



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 24, 2013
TO: Anthony Pantaleoni, Kotas/Pantaleoni Architects
FROM: Julian J. Bañales, Planning Department
RE: PPA Case No. 2013.1496U for 1455 Folsom Street

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

Reception:
415.558.6378

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415.558.6409

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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, 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.

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: December 24, 2013
Case No.: **2013.1496U**
Project Address: 1455 Folsom St
Block/Lot: 3520/031
Current Zoning: SLR (Service/Light Industrial/Residential) Zoning District
Proposed Zoning: WMUG (Western SoMa Mixed-Use General) Zoning District;
Western SoMa Special Use District
55-X Height and Bulk District
Area Plan: Western SoMa Community Plan
Project Sponsor: Anthony Pantaleoni, Kotas/Pantaleoni Architects
415-495-4051 x211
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 proposal includes a change in use from auto repair to ground-floor commercial and residential. The proposal would largely demolish the existing two-story auto repair shop and construct a new five-story vertical addition, which would be setback from the Folsom and Juniper Street facades. The proposal maintains the east wall of the existing building, as well as the first structural bay (including a portion of the saw-tooth roof) facing Folsom Street. The proposal would construct approximately forty-to-fifty dwelling units (48,678 sq ft), a ground floor commercial space (3,384 sq ft), twenty-eight off-street, vehicular parking spaces (5,540 sq ft), ground floor open space (5,540 sq ft), and a series of roof decks (2,718 sq ft).

ENVIRONMENTAL REVIEW:

Environmental evaluation is required for the full scope of the project pursuant to the California Environmental Quality Act (CEQA). Section 15183 of the State CEQA Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (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.

Please see “Studies for Project inside of Adopted Plan Areas - Community Plan Fees” in the Planning Department’s current *Fee Schedule for Applications*. EEAs are available at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Please note that the document determination fee for community plan exemption environmental review will be deferred until assignment to an environmental planner, so please do not submit a fee with your EEA.

The proposed project is located within the Western SoMa Community Plan area, which was evaluated in *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eight Street Project Final Environmental Impact Report EIR (“Western SoMa FEIR”)*, which was certified in December 6, 2012.¹ Since the proposed project is consistent with the development density identified in the area plan, it is eligible for a Community Plan Exemption (CPE). Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** In this case, all potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the underlying plan area EIR, meaning there would be no new “peculiar” significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Western SoMa FEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees, based on the current fee schedule², are as follows: (a) \$13,004 environmental document determination fee; (b) \$7,216 CPE certificate fee; and (c) \$10,000 proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Western SoMa FEIR.
2. **CPE and Focused Initial Study/Mitigated Negative Declaration.** In this case, one or more new significant impacts of the proposed project specific to the site or the project proposal are identified that were not identified in the Western SoMa FEIR. If any new significant impacts of the proposed project can be mitigated, then a focused mitigated negative declaration to address these impacts is prepared, and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Western SoMa FEIR, with all pertinent mitigation measures and CEQA findings from the Western SoMa FEIR also applied to the proposed project. With this outcome, the applicable fees, based on the current fee schedule, are as follows: (a) \$13,004 environmental document determination fee; (b) the environmental evaluation (EE) fee for a project within an adopted plan area

¹ See Planning Department’s Area Plan EIRs, available at the Planning Department website: <http://www.sf-planning.org/index.aspx?page=1893>

² See Fee Schedule for Applications (effective 8/30/13), available at the Planning Department website: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

based on the cost of construction³; and (c) \$10,000 proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Western SoMa FEIR.

3. **CPE and Focused Environmental Impact Report (EIR).** In this case, one or more new significant impacts of the proposed project specific to the site or the project proposal are identified that was not identified in the Western SoMa FEIR. If any new significant impacts of the proposed project cannot be mitigated, then a focused EIR to address these impacts is prepared and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Western SoMa FEIR, with all pertinent mitigation measures and CEQA findings from the Western SoMa FEIR also applied to the proposed project. With this outcome, the applicable fees, based on the current fee schedule, are as follows: (a) \$13,004 environmental document determination fee; (b) the environmental evaluation (EE) fee for a project within an adopted plan area based on the cost of construction⁴; (c) the EIR fee for a project within an adopted plan area based on the cost of construction EIR fee⁵; and (d) \$10,000 proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the Western SoMa FEIR.

Environmental review must be completed before any project approval may be granted. A preliminary review of the proposal indicates that following studies and/or additional information would be required to conduct environmental review of the proposed project:

- **Transportation.** Based on the Planning Department's transportation impact analysis guidelines, the project would add fewer than 50 PM peak hour person trips and thus would not be likely to require additional transportation analysis. The following information should be provided in the EEA and drawings: (1) disclose what type of retail is being considered (e.g., general retail or restaurant), (2) indicate any curb cut removal on Folsom Street, (3) consider providing fewer parking spaces due to the project site's proximity to Mission Street and future improved transit forthcoming on Folsom Street, (4) include on-site bicycle parking, and (5) identify on the plans where trash facilities would be located.
- **Historic Resources.** Currently, 1455 Folsom Street is a two-story, reinforced concrete, industrial building constructed in 1919. The subject property was included in the *South of Market Historic Resource Survey*, which was adopted by the Historic Preservation Commission in February 2011. 1455 Folsom Street was assigned a California Historic Resource Status Code (CHRSC) of "3D," which defines the property as "appears eligible for California Register as a contributor to a California Register-eligible district." As such, the subject property would be considered a historic resource pursuant to California Environmental Quality Act (CEQA) and is subject to additional historic resource review, including preparation of a Historic Resource Evaluation (HRE) by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards. Upon submittal of the EE Application, the Department will provide a list of three historic resource consultants from the Historic Resource Consultant Pool. Once the EEA is submitted and an environmental case number is assigned, please contact Tina Tam, Senior Preservation Planner, via

³ See Fee Schedule for Applications.

⁴ See Fee Schedule for Applications.

⁵ See Fee Schedule for Applications.

email (tina.tam@sfgov.org) for the list of three consultants. Upon selection of the historic resource consultant, the scope of the HRE should be prepared in consultation with Department Preservation staff.

- **Hazardous Materials.** The project would expand an existing building containing an auto body shop and convert it to retail and residential uses. The auto body shop use presents the potential for site contamination. Therefore, the project may be 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 determines 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 provide a copy of the Maher application and an electronic copy of the Phase I ESA with the EEA.

- **Air Quality.** The proposed project at 50 residential units and 3,384 sf of retail is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁶ Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

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 the Department of Building Inspection (DBI). The proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The proposed project is within an Air Pollutant Exposure Zone and includes sensitive land uses (i.e., residences). Therefore, exhaust measures during construction and enhanced ventilation measures as part of building design would likely be required. Enhanced ventilation measures are the same as those required for projects

⁶ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

subject to Article 38 of the Health Code.⁷ Detailed information related to construction equipment, phasing, and cubic yards of excavation must be provided with the EEA.

- **Greenhouse Gas Emissions.** The applicant must complete the Planning Department's Greenhouse Gas Emissions Checklist, which will be provided after submittal of the EEA. The checklist includes a list of pertinent City regulations, ordinances, and other requirements that reduce greenhouse gas emissions consistent with the City's reduction strategy. Projects that do not comply with an ordinance/regulation may be determined inconsistent with San Francisco's qualified GHG reduction strategy and may require the development of specific mitigation measures to achieve compliance. Compliance with applicable regulations, ordinances, and requirements would ensure that impacts related to greenhouse gas emissions would be less than significant, and no further analysis would be required.
- **Shadow.** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast net new shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project will not cast net new shadow on any property under the jurisdiction of the Recreation and Parks Department.
- **Geology and Soils.** The project site is located within an area subject to liquefaction. Therefore, the applicant must submit with the EEA a geotechnical study that investigates the soils underlying the site, possible foundation types, and any geotechnical concerns related to the type(s) of foundation system(s) contemplated. The geotechnical study should address liquefaction and should highlight any recommendations for mitigating potential impacts, as applicable, associated with any of the geotechnical concerns identified in the study.
- **Stormwater.** Projects that result in groundwater disturbance of 5,000 sf or greater are subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines. Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines. For more information on the proposed project's applicability to the Guidelines, see <http://sfwater.org/sdg>.
- **Tree Planting and Protection.** 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. Any such trees must be shown on the site plan with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit a *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans.
- **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 Community Plan Exemption process. Please be prepared to provide mailing labels upon request by the assigned environmental planner.

⁷ For more information, refer to SF DPH, <http://www.sfdph.org/dph/eh/Air/default.asp>.

If any of the additional analyses determine that mitigation measures not identified in the Area Plan EIR are required to address peculiar impacts, the environmental document will be a community plan exemption plus a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a community plan exemption with a focused initial study/EIR. A community plan exemption and a community plan exemption plus a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a community plan exemption with a focused initial study/EIR would need to be prepared by a consultant on the Planning Department's environmental consultant pool, available for review at:

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

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. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new addition of more than 25,000 gross square feet.
2. A **Building Permit Application** is required for the proposed new construction on the subject property.

Large Project Authorization 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.

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.

PRELIMINARY PROJECT COMMENTS:

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. Note that the subject parcel is within the Western SoMa Area Plan.

1. **Rezoning.** The project site is currently located within the SLR (Service/Light Industrial/Residential) District. As part of additional legislation associated with the adoption of the Western SoMa Community Plan, the subject parcel shall be rezoned to WMUG (Western SoMa Mixed-Use General) in 2014. Residential and ground floor commercial use is permitted as of right within the WMUG Zoning District.
2. **Height District Reclassification.** The project site is currently located within a 50-X Height and Bulk District. As part of additional legislation associated with the adoption of the Western SoMa Community Plan, the subject parcel shall be redesignated within a 55-X Height and Bulk District in 2014. Currently, the proposed project would rise to a height of 55-ft, which would be permitted within the proposed height and bulk district.
3. **Land Use.** The proposed project would construct ground floor commercial space and approximately forty to fifty dwelling units. These uses are supported by the Western SoMa Community Plan and the Western SoMa Mixed Use General (WMUG) Zoning District.
4. **Western SoMa Community Plan.** As currently proposed, the mixed-use development would be generally consistent with objectives and policies of the Western SoMa Community Plan.
5. **Western SoMa Special Use District.** Planning Code Section 823 outlines the requirements of the Western SoMa Special Use District, which provide specific controls related to design, rear yard, open space, exposure, and certain uses among other elements. Please ensure that the proposed project meets the specific requirements of the Western SoMa Special Use District.
6. **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 for new additions of more than 25,000 gross square feet. All large projects within the WMUG 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, the Large Project Authorization would allow the following core exceptions:

- a. *Rear Yard.* Planning Code Section 134 outlines the rear yard requirements within the WMUG Zoning District. The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot at grade. Currently, the proposal does not meet the dimensional requirements specified for the rear yard, though it does appear that the proposal has a comparable amount of open space as would be required in a rear yard. Therefore, the

proposed project requires a modification as part of the Large Project Authorization. The Department would recommend that you provide a comparable amount of open area as part of a request for modification.

- b. *Parking Code Requirements:* Planning Code Section 151.1 outlines requirements for permitted off-street parking. As a project located within the Western SoMa Community Plan, there are no minimum parking requirements; rather, the project is subject to a maximum allowance of parking spaces, which is defined as one off-street parking spaces per four dwelling units (see Planning Code Section 151.1, Table 151.1). The proposed project would construct approximately forty to fifty new dwelling units; therefore, a maximum of ten to twelve off-street residential parking spaces would be allowed for the residential units, as of right.

As defined in Planning Code Section 151.1(g) and 329, the project may seek a modification under the Large Project Authorization to increase the maximum allowable residential parking to one parking space per dwelling unit. However, in general, the Planning Commission has not supported these increased thresholds.

Currently, the project proposed twenty-eight off-street parking spaces via lifts/stackers; therefore, the project would seek a modification as part of Large Project Authorization Authorization from the Planning Commission. The Department encourages a reduction in the amount of parking, given the excellent transit, bicycle, and pedestrian access of this location.

- c. *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 206-ft of frontage along Juniper Street. 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 does not include a horizontal mass reduction, which meets the dimensional requirements of Planning Code Section 270.1. While the project may seek a modification of the horizontal mass reduction requirement under the Large Project Authorization, the Planning Department would generally not support a project of this scale that contains no significant massing break.
7. **Open Space.** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally, at least 80 square feet of private or common open space (per dwelling unit) is required for each residential unit. Per Planning Code Section 135, common open useable space must be at least 15-ft in every horizontal dimension, and a minimum area of 300 sq ft. Currently, the proposed project appears to meet this requirement by providing the appropriate amount of open space for forty-to-fifty dwelling units. However, the open space must also meet

the dimensional requirements specified in Planning Code Sections 135 and 823(c)(2). Please provide additional information on the size and location of this open space. Also, please specify the type of open space (common or private) associated with each dwelling unit.

8. **San Francisco Green Landscaping Ordinance.** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which is described in Planning Code Section 138.1. This Planning Code section outlines a provision for adding street trees when adding gross floor area equal to 20 percent or more of the gross floor area of an existing building. 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 five street trees would be required along Folsom Street, and ten street trees would be required along Juniper Street. Existing trees, if they were present on the project site, would apply towards the street tree requirement. Please comply with this code section by providing an updated site plan showing landscaping and street trees with the EEA, as the project site does not specify whether any trees are part of the subject lot. Also, please check with the Department of Public Works and obtain an "Interdepartmental Referral for Feasibility of Tree Planting or Removal."
9. **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 width. Please ensure that the proposed dwelling units meet the Planning Code requirements for exposure.
10. **Street Frontage.** 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 in WMUG District. Currently the proposed project appears to meet most of these requirements; however, as part of the EEA, please ensure that the ground floor street frontage meets all of these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork.
11. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The proposed project is required to provide one Class 1 bicycle parking space for every dwelling unit, and at least one Class 2 bicycle parking spaces for every twenty dwelling units. In addition, the ground floor commercial space will also be required to provide bicycle parking spaces. Upon confirmation of the number of dwelling units, please ensure that the proposed dwelling units and commercial space meet the Planning Code requirements for off-street bicycle parking.
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. Please provide details of the dwelling unit mix for the proposed forty-to-fifty dwelling units.
14. **Narrow Street Height Provisions:** For projects within the WMUG Zoning District along a Narrow Street (a public right of way less than or equal to 40 feet in width, or any mid-block passage or alley that is less than 40 feet in width), Planning Code Section 261.1 specifies that all subject frontages shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. No part or feature of a building may penetrate the required setback plane. Juniper Street measures approx. 30-ft wide, and would be considered a "narrow street." Please ensure compliance with this requirement. Variances for height are not permitted. As part of the EE Application, please provide a diagram demonstrating the compliance with this requirement or revise the project to meet this requirement.
15. **Shadow:** Planning Code Section 295 outlines requirements for projects with a height exceeding 40 ft that cast shadows on property under the jurisdiction of the Recreation and Parks Commission. As discussed above, under Environmental Review, based upon an initial shadow study, the proposed project would not impact any properties subject to Planning Code Section 295.
16. **Inclusionary Affordable Housing:** Planning Code Section 415 outlines the requirement for inclusionary affordable housing as part of any housing project constructing ten or more dwelling units within the WMUG Zoning District. An applicant may also elect to pay a fee to satisfy this requirement. If provided on-site, twelve percent of the units would be required to be affordable housing.

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."

17. **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.

18. **Eastern Neighborhoods Impact Fees.** The Eastern Neighborhoods Impact Fee applies to the project. These fees shall be charged in accordance with Section 423 of the Planning Code. Fees shall be assessed per net new gross square footage on residential and non-residential uses, with credit given for existing uses on the site.

The Eastern Neighborhoods Impact Fee shall be paid before the City issues a first construction document.

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.⁸

20. **Interdepartmental Project Review.** Interdepartmental Project Reviews are **mandatory** for new construction projects that propose eight stories or more, or for projects within a designated Seismic Hazard Zone, as identified by State of California, Department of Conservation, Division of Mines and Geology. An interdepartmental project review request should be completed prior to the approval of the first construction building permit. The Planning Department will act as the lead agency in collaboration with DBI, Department of Public Works, and San Francisco Fire Department. Please schedule an interdepartmental project review meeting, because the project site is located within a designated seismic hazard zone.⁹

PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design, Open Space, and Massing:** Currently, 1455 Folsom Street is a contributor to the Western SoMa Light Industrial and Residential Historic District, and is located adjacent to a San Francisco City Landmark. The building design should have an approach to the context that takes the known historic resources into consideration. As proposed, the design intent is unclear. The proposal should strive for a balance between retaining more of the existing building, while engaging in a dialogue with the adjacent buildings.

Two distinctly different design approaches may be worthy of consideration. Please consider an option, which compositionally integrates the proposed building with the existing building.

⁸ Refer to <http://www.sf-planning.org/index.aspx?page=2611> for latest “In-Kind Agreement Application.”

⁹ Refer to <http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/PlanningProvisions/Interdepartmental%20Project%20Review%20Application.pdf>.

Alternatively, please consider an option, which provides an additional setback from the existing street frontage, which would allow for a distinctly separate reading of the addition from the existing building.

UDAT appreciates the retention of the existing building and recommends retaining the existing saw-tooth roof forms at both Juniper and Folsom frontages. The Folsom Street façade should appear as a primary façade with significant presence, while the Juniper Street frontage should reflect the scale and function of a smaller street.

Please consider a reinforcement of the street wall along Folsom Street by reallocating a portion of the mass with greater height closer to Folsom Street to more positively complement the adjacent brick buildings.

UDAT recommends that a code complying at-grade rear yard, which is located to maximize an amenity of light and air for the proposed project as well as enhancing existing open space relationships in the context. This revision may include reallocating the first floor open space along the west wall. Please ensure that the rear yard supplies the minimum required area, exposure, access and preservation of the mid-block open space. The rear yard should be designed in such a manner as to be usable as open space for both residents at the immediate level, and common to residents without compromising the privacy or use of either.

2. **Vehicle Circulation, Access and Parking:** UDAT recommends relocation of the vehicular parking access off Juniper Street. The vehicular parking opening should be a single entry, no larger than 12-ft wide. UDAT recommends the garage access be located in a secondary position relative to the façade.

Please explore a parking strategy that minimizes the parking footprint by utilizing parking stackers, lifts, etc. or reducing the number of parking spaces to make a more efficient and flexible use of the ground floor.

Bicycle parking is not shown. Please ensure that off-street bicycle parking spaces are located as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflict with automobiles.

3. **Street Frontage.** All building frontages should establish a consistent and active relationship with the fronting streets. It is unclear what relationships to the streets and open space are intended with the ground floor residential and commercial uses. UDAT recommends ground floor residential units be individually and directly accessed from Juniper Street with raised entries from 3-ft to 5-ft above grade and setback at least 6-ft from the sidewalk.

Please refer to the Draft Ground Floor Residential Design Guidelines for treatment of the building along the street if the project proposes residential uses on the ground floor. The draft guidelines are located on the Department website under: "Resource Center" "Department Publications" "Guidelines for Ground Floor Residential Design."

4. **Architecture.** At this point the architecture is assumed to be preliminary. UDAT will review and provide further detailed design comments in subsequent submissions of materials and details to insure that the desired design intent is achieved. The Department expects that the architecture and quality of execution will be superior. High quality materials combined with exceptional

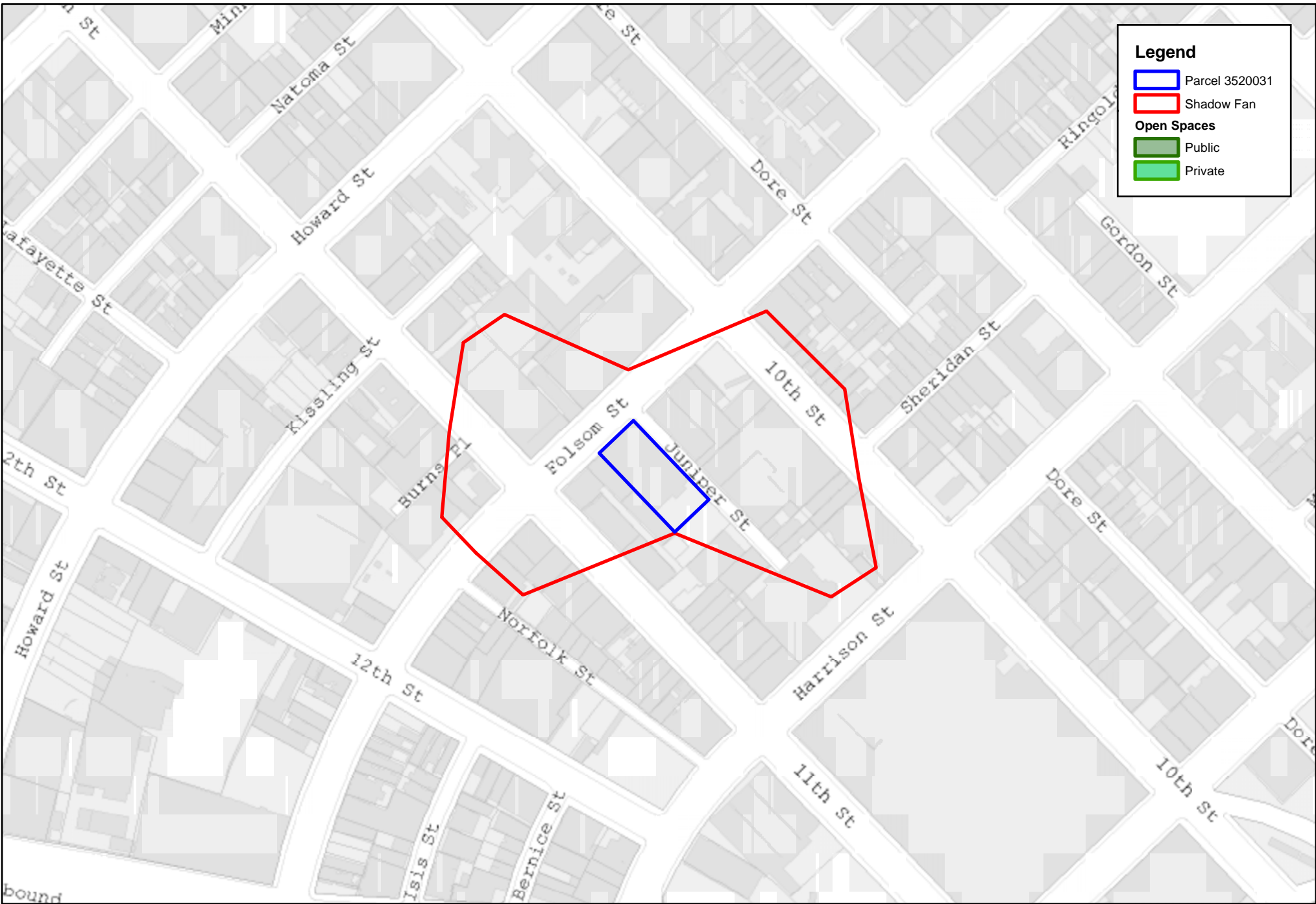
articulation and detailing on all visible facades will be essential to the success of this project. Portions of the new building should be designed to visually integrate with the old in scale proportion and materiality. Please consider using industrial materials and textures in the expression of the facades.

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 **June 24, 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: Preliminary Shadow Fan

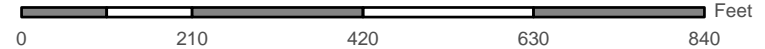
cc: Steve Schaff & Milton Vilela, Property Owner
Anthony Pantaleoni, Project Sponsor
Rich Sucre, Current Planning
Jeanie Poling, Environmental Planning
Mat Snyder, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW



Title: 1455 Folsom St Preliminary Shadow Analysis

Comments: Proposed Height: 55-ft

Printed: 31 October, 2013



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