two acres or larger that is dominated by vegetation, and therefore requires bird-safe design treatments depending on the proposed amount of glazing. Please review the standards in *Guidelines for a Bird-Safe Building* and indicate the method of window treatments to comply with the requirements where applicable.
4. **Screening and Greening of Off-Street Parking.** The proposal includes a parking area that is greater than 25 linear feet along the public right-of-way; therefore, the project must satisfy the screening requirements of Planning Code Section 142(c). Furthermore, the aesthetic of the proposed screening should be consistent with any improvements proposed within the streetscape plan. Please note any screening and landscaping features on applicable plans and elevations.
5. **Off-Street Parking.** The required parking for an outpatient clinic and medical offices is one space for every 300 square feet of "occupied floor area," defined in Planning Code Section 102.10. Generally,

occupied floor area can be assumed as approximately 85% of gross floor area. Under this assumption, the proposed addition would require an additional 79 parking spaces beyond what already exists. While the number of required spaces may change based on the actual amount of new occupied floor area, it will likely be greater than the additional 10 parking spaces proposed. Therefore, as proposed, the addition requires a Variance from Planning Code Section 151. When submitting the application please be sure to specify a parking layout. The standards for parking space dimensions and layouts are listed in Planning Code Sections 154 and 155.

6. **Car-Share Parking Requirements.** Depending on the amount of parking provided to accommodate the proposed addition, the Project may require the provision of Car-Share Parking spaces pursuant to Planning Code Section 166. Please identify any parking spaces dedicated to car-share parking on the submitted plans. An inability to comply with this Section would require a Variance.
7. **Arrangement of Off-Street Parking.** Planning Code Section 155(k) requires that off-street parking facilities are designed to prevent encroachments upon sidewalk areas. Please eliminate the proposed parking on Keith Street.
8. **Bicycle Parking.** Planning Code Section 155.1(c)(3) requires that the project include bicycle parking spaces to accommodate the new addition. The required number of spaces are determined by Sections 155.1(c)(1) and 155.1(c)(2), except that the ratio is based on the average patron load in the proposed building during peak use hours, rather than the number of employees. Please illustrate code compliance with this requirement and provide the quantified variables used in calculating the number of spaces.
9. **Baby Diaper-Changing Accommodations.** As a "Public Serving Establishment" the new facility must provide and maintain Baby Diaper-Changing Accommodations in accordance with Planning Code Section 168. Please indicate the location of such facilities on the submitted plans.
10. **First Source Hiring.** Chapter 83 of the San Francisco Administrative Code, passed in 1998, established the First Source Hiring Program to identify available entry-level jobs in San Francisco and match them with unemployed and underemployed job-seekers. The intent is to provide a resource for local employers seeking qualified, job ready applicants for vacant positions while helping economically disadvantaged residents who have successfully completed training programs and job-readiness classes. The ordinance applies to any City issued public construction projects in excess of \$350,000. Therefore, the project is subject to participate in the First Source Hiring Program. For further information or to receive a sample First Source Hiring Agreement, please see contact information below: First Source Hiring Manager 3120 Mission Street San Francisco, CA 94110 Attn: Mr. Jim Whelly http://www.votesolar.org/linked-docs/Recurrent_first_source.pdf
11. **Stormwater.** 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 contact stormwaterreview@sfwater.org for assistance

PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design and Massing.** The Planning Department recommends that the facility conform to the standards set forth in the Candlestick Point Design for Development, which establishes design criteria for specific parcels to ensure an attractive and harmonious urban design. The guidelines were drafted by the San Francisco Redevelopment Agency and now overseen by the Successor Agency. To view the Guidelines and download instructions for preparation go to:

www.sfredevelopment.org/Modules>ShowDocument.aspx?documentid=772

Urban Design Advisory Team (UDAT) recommends providing a publicly accessible open space at this location with direct access to bicycle parking. Consider additional landscaping in the set-backs and the Keith Street sidewalk. UDAT does not support the retention of perpendicular parking along Keith Street. Instead UDAT recommends parallel parking along the public right-of-way along with additional ground floor space to become an active use. In addition, UDAT recommends providing a publicly accessible open space at this location with direct access to bicycle parking. Also consider additional landscaping in the setback.

2. **Ground Floor and Street Frontage.** The existing curb cut and parking entrance should be no wider than a single lane 12' wide. The frame and storefront appear to be in the same plane. They should be more differentiated. In selecting these viewpoints, consultant should review the General Plan's Urban Design Element. UDAT recommends refining the design of the ground floor to enhance the pedestrian experience with publicly accessible open space and distinctive pavement treatments.
3. **Bicycle Parking.** The proposed project contains no bicycle parking. Please provide bicycle parking that meets at least the minimum Planning Code Requirements. Please note that the Planning Commission initiated amendments to the Planning Code in August 2012 to increase bicycle parking requirements. As these requirements will likely be adopted prior to this project approval, the proposed project should meet the proposed requirements. Please refer to Case No. 2011.0387T or contact Kimia Haddadan (575-9068). UDAT recommends that bike parking should be located closer to the ground floor lobby/entrance.
4. **Architecture.** UDAT feels that public buildings should feature distinctive architecture. This building could incorporate interesting materials or use texture, differentiating materials and form of the building skin.
5. **Parking and Streetscape.** Parking will be permitted and required as described in the permitted land use section. Parking where necessary should be situated in such a way that does not hinder, obstruct or redirect pedestrian flow. The project as proposed would require a change of right-of-way that would result in conflicts with the existing bike route on Keith Street as vehicles back up blindly. Further, the creation of perpendicular parking and re-routing the public sidewalk onto the site property is not advisable. This jog in the pedestrian path of travel would disrupt the streetscape with parking and would be problematic for sight-impaired individuals. Due to the width of Keith Street, the Department does not believe that perpendicular parking can be created in an appropriate

manner. The Department will require standard streetscape elements and sidewalk widening for the appropriate street type per the Better Streets Plan, including landscaping, site furnishings, and/or corner curb extensions (bulb-outs) at intersections where possible (see Better Streets Plan Section 4 for Standard Improvements and Section 5.3 for bulb-out guidelines). The project sponsor is required to submit a Streetscape Plan illustrating these features, and the Department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design. Standard street improvement would be part of basic project approvals and would not count for as credit towards in-kind contributions. UDAT does not support Perpendicular parking along Keith Street.

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 **April 22, 2014**. 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.