



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 21, 2015
TO: Muhammad A. Nadhiri, Axis Development Group
FROM: Viktoriya Wise, Planning Department
RE: PPA Case No. 2014.000601PPA for
2675 Folsom Street and 970 Treat Avenue

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, Melinda Hue, at (415) 575-9041 or Melinda.Hue@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 "V. Wise", written over a horizontal line.

Viktoriya Wise, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: January 21, 2015
Case No.: **2014.000601PPA**
Project Address: 2675 Folsom Street and 970 Treat Avenue
Block/Lot: 3963/006, 007, 024
Zoning: UMU (Urban Mixed Use)
RH-3 (Residential-House, Three Family)
RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Area Plan: Mission Area Plan in Eastern Neighborhoods
Project Sponsor: Muhammad A. Nadhiri, Axis Development Group
(415) 992-6997
Staff Contact: Melinda Hue – (415) 575-9041
Melinda.Hue@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 project site comprises three lots (3963/006, 007, 024), which collectively measure 35,734 square feet (sf). The site has frontage along Folsom Street and Treat Avenue, and is adjacent to Parque Ninos Unidos Park. The proposal consists of demolition of the existing 22,111 square foot warehouse building (constructed in 1952) and new construction of a four-story, 40-foot tall residential building (129,413 sf) with 115 dwelling units and 58 off-street parking spaces at the basement level. The proposed project would include a minimum of 48 two-bedroom units, while the remainder of the dwelling units would be a mixture of one-bedroom units and studios.

ENVIRONMENTAL REVIEW:

Section 15183 of the California Environmental Quality Act (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.

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR (FEIR)*, certified in 2008.¹ If the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). According to Item #3 under the Preliminary Project Comments section, the project as proposed currently exceeds the development density for the RH-2 and RH-3 Zoning Districts. In order for the project to qualify for a CPE, the proposed project would need to meet density requirements established in the UMU, RH-3, and RH-2 Zoning Districts. Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination. Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in *the Eastern Neighborhoods Rezoning and Area Plans Final EIR ("Eastern Neighborhoods FEIR")*, and 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 Eastern Neighborhoods FEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) and (b) the CPE certificate fee (currently \$7,580).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in *the Eastern Neighborhoods FEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by *the Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from *the Eastern Neighborhoods FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by *the Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from *the Eastern*

¹ Available for review on the Planning Department's Area Plan EIRs web page: <http://www.sf-planning.org/index.aspx?page=1893>.

Neighborhoods FEIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value).

In order to begin formal environmental review, please submit an **Environmental Evaluation Application**. The Environmental Evaluation Application can be submitted at the same time as the Preliminary Project Assessment Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an approval application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** See page 2 of the current *Fee Schedule* for calculation of environmental application fees.

Below is a list of topic areas that would require additional study based on the preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submitted October 20, 2014.

- **Land Use.** The *Eastern Neighborhoods FEIR* evaluated three rezoning options for the Eastern Neighborhoods adopted area plans. The three analyzed options varied in the amount of industrial land that would remain zoned for Production Development and Repair (PDR) uses: Option A (least conversion of PDR land), Option B (mid-range conversion of PDR land, and the Preferred Project), and Option C (most conversion of PDR land).

The *Eastern Neighborhoods FEIR* determined that the cumulative land use changes resulting from the *Eastern Neighborhoods* rezoning would result in a significant and unavoidable cumulative impact on PDR land supply for which no feasible mitigation measures were identified. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the *Eastern Neighborhoods Rezoning and Area Plans* approval on January 19, 2009. During the environmental review process, the proposed project, which would demolish an existing warehouse building, will be evaluated to determine its contribution to the significant and unavoidable cumulative PDR land supply impact as identified in the *Eastern Neighborhoods FEIR*.

- **Historic Resource Evaluation (HRE).** The proposed project consists of demolition of a potential historic resource (building constructed 50 or more years ago).² Therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of a Historic Resource Evaluation (HRE) by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards. The department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool. Once the Environmental Evaluation Application is submitted, please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for the list of three consultants. Upon selection of the historic resource

² While the existing building was surveyed in a reconnaissance level survey as part of the South Mission Historic Resource Survey, the existing building has not yet been evaluated. The requirement for the preparation of an HRE was confirmed by Tina Tam, Senior Preservation Planner, via email to Melinda Hue, PPA Coordinator, on January 7, 2015.

consultant, the scope of the Historic Resource Evaluation shall be prepared in consultation with Department Preservation staff.

- **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 10 feet (ft) below grade. The project site is located within an area where no previous archeological survey has been prepared. The *Eastern Neighborhoods FEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

The project site lies within the *Archeological Mitigation Zone J-2: Properties with No Previous Studies* of the *Eastern Neighborhoods FEIR* that would require for the proposed project either Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist or the preparation of a Preliminary Archeological Sensitivity Assessment (PASS) prepared by a Department Qualified Archeological Consultant subject to the review and approval by the Department archeologist. In almost all cases, the project sponsor would choose the PAR process. The PAR will first determine what type of soils disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soils improvements, site remediation, etc., second, whether or not the project site is located in an area of archeological sensitivity and, third, what additional steps are necessary to identify and evaluate any potential archeological resources that may be affected by the project. Helpful to the PAR process is the availability of geotechnical or soils characterization studies prepared for the project.

Alternatively, preparation of a PASS would require the project sponsor to retain the services of a qualified archeological consultant from the Planning Department's rotational Qualified Archeological Consultants List (QACL). After submitting an Environmental Evaluation Application, the project sponsor must contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The whole QACL is available at http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.

Based on the PAR or the PASS, the Department archeologist will determine if and what additional measures are necessary to address potential effects of the project to archeological resources. These measures may include implementation of various archeological mitigations such as accidental discovery, archeological monitoring, and/or archeological field investigations. In cases of potential higher archeological sensitivity, preparation of an Archeological Research Design/Treatment Plan (ARD/TP) by an archeological consultant from the QACL may be required.

- **Transportation Study.** Based on the Planning Department's transportation impact analysis guidelines, the project would require additional transportation analysis to determine whether the project may result in a significant impact.³ If the proposed project changes, please consult with the

³ The Project Sponsor has submitted an Environmental Evaluation Application and the determination that a transportation study is required was made by the Planning Department on December 5, 2014. Circulation and site design comments may be forthcoming as part of the preparation and review of the transportation study.

Planning Department regarding whether or not additional transportation analysis would be required for the revised project. Therefore, the Planning Department requires that a consultant listed on the Planning Department's Transportation Consultant Pool prepare a Transportation Study. You are required to pay special fees for the Study; please contact Vernaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Andrea Contreras at (415) 575-9044 or andrea.contreras@sfgov.org so that she can provide you with a list of three consultants from the Transportation Pool, and direct the scope of the study.

- **Hazardous Materials.** The proposed project would involve the construction of residential uses on a site that had previous industrial uses. The existing industrial structure on the project site may contain hazardous building materials. In order to eliminate the potential for adverse impacts resulting from the handling of hazardous building materials, the *Eastern Neighborhoods FEIR* included *Mitigation Measure L-1: Hazardous Building Materials*, which would apply to the proposed project. This mitigation measure requires that the project sponsor ensure that any equipment containing Polychlorinated Biphenols (PCBs), such as fluorescent light ballasts and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. Any other hazardous materials identified at the site, either before or during work, shall also be abated according to applicable federal, state, and local laws.

The proposed project is located in a site identified in the Maher Zone. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the Environmental Evaluation Application (EEA) or upon receipt of this PPA letter, whichever is later.

- **Air Quality (AQ) Analysis.** The proposed project's 115 dwelling units would not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁴ 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

⁴BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.

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). 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).

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on an inventory and modeling assessment of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given the project site is not within an Air Pollutant Exposure Zone, additional measures or analysis related to local health risks are not likely to be required. However, if the project would include new sources of toxic air contaminants including, but not limited to emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Detailed information related to any proposed stationary sources shall be provided with the EEA or upon receipt of this PPA letter, whichever is later.

- **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.⁵ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
- **Noise.** *Eastern Neighborhoods FEIR Noise Mitigation Measure F-1: Construction Noise* addresses requirements related to the use of pile-driving. If the proposed project would involve pile driving, *Noise Mitigation Measure F-1* would apply to the proposed project. This mitigation measure requires that contractors use equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

⁵ For "Greenhouse Gas Compliance Checklist for Private Development Projects," refer to: <http://sfplanning.org/index.aspx?page=1886>

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

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

Eastern Neighborhoods FEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use. *Noise Mitigation Measure F-4* requires that a noise analysis be prepared for new development including a noise-sensitive use, prior to the first project approval action. The mitigation measure requires that such an analysis include, at a minimum, a site survey to identify potential noise-generation uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) shall be included in the analysis. The analysis shall be prepared by person(s) qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses would not apply to the proposed project because the project would not include commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity.

Finally, *Eastern Neighborhoods FEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* would apply to the proposed project as it includes new development of a noise-sensitive use. This mitigation measure requires that open space required under the Planning Code be protected from existing ambient noise levels. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both

common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles or urban design.

- **Shadow Study.** The proposed project would result in construction of a building approximately 40 feet in height immediately adjacent to Parque Ninos Unidos Park. A preliminary shadow fan analysis has been prepared by Planning Department staff, and indicates that the proposed project could cast shadows on recreational resources. The project therefore requires a shadow study, and the sponsor is required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.⁶
- **Wind Study.** The proposed project would involve construction of a building approximately 40 feet in height. Therefore, a wind study is not required.
- **Geology.** The project sponsor is required to prepare a geotechnical investigation report to identify the primary geotechnical concerns associated with the proposed project and the site. The geotechnical report would identify hazards and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. This report will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions. The geotechnical report should be prepared by a qualified consultant and submitted with the EE Application or upon receipt of this PPA letter, whichever is later.
- **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (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 including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. The project's environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>.
- **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the

⁶ Refer to http://www.sf-planning.org/ftp/files/publications_reports/Shadow_Analysis_Memo-07-10-14.pdf for Shadow Analysis Procedures and Scope Requirements.

environmental review. Please be prepared to provide mailing addresses on a CD upon request following submittal of the Environmental Evaluation Application.

- **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any “major project.” A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

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 focused initial study/mitigated negative declaration with a supporting CPE checklist. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a focused EIR with a supporting CPE checklist. A community plan exemption and a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but focused EIR with supporting CPE checklist would need to be prepared by a consultant on the Planning Department’s environmental consultant pool (http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

Please see “Studies for Project inside of Adopted Plan Areas - Community Plan Fees” in the Planning Department’s current *Fee Schedule for Applications*. Environmental evaluation applications are available 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. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet.
2. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 209.1(h) for the construction of up to seven dwelling units in the RH-3 Zoning District.
3. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
4. A **Building Permit Application** is required for the proposed new construction on the subject property.

Large Project Authorization Applications are available 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 following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. **Mission Area Plan:** The subject property falls within the area covered by the Mission Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at:
http://www.sf-planning.org/ftp/General_Plan/Mission.htm
2. **Large Project Authorization:** Planning Code Section 329 outlines the requirements for a Large Project Authorization in Eastern Neighborhoods Mixed Use Zoning Districts. A Large Project Authorization is required of new construction of more than 25,000 gross square feet. All large projects within the UMU Zoning District are subject to review by the Planning Commission in an effort to achieve the

objectives and policies of the General Plan, the applicable Design Guidelines and the Planning Code. The Large Project Authorization does not apply to properties located within the RH-2 and RH-3 Zoning Districts.

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

- **Rear Yard:** Planning Code Section 134 outlines the requirements for a rear yard within the RH-2, RH-3 and UMU Zoning District. For the RH-2 and RH-3 Zoning Districts, the minimum rear yard depth shall equal to 45 percent of the total depth of the lot. For the UMU Zoning District, the minimum rear yard depth shall be equal to 25 percent of the total depth of the lot and in no case less than 15 ft. The rear yard shall be provided at the lowest story containing a residential dwelling unit. Currently, the proposed project does not meet this requirement for the portions of the project within the UMU Zoning District; however, the project may seek an modification of the rear yard requirement under the Large Project Authorization. Generally, a comparable amount of open space in lieu of a rear yard is encouraged.
- **Open Space:** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally in the UMU Zoning District, at least 80 sf of useable open space is required for each residential unit. A reduction in useable open space may be allowed if publically accessible. Based upon the number of dwelling units, the proposed project must provide at least 9,200 sf of open space for the 115 dwelling units. Currently, the project proposes approximately 9,601 sf of common open space via a ground level courtyard and roof deck; therefore, the proposed project appears to meet the numerical requirement. However, the design of the courtyard does not meet the dimension requirements for an inner court specified in Planning Code Section 135. Therefore, the proposed project may seek a modification of this requirement under the Large Project Authorization process; however, the Planning Department encourages all Project Sponsors to comply with open space requirements.

Note: In the RH-2 Zoning District, either 125 sf of private useable open space or 166.25 sf of common useable open space per dwelling unit is required. In the RH-3 Zoning District, either 100 sf of private useable open space or 133 sf of common useable open space per dwelling unit is required. Currently, the project appears to provide code-complying open space for the dwelling units permitted within these areas.

- **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. Currently, the proposed project features a ground floor courtyard, which is less than 25-ft wide in certain areas. Therefore, the proposed project does not meet the exposure requirements of the Planning Code, and may seek a modification of the exposure requirements under the Large Project Authorization. Generally, all dwelling units should be afforded code-complying exposure.

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

- 3. Conditional Use Authorization-Dwelling Unit Density in RH Districts:** For the portions of the project within the RH-2 and RH-3 Zoning Districts, Planning Code Section 209.1 limits the number of dwelling units permitted to two dwelling units in the RH-2 Zoning District and three dwelling units in the RH-3 Zoning District. Currently, the project includes twelve dwelling units in the RH-3 Zoning District and seven dwelling units in the RH-2 Zoning District. With Conditional Use Authorization, the project may provide up to seven dwelling units within the portion of the project located in the RH-3 Zoning District, since the lot area is 7,350 sq ft.

Please reduce the number of dwelling units in the RH-2 and RH-3 Zoning Districts to meet the requirements of Planning Code Section 209.1. Density within these zoning districts is not variable beyond the controls listed in the Planning Code.

- 4. Permitted Obstructions:** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks, rear yards, and useable open space. Currently, the project proposes balconies over the useable open space. These elements must meet the dimensional requirements specified in Planning Code Section 136. Please provide additional information, including dimensions, to determine whether these elements meet the requirements of the Planning Code.
- 5. Street Trees:** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which is articulated in Planning Code Section 138.1. This Planning Code section outlines a provision for adding street trees when undertaking new construction. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Based on the street frontage, it appears that (12) street trees on Folsom Street and (2) street trees on Treat Avenue would be required. Existing trees on the project site would apply towards the street tree requirement. Please ensure that the proposed project is in compliance with this Planning Code section by providing an updated site plan showing landscaping and street trees.
- 6. Better Streets Plan-Streetscape Plan and Improvements.** Planning Code Section 138.1(2)(i) outlines the requirements for streetscape and pedestrian improvement for projects located on a lot that is greater than ½-acre in total area and encompasses new construction. The proposed project would be required to include streetscape and pedestrian improvements that are in keeping with the Better Streets Plan. The Project Sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. Please coordinate with the Department's Citywide Division and Urban Design Advisory Team (UDAT) to develop the streetscape and pedestrian improvements. The Planning Department may require these elements as part of conditions of approval.

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

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

7. **Bird-Safe Building Ordinance.** The proposed project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards.⁷ The project's environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.
8. **Rooftop Screening:** Planning Code Section 141 outlines the requirements for screening of rooftop equipment. Please annotate any proposed mechanical or rooftop equipment on the plans and elevations, and review this requirement for compliance.
9. **Parking Screening:** Planning Code Section 142 outlines screening requirements for off-street parking and "vehicle use areas." Every off-street parking area within a building, where not enclosed by solid building walls, shall be screened from view from all streets and alleys through use of garage door or by some other means. Please ensure that the proposed project meets this requirement. In addition, please include dimensions for openings to vehicular use areas and new curb cuts.
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. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork. Residential uses are considered active uses if more than fifty percent of the linear residential street frontage at the ground floor level features walk-up dwelling units, which provide direct, individual pedestrian access to a public sidewalk. Currently, the proposed project appears to meet this section of the Planning Code. Please ensure that the design of the ground floor units meet the guidelines in the Department's *Draft Guidelines for Ground Floor Residential Design* available for download on the Planning Department website at: http://www.sf-planning.org/ftp/files/publications_reports/Guidelines_for_Groundfloor_Residential_Design.pdf
11. **Parking:** Planning Code Section 151 and 151.1 outlines requirements for permitted off-street parking. Since the project is located across three different zoning districts, the off-street parking requirements differ from the RH-Zoning District to the UMU Zoning District.

⁷ San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: <http://www.sfplanning.org/index.aspx?page=2506>

