



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 3, 2014
TO: Mr. James Gallagher
FROM: Joy Navarrete, Planning Department
RE: PPA Case No. 2014.0964U for
1228 Folsom / 723-725 Clementina Streets

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

Reception:
415.558.6378

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415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Michael Jacinto at (415) 575-9033 or michael.jacinto@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 "Joy Navarrete", written over a horizontal line.

Joy Navarrete, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: October 3, 2014
Case No.: **2014.0964U**
Project Address: 1228 Folsom Street, 723-725 Clementina Street
Block/Lot: 3729/011, 037, 038
Zoning: NCT/RED-MX
65X/45X
Area Plan: Western SoMa
Project Sponsor: Riyad Ghannam
415-695-6202
Staff Contact: Michael Jacinto – 415.575.9033
michael.jacinto@sfgov.org

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DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project is comprised of three existing buildings on three lots (Assessor Block 3729/011, 037, 038; total combined lot area 6,250 square feet [sf]). These three buildings include: 1228 Folsom Street, a 4,373-square-foot industrial warehouse, constructed in 1906; 723 Clementina Street, a 1,999-square-foot, two-story, wood-frame industrial building constructed in 1924; and 725 Clementina Street, a 1,873-square-foot, two-story industrial structure constructed in 1926. Project site buildings provide a total of about 8,245 square feet of space. The proposed project entails demolition of the site's three existing buildings, a merger of the three parcels into a single lot, and construction of a 4-6 story residential building containing 26 dwellings over 4,295 square feet of ground floor commercial retail space and 16 parking spaces in a basement. Open space for building residents would be provided in an accessible courtyard within the building's interior, as well as private balconies and terraces connected to individual dwellings.

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 Western SoMa Community Plan, which was evaluated in *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project (FEIR)*, certified in 2008.¹ Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). 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 *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Environmental Impact Report ("Western SoMa EIR")*, 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 *Western SoMa EIR* 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); (b) the CPE certificate fee (currently \$7,580); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa EIR*.
2. **CPE + Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Western SoMa EIR*, 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 *Western SoMa EIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa EIR* 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) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa EIR*.
3. **CPE+ 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 *Western SoMa EIR*, with all pertinent mitigation measures and CEQA findings from the *Western*

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

SoMa EIR 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); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa EIR*.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application**.

This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current *Fee Schedule* for calculation of environmental application fees. **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.** The following environmental issues would likely be addressed as part of the project's environmental review based on our preliminary review of the proposed project as it is described in the Preliminary Project Assessment (PPA) submittal dated June 24, 2014:

- **Historic Architectural Resources.** The project site is located in San Francisco's South of Market Area (SoMa). In 2010, the Planning Department completed an historic resource survey of properties over 45 years old in SoMa as part of the Eastern Neighborhoods Rezoning and Area Plans Project (East SoMa) and Western SoMa community planning processes. The boundaries of the SoMa Survey area are roughly Mission Street to Townsend Street, between 1st and 13th Streets. The SoMa Survey documented 2,142 individual properties, of which approximately 1,467 properties were constructed during or prior to 1964. These structures, like those on the project site meet the minimum age threshold of 50 years; this age threshold necessitates an evaluation to determine whether properties (structures, sites, etc.) convey historic significance that could make them eligible for listing on the California or National Register of Historic Places.

According to Planning Department records, the project site's extant buildings have been evaluated and are designated as follows: 1228 Folsom Street was rated "6Z" as part of the South of Market Historic Resource Survey, meaning that through survey evaluation it was found ineligible for listing on the National Register of Historic Places, the California Register of Historic Places or local designation. 723 Clementina Street, constructed in 1924, was rated "3D" as part of that same survey, meaning that it appears eligible for the National Register as a contributor to the *West SoMa Light Industrial and Residential Historic District*. Similarly according to the same survey evaluation, 725 Clementina Street, constructed in 1926, was also assigned a "3D", making it eligible for listing as a contributory resource to the Light Industrial and Residential Historic District as well.

The proposed project consists of demolition of potential historic resources. These include the buildings at 723 and 725 Clementina Street, which were constructed 50 or more years ago and through survey evaluation appear eligible as contributors to the West SoMa Light Industrial and Residential Historic District. Therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of an 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, which shall be known as the potential consultant list or PCL. 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 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 excavation, grading, building construction as well as other types of soils movement. The project site is located on a site where no previous archeological survey has been prepared, but in an area where significant resources have been found. Based on this, the project would require a Preliminary Archeological Review (“PAR”), which would be conducted in-house by the Planning Department Archeologist. The PAR would determine what type of soils disturbance/modification would result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. Any available geotechnical report or Phase II Environmental Site Assessment (ESA) prepared for the project site would be reviewed as part of the archeological review for this project. In addition, it would also be determined if the project site is in an area that is archeologically sensitive. Please ensure that project drawings and the project description includes the estimated depth of excavation for the two below grade levels as well as the depth of any elevator pit and foundations required.

The result of this archeological review (PAR) would be provided in a memorandum to the environmental coordinator assigned to the project. If it is found that the project has the potential to affect an archeological resource, the PAR memorandum would identify any additional measures to be implemented. Such actions may include application of appropriate archeological mitigation measures and/or requiring additional archeological studies as part of the environmental evaluation. If an additional archeological study is required, it must be prepared by a qualified archeological consultant. The qualified consultant must be selected from a list of three archeological consultants from the Planning Department’s archeological resources consultant file provided by the Planning Department during the environmental review process.² The Planning Department Archeologist will also be informed by the geotechnical study of the project site’s subsurface geological conditions (see Geology, below).

- **Transportation and Circulation.** Based on the Planning Department’s transportation impact analysis guidelines, the project is not anticipated to add 50 PM peak hour person trips to the local roadway network and as such, a transportation study is not anticipated. However, an official determination will be made subsequent to submittal of the environmental evaluation application. The focus of the transportation review for the CEQA documentation would be on circulation effects – how vehicles, bicyclists and pedestrians would access the site and whether access to and circulation around the project site would be subject to possible conflicts with vehicular traffic. A transportation planner would work collaboratively with the environmental planner and with current planning, as appropriate to review the project’s design to ensure conflicts would be minimized through design, if applicable.

² San Francisco Planning Department. Consultant Resources, Archeological Review Consultant Pool. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>

- **Air Quality Analysis.** The project proposes residential uses and would be constructed in an area adjacent to residential uses, which are considered “sensitive receptors” for purposes of air quality analyses. The proposed project’s 26 dwelling units would not exceed the Bay Area Air Quality Management District’s (BAAQMD) construction screening levels for criteria air pollutants. Therefore an analysis of the project’s criteria air pollutant emissions is likely not 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 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 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.

The proposed project includes sensitive land uses (26 residential dwelling units) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants. In addition, Health Code Article 38 applies to the proposed project. Health Code Article 38 requires that new residential development greater than 10 units located within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether PM_{2.5} concentrations from roadway sources exceed 0.2 micrograms per cubic meter (0.2 µg/m³). Sponsors of projects on sites exceeding this level are required to install ventilation systems or otherwise redesign the project to reduce the outdoor PM_{2.5} exposure indoors. The proposed project is located within the Potential Roadway Exposure Zone, therefore an analysis of annual exposure to roadway related particulate matter would be required. You may choose to have the air quality assessment prepared by a qualified firm and forwarded to DPH for review, or you may request that DPH conduct the assessment. For more information on Health Code Article 38 please see: <http://www.sfdph.org/dph/EH/Air/default.asp>

Lastly, the proposed project may require a diesel back-up generator which would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. 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 and whether any additional mitigation measures identified in the underlying Western SoMa Area Plan EIR will be required. Should the project include stationary sources of air pollutants including, but not limited to, diesel boilers or back-up generators, an Air

Quality Technical Report may be required for additional air pollutant modeling. If an Air Quality Technical Report is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary.

- **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.³ 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.** The proposed project would introduce residential uses to the project site. Based on the City's GIS-based traffic noise model map, the project site is located along a segment of Folsom Street with noise levels above 70 dBA Ldn (a day-night averaged sound level). The Land Use Compatibility Chart for Community Noise in the San Francisco General Plan, Environmental Protection Element states that construction of new residential uses should be undertaken after a detailed analysis of the noise reduction requirements are made and needed noise insulation features included in the design of the building. These requirements are reflected in the following mitigation measures adopted as part of the Western SoMa Community Plan:

M-NO-1a: Interior Noise Levels for Residential Uses: 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, the project sponsor of future individual developments within the Project Area shall conduct a detailed analysis of noise reduction requirements prior to completion of environmental review. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the *San Francisco General Plan Land Use Compatibility Guidelines for Community Noise* to reduce potential interior noise levels to the maximum extent feasible. Additional noise attenuation features may need to be incorporated into the building design where noise levels exceed 70 dBA (Ldn) to ensure that acceptable interior noise levels can be achieved.

M-NO-1b: Siting of Noise-Sensitive Uses: To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new residential development and development that includes other noise-sensitive uses (primarily, residences, and also including schools and child care, religious, and convalescent facilities and the like), the San Francisco Planning Department shall

³ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with average and maximum noise level readings taken so as to be able to accurately describe maximum levels reached during nighttime hours) prior to the first project approval action. The analysis shall be prepared by persons 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 individual project site that appear to warrant heightened concern about noise levels in the vicinity. The analysis shall be conducted prior to completion of the environmental review process. Should the Planning Department conclude that such concerns be present, the San Francisco 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, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during project construction, measures to reduce construction noise may be required as part of the proposed project.

- **Hazardous Materials.** The proposed project would potentially result in disturbance of subsurface areas underlain by artificial fill materials, which could potentially contain hazardous materials. 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).

- **Shadow.** The proposal entails construction of a proposed a residential building that would be up to 65 feet tall. A shadow fan analysis was prepared for this project.⁴ The shadow analysis found that the proposed project would not cast shadow on any nearby parks or open space subject to the Planning Code Section 295.

⁴ San Francisco Planning Department. 2014. Shadow Fan for 1228 Folsom Street, 723-725 Clementina Street. A copy of this document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case number 2014.0964U.

- **Geology.** The project site is located in a Seismic Hazard Zone, specifically a liquefaction hazard zone, as identified in the San Francisco General Plan. Therefore, new construction on the project site is subject to a mandatory Interdepartmental Project Review.⁵ A geotechnical study prepared by a qualified consultant must be submitted with the Environmental Evaluation Application. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes, as assured through DBI's permit review process, would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
- **Stormwater.** If the project results in a ground surface disturbance of 5,000 sq. ft. 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 of 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>.
- **Recycled Water.** The City requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 sf. Please see the attached SFPUC document for more information.
- **Flood Notification.** The project site is in a block that has the potential to flood during storms. The SFPUC will review the permit application to comment on the proposed application and the potential for flooding during wet weather. Applicants for building permits for either new construction, change of use or change of occupancy, or for major alterations or enlargements shall contact the SFPUC at the beginning of the process to determine whether the project would result in ground-level flooding during storms. Requirements may include provision of measures to ensure positive sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters. The side sewer connection permits for such projects need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, DBI, or the Successor Agency to the San Francisco Redevelopment Agency. For

⁵ San Francisco Planning Department. Interdepartmental Project Review. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>

information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4: <http://50.17.237.182/docs/PlanningProvisions/info%20sheet%20v1.3.pdf>

- **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. Please be prepared to provide these mailing labels upon request during the environmental review process.

In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA). This 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 Project Description will be reviewed by the assigned Environmental Coordinator.** Environmental Evaluation Applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Studies for Project outside of Adopted Plan Areas" on page 2 of the current Fee Schedule for calculation of environmental application fees.⁶

Based on the preliminary review of the proposed project, it is uncertain whether the project could potentially have significant environmental impacts. Therefore, the environmental review process would require preparation of a CPE to determine if any topics could result in adverse environmental impacts that may not be mitigable through measures identified in the *Western SoMa Community Plan EIR*. If, on the basis of the Historic Resource Evaluation or other topic in the CPE checklist, a determination is rendered that the proposed project results in one or more adverse effects, which cannot be mitigated to a less-than-significant level, then a focused EIR must be prepared.

PLANNING DEPARTMENT APPROVALS:

Conditional Use authorization from the Planning Commission, which may be coupled with **Variance** requests, is required pursuant to Planning Code Section 303 for *off-street parking* and *dwelling unit mix* (see Preliminary Comments for details). The Conditional Use authorization is subject to a public hearing before the Planning Commission and must meet the findings of Sections 303 and 101.1(b) and be consistent with the General Plan.

A **Variance** from the Zoning Administrator, which may be coupled with the Conditional Use authorization, is required pursuant to Planning Code Section 305 for: *rear yard, exposure, usable open space* and *obstructions* (see Preliminary Comments for details).

A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use Authorization and Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center (PIC) at 1660 Mission Street, and

⁶ San Francisco Planning Department. Schedule for Application Fees. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

Please also note that although a Large Project Authorization application type was considered for the proposal, because the proposal consists of two separate parcels, neither of which includes new development that exceeds 75 feet in height, involves more than 25,000 gross square feet of new construction, or has 200 linear feet or more of contiguous street frontage on a public right-of-way, the project does not qualify for a Large Project Authorization (LPA) application type which would otherwise allow for a variety of exception requests from the Code. Furthermore, the LPA only applies to projects in the Eastern Neighborhoods Mixed-Use Districts. As an NCT District, defined under Article 7 of the Planning Code, the Folsom Street NCT, is not an Eastern Neighborhood Mixed-Use District.

The applicant should consult with the Department of Building Inspection (DBI) to discuss issues associated with the proposed development being built across the shared rear property line. In reviewing the development proposal as one that spans two zoning districts, 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.

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. Specifically, notification is required for the:

1. Conditional Use Authorization
2. Variance
3. Building Permit (Section 312)

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 (**for that portion of the project within the Folsom Street NCT Zone**):

1. **Off-Street Parking.** Pursuant to Planning Code Section 151.1 Table 151.1 and 151.1 (g), a Conditional Use Authorization is required to allow the number of accessory off-street parking spaces to exceed 8 parking spaces up to a maximum of 11 spaces for the residential use. Planning Code Section 151.1 establishes no off-street accessory parking requirement for uses within the Folsom Street

Neighborhood Commercial Transit District (NCT). Pursuant to Planning Code Section 151.1 Table 151.1, the maximum number of accessory off-street parking spaces permitted (without requiring a CU) for the proposed 15 dwelling units is one parking space for every two dwelling units or 8 parking spaces ($15/2 = 7.5$ or 8 parking spaces).

2. **Dwelling Unit Mix.** Pursuant to Planning Code Section 207.6, the project is required to provide a minimum of 40% 2-bedrooms or a minimum of 30% 3-bedrooms. As proposed, the project only provides 13% 2-bedrooms, and 7% 3-bedrooms and therefore does not comply. A Conditional Use Authorization is required to modify the required dwelling unit mix, however, please note that in addition to the conditions set forth in Planning Code Section 303, the Planning Commission shall also consider the following criteria:
 - The project demonstrates a need or mission to serve unique populations, or
 - The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements.
1. **Rear Yard.** Planning Code Section 134(a)(1)(B) requires the project to provide a rear yard of at least 25% of the lot depth or 22.5 feet ($.25 \times 90 \text{ feet} = 22.5 \text{ feet}$) for that portion of the lot 90 feet in depth and 21.25 feet ($.25 \times 85 \text{ feet} = 21.25 \text{ feet}$) for that portion of the lot 85 feet in depth at the second story, and at each succeeding story of the building. As proposed, portions of the subject building from the second through sixth floors encroach into the minimum required rear yard. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance** pursuant to Planning Code Section 134(e).
2. **Exposure.** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. As proposed, it appears six dwelling units do not meet the exposure requirement at the interior courtyard: Unit #205, Unit #206, Unit #305, Unit #306, Unit #403, Unit #404. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance**. Please note that the Planning Department generally encourages that code-compliant exposure be provided for each dwelling unit.
3. **Usable Open Space.** Pursuant to Planning Code Section 135(d) Table 135A, the project would be required to provide a minimum of 1,200 sf of private usable open space ($80\text{sf per du} \times 15 \text{ du's} = 1,200 \text{ sf}$) or 1,596 sf of common usable open space ($106.4 \text{ sf per du} \times 15 \text{ du's} = 1,596 \text{ sf}$). Although, the project provides 1,846 sf of private usable open space, as proposed, 11 dwelling units (Unit #207, Unit #208, Unit #305, Unit #306, Unit #307, Unit #308, Unit #403, Unit #404, Unit #405, Unit #406, Unit #502) do not meet the minimum usable open space requirement (per unit) and therefore require a **Variance**.
4. **Obstructions.** Planning Code Section 136(c)(1)(B) establishes the maximum distance that overhead horizontal projections (of purely architectural or decorative character with a vertical dimension of no more than 2'-6" and not increasing the floor area or the volume of space enclosed by the building) may project beyond the property line into the street. The maximum projection permitted is three feet at roof level and one foot at every other level. As proposed, the 3'-0" (beyond the property line over the street) architectural element that frames the fenestration on the Folsom Street façade exceeds the one foot maximum at the 2nd-5th floors, as well as, the 2'-6" maximum height dimension; and therefore, requires a **Variance**.

5. **Bicycle Parking.** Pursuant to Planning Code Section 155 and based on the proposed number of dwelling units, at least 15 Class I bicycle parking spaces are required for the residential component and at least two Class II bicycle parking spaces are required for the commercial component.

Upon reviewing the plans, it appears the project does not provide the requisite number of Class I bicycle parking spaces (only 13 instead of the required 15 spaces) nor the requisite number of Class II bicycle parking spaces (0 instead of the required two spaces). Please amend the plans to demonstrate compliance and label the bicycle Class Type (Type I or II). Also, please ensure the bicycle parking proposed satisfies the bicycle parking design standards established in Zoning Administrator Bulletin #9 (see attached).

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project (**for that portion of the project within the RED-MX Zone**):

1. **Rear Yard.** Planning Code Section 134(a)(1)(E) requires the project to provide a rear yard of at least 25% of the lot depth or 18.75 feet (.25 x 75 feet = 18.75 feet) for that portion of the lot 75 feet in depth and 20 feet (.25 x 80 feet = 20 feet) for that portion of the lot 80 feet in depth at the ground level for for any building containing a dwelling unit, and at each succeeding level or story of the building. As proposed, the building occupies the entire ground floor and portions of the subject building from the second through fourth floors encroach into the minimum required rear yard and therefore, does not comply. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance** pursuant to Planning Code Section 305.
2. **Exposure.** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. As proposed, it appears five dwelling units do not meet the exposure requirement at the interior courtyard: Unit #203, Unit #204, Unit #303, Unit #304, Unit #402. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance**. Please note that the Planning Department generally encourages that code-compliant exposure be provided for each dwelling unit.
3. **Usable Open Space.** Pursuant to Planning Code Section 823(c)(2)(A), the project would be required to provide a minimum of 880 sf of private or publically accessible open space (80sf per du x 11 du's = 880 sf). Although the project provides 3,805 sf of private and common (not publically accessible) usable open space, as proposed, 7 dwelling units (Unit #201, Unit #202, Unit #301, Unit #302, Unit #303, Unit #304, Unit #402) do not meet the minimum private or publically accessible usable open space requirement and therefore require a **Variance**.
4. **Dwelling Unit Mix.** Pursuant to Planning Code Section 207.6, the project is required to provide a minimum of 40% 2-bedrooms or a minimum of 30% 3-bedrooms. As proposed, the project only provides 18% 2-bedrooms and therefore does not comply. A Variance is required to modify the required dwelling unit mix. Alternatively, in the Eastern Neighborhood Districts, these requirements may be waived in return for provision of family-sized affordable units, pursuant to Planning Code Section 419. To receive this waiver, 100% of the total number of inclusionary units required by Planning Code Section 415 or 419 shall contain at least 2-bedrooms.
5. **Street Trees.** Planning Code Section 138.1 requires one 24-inch box street tree for every 20 feet of property frontage for new construction. With a property frontage of 50 feet, the project is required to

provide three street trees (50 feet/20 = 2.5 rounds up to 3). The project plans only provide two street trees and therefore does not comply. The applicant may elect to modify the project plans to comply or seek a waiver from the street tree requirement subject to Zoning Administrator approval. To receive a preliminary street tree waiver assessment, the applicant should submit a Tree Referral form (see attached) to the Department of Public Works (DPW).

6. **Bicycle Parking.** Pursuant to Planning Code Section 155 and based on the proposed commercial floor area (assuming general retail) at least two Class II bicycle parking spaces are required. Upon reviewing the plans, it appears the project does not provide the requisite number of Class II bicycle parking spaces. Please amend the plans to demonstrate compliance and be sure to label the bicycle Class Type (Type I or II). Also, please ensure the bicycle parking proposed satisfies the bicycle parking design standards established in Zoning Administrator Bulletin #9 (see attached).

The following provisions **apply generally to both districts:**

7. **Bird Safety.** Planning Code Section 139 establishes bird-safe standards for new building construction to reduce bird mortality from circumstances that are known to pose high risk to birds and are considered to be “bird hazards”. The two circumstances regulated by this Section are: 1) location-related hazards, where the siting of a structure creates increased risk to birds, and 2) feature-related hazards, which may create increased risk to birds regardless of where the structure is located.

The project site does not pose a location-related bird hazard since it is located more than 300 feet beyond an Urban Bird Refuge. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 sf and larger in size. Any structure that contains these elements shall treat 100% of the glazing on feature-specific hazards. Detailed architectural plans that specify the materials, colors and finishes of the project have not yet been provided in order to determine whether the project satisfies this code section.

8. **Transparency and Fenestration.** Section 145.1 requires that at least 60% of the ground floor street frontage which contains active uses be visually-transparent into the building. Detailed architectural plans that specify the materials, colors and finishes of the project have not yet been provided in order to determine whether the project satisfies this code section.
9. **Parking Arrangement and Curb Cut Limits.** Section 155 requires that driveways crossing sidewalks shall be no wider than necessary for ingress and egress, and shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of on-street parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements. Staff believes the proposed 20'-0" wide curb cut off of 10th Street could be reduced in width while still providing adequate vehicular access to the site. Please modify the project plans accordingly.
10. **Transit Impact Development Fee.** This project is subject to the applicable fees outlined in Planning Code Section 411 et seq.

11. **Affordability.** This project is subject to the Affordable Housing requirements outlined in Planning Code Section 415 et seq.
12. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable Eastern Neighborhood Impact Fees outlined in Planning Code Section 423 et seq.

PRELIMINARY DESIGN COMMENTS:

The project is located in Western SoMa within the Folsom Street Neighborhood Commercial Transit district. The area is primarily two to three stories in height with adjacent Modern buildings although the larger block character is mixed industrial and residential. The predominant materials are masonry with punched horizontal glazing. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** The Planning Department has no comments.
2. **Street Frontage.** The front façade seems to address the horizontality of its Modern neighbors in an appropriate way although the extent of glazing at the ground level seems out of character with the neighborhood. One suggestion would be to increase the solid bulkhead above glass. The Planning Department was unclear about the inclusion of a ramp at the ground floor residential unit along Clementina unless it was intended to be an accessible one. Otherwise, if it is not required as such, the Planning Department would prefer landscaping or porch space as a buffer with the street.
3. **Parking.** The Planning Department recommends reducing parking and including some bicycle parking at ground level.
4. **Architecture.** The Planning Department finds the Folsom façade compelling but encourages the designers to revise and improve the Clementina façade in character and detailing. The Clementina façade should be as compelling and rich even if at the smaller residential scale.

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 3, 2016**. 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.

Enclosures: Neighborhood Group Mailing List
 Conditional Use Authorization Application
 Variance Application
 Planning Bulletin #9: Bicycle Parking Requirements: Design & Layout
 SFPUC Recycled Water Information Sheet

Tree Disclosure Affidavit
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin

cc: James Gallagher, Project Sponsor
Chris Townes, Current Planning
Maia Small, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Jerry Robbins, MTA
Jerry Sanguinetti, DPW



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 3, 2014
TO: Mr. James Gallagher
FROM: Joy Navarrete, Planning Department
RE: PPA Case No. 2014.0964U for
1228 Folsom / 723-725 Clementina Streets

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Michael Jacinto at (415) 575-9033 or michael.jacinto@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 "Joy Navarrete", written over a horizontal line.

Joy Navarrete, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: October 3, 2014
Case No.: **2014.0964U**
Project Address: 1228 Folsom Street, 723-725 Clementina Street
Block/Lot: 3729/011, 037, 038
Zoning: NCT/RED-MX
65X/45X
Area Plan: Western SoMa
Project Sponsor: Riyadh Ghannam
415-695-6202
Staff Contact: Michael Jacinto – 415.575.9033
michael.jacinto@sfgov.org

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

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DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project is comprised of three existing buildings on three lots (Assessor Block 3729/011, 037, 038; total combined lot area 6,250 square feet [sf]). These three buildings include: 1228 Folsom Street, a 4,373-square-foot industrial warehouse, constructed in 1906; 723 Clementina Street, a 1,999-square-foot, two-story, wood-frame industrial building constructed in 1924; and 725 Clementina Street, a 1,873-square-foot, two-story industrial structure constructed in 1926. Project site buildings provide a total of about 8,245 square feet of space. The proposed project entails demolition of the site's three existing buildings, a merger of the three parcels into a single lot, and construction of a 4-6 story residential building containing 26 dwellings over 4,295 square feet of ground floor commercial retail space and 16 parking spaces in a basement. Open space for building residents would be provided in an accessible courtyard within the building's interior, as well as private balconies and terraces connected to individual dwellings.

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 Western SoMa Community Plan, which was evaluated in *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project (FEIR)*, certified in 2008.¹ Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). 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 *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Environmental Impact Report ("Western SoMa EIR")*, 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 *Western SoMa EIR* 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); (b) the CPE certificate fee (currently \$7,580); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa EIR*.
2. **CPE + Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Western SoMa EIR*, 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 *Western SoMa EIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa EIR* 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) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa EIR*.
3. **CPE+ 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 *Western SoMa EIR*, with all pertinent mitigation measures and CEQA findings from the *Western*

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

SoMa EIR 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); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa EIR*.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application**.

This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current *Fee Schedule* for calculation of environmental application fees. **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.** The following environmental issues would likely be addressed as part of the project's environmental review based on our preliminary review of the proposed project as it is described in the Preliminary Project Assessment (PPA) submittal dated June 24, 2014:

- **Historic Architectural Resources.** The project site is located in San Francisco's South of Market Area (SoMa). In 2010, the Planning Department completed an historic resource survey of properties over 45 years old in SoMa as part of the Eastern Neighborhoods Rezoning and Area Plans Project (East SoMa) and Western SoMa community planning processes. The boundaries of the SoMa Survey area are roughly Mission Street to Townsend Street, between 1st and 13th Streets. The SoMa Survey documented 2,142 individual properties, of which approximately 1,467 properties were constructed during or prior to 1964. These structures, like those on the project site meet the minimum age threshold of 50 years; this age threshold necessitates an evaluation to determine whether properties (structures, sites, etc.) convey historic significance that could make them eligible for listing on the California or National Register of Historic Places.

According to Planning Department records, the project site's extant buildings have been evaluated and are designated as follows: 1228 Folsom Street was rated "6Z" as part of the South of Market Historic Resource Survey, meaning that through survey evaluation it was found ineligible for listing on the National Register of Historic Places, the California Register of Historic Places or local designation. 723 Clementina Street, constructed in 1924, was rated "3D" as part of that same survey, meaning that it appears eligible for the National Register as a contributor to the *West SoMa Light Industrial and Residential Historic District*. Similarly according to the same survey evaluation, 725 Clementina Street, constructed in 1926, was also assigned a "3D", making it eligible for listing as a contributory resource to the Light Industrial and Residential Historic District as well.

The proposed project consists of demolition of potential historic resources. These include the buildings at 723 and 725 Clementina Street, which were constructed 50 or more years ago and through survey evaluation appear eligible as contributors to the West SoMa Light Industrial and Residential Historic District. Therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of an 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, which shall be known as the potential consultant list or PCL. 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 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 excavation, grading, building construction as well as other types of soils movement. The project site is located on a site where no previous archeological survey has been prepared, but in an area where significant resources have been found. Based on this, the project would require a Preliminary Archeological Review (“PAR”), which would be conducted in-house by the Planning Department Archeologist. The PAR would determine what type of soils disturbance/modification would result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. Any available geotechnical report or Phase II Environmental Site Assessment (ESA) prepared for the project site would be reviewed as part of the archeological review for this project. In addition, it would also be determined if the project site is in an area that is archeologically sensitive. Please ensure that project drawings and the project description includes the estimated depth of excavation for the two below grade levels as well as the depth of any elevator pit and foundations required.

The result of this archeological review (PAR) would be provided in a memorandum to the environmental coordinator assigned to the project. If it is found that the project has the potential to affect an archeological resource, the PAR memorandum would identify any additional measures to be implemented. Such actions may include application of appropriate archeological mitigation measures and/or requiring additional archeological studies as part of the environmental evaluation. If an additional archeological study is required, it must be prepared by a qualified archeological consultant. The qualified consultant must be selected from a list of three archeological consultants from the Planning Department’s archeological resources consultant file provided by the Planning Department during the environmental review process.² The Planning Department Archeologist will also be informed by the geotechnical study of the project site’s subsurface geological conditions (see Geology, below).

- **Transportation and Circulation.** Based on the Planning Department’s transportation impact analysis guidelines, the project is not anticipated to add 50 PM peak hour person trips to the local roadway network and as such, a transportation study is not anticipated. However, an official determination will be made subsequent to submittal of the environmental evaluation application. The focus of the transportation review for the CEQA documentation would be on circulation effects – how vehicles, bicyclists and pedestrians would access the site and whether access to and circulation around the project site would be subject to possible conflicts with vehicular traffic. A transportation planner would work collaboratively with the environmental planner and with current planning, as appropriate to review the project’s design to ensure conflicts would be minimized through design, if applicable.

² San Francisco Planning Department. Consultant Resources, Archeological Review Consultant Pool. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>

- **Air Quality Analysis.** The project proposes residential uses and would be constructed in an area adjacent to residential uses, which are considered “sensitive receptors” for purposes of air quality analyses. The proposed project’s 26 dwelling units would not exceed the Bay Area Air Quality Management District’s (BAAQMD) construction screening levels for criteria air pollutants. Therefore an analysis of the project’s criteria air pollutant emissions is likely not 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 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 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.

The proposed project includes sensitive land uses (26 residential dwelling units) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants. In addition, Health Code Article 38 applies to the proposed project. Health Code Article 38 requires that new residential development greater than 10 units located within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether PM_{2.5} concentrations from roadway sources exceed 0.2 micrograms per cubic meter (0.2 µg/m³). Sponsors of projects on sites exceeding this level are required to install ventilation systems or otherwise redesign the project to reduce the outdoor PM_{2.5} exposure indoors. The proposed project is located within the Potential Roadway Exposure Zone, therefore an analysis of annual exposure to roadway related particulate matter would be required. You may choose to have the air quality assessment prepared by a qualified firm and forwarded to DPH for review, or you may request that DPH conduct the assessment. For more information on Health Code Article 38 please see: <http://www.sfdph.org/dph/EH/Air/default.asp>

Lastly, the proposed project may require a diesel back-up generator which would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. 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 and whether any additional mitigation measures identified in the underlying Western SoMa Area Plan EIR will be required. Should the project include stationary sources of air pollutants including, but not limited to, diesel boilers or back-up generators, an Air

Quality Technical Report may be required for additional air pollutant modeling. If an Air Quality Technical Report is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary.

- **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.³ 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.** The proposed project would introduce residential uses to the project site. Based on the City's GIS-based traffic noise model map, the project site is located along a segment of Folsom Street with noise levels above 70 dBA Ldn (a day-night averaged sound level). The Land Use Compatibility Chart for Community Noise in the San Francisco General Plan, Environmental Protection Element states that construction of new residential uses should be undertaken after a detailed analysis of the noise reduction requirements are made and needed noise insulation features included in the design of the building. These requirements are reflected in the following mitigation measures adopted as part of the Western SoMa Community Plan:

M-NO-1a: Interior Noise Levels for Residential Uses: 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, the project sponsor of future individual developments within the Project Area shall conduct a detailed analysis of noise reduction requirements prior to completion of environmental review. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the *San Francisco General Plan Land Use Compatibility Guidelines for Community Noise* to reduce potential interior noise levels to the maximum extent feasible. Additional noise attenuation features may need to be incorporated into the building design where noise levels exceed 70 dBA (Ldn) to ensure that acceptable interior noise levels can be achieved.

M-NO-1b: Siting of Noise-Sensitive Uses: To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new residential development and development that includes other noise-sensitive uses (primarily, residences, and also including schools and child care, religious, and convalescent facilities and the like), the San Francisco Planning Department shall

³ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with average and maximum noise level readings taken so as to be able to accurately describe maximum levels reached during nighttime hours) prior to the first project approval action. The analysis shall be prepared by persons 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 individual project site that appear to warrant heightened concern about noise levels in the vicinity. The analysis shall be conducted prior to completion of the environmental review process. Should the Planning Department conclude that such concerns be present, the San Francisco 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, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during project construction, measures to reduce construction noise may be required as part of the proposed project.

- **Hazardous Materials.** The proposed project would potentially result in disturbance of subsurface areas underlain by artificial fill materials, which could potentially contain hazardous materials. 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).

- **Shadow.** The proposal entails construction of a proposed a residential building that would be up to 65 feet tall. A shadow fan analysis was prepared for this project.⁴ The shadow analysis found that the proposed project would not cast shadow on any nearby parks or open space subject to the Planning Code Section 295.

⁴ San Francisco Planning Department. 2014. Shadow Fan for 1228 Folsom Street, 723-725 Clementina Street. A copy of this document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case number 2014.0964U.

- **Geology.** The project site is located in a Seismic Hazard Zone, specifically a liquefaction hazard zone, as identified in the San Francisco General Plan. Therefore, new construction on the project site is subject to a mandatory Interdepartmental Project Review.⁵ A geotechnical study prepared by a qualified consultant must be submitted with the Environmental Evaluation Application. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes, as assured through DBI's permit review process, would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
- **Stormwater.** If the project results in a ground surface disturbance of 5,000 sq. ft. 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 of 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>.
- **Recycled Water.** The City requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 sf. Please see the attached SFPUC document for more information.
- **Flood Notification.** The project site is in a block that has the potential to flood during storms. The SFPUC will review the permit application to comment on the proposed application and the potential for flooding during wet weather. Applicants for building permits for either new construction, change of use or change of occupancy, or for major alterations or enlargements shall contact the SFPUC at the beginning of the process to determine whether the project would result in ground-level flooding during storms. Requirements may include provision of measures to ensure positive sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters. The side sewer connection permits for such projects need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, DBI, or the Successor Agency to the San Francisco Redevelopment Agency. For

⁵ San Francisco Planning Department. Interdepartmental Project Review. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>

information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4: <http://50.17.237.182/docs/PlanningProvisions/info%20sheet%20v1.3.pdf>

- **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. Please be prepared to provide these mailing labels upon request during the environmental review process.

In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA). This 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 Project Description will be reviewed by the assigned Environmental Coordinator.** Environmental Evaluation Applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Studies for Project outside of Adopted Plan Areas" on page 2 of the current Fee Schedule for calculation of environmental application fees.⁶

Based on the preliminary review of the proposed project, it is uncertain whether the project could potentially have significant environmental impacts. Therefore, the environmental review process would require preparation of a CPE to determine if any topics could result in adverse environmental impacts that may not be mitigable through measures identified in the *Western SoMa Community Plan EIR*. If, on the basis of the Historic Resource Evaluation or other topic in the CPE checklist, a determination is rendered that the proposed project results in one or more adverse effects, which cannot be mitigated to a less-than-significant level, then a focused EIR must be prepared.

PLANNING DEPARTMENT APPROVALS:

Conditional Use authorization from the Planning Commission, which may be coupled with **Variance** requests, is required pursuant to Planning Code Section 303 for *off-street parking* and *dwelling unit mix* (see Preliminary Comments for details). The Conditional Use authorization is subject to a public hearing before the Planning Commission and must meet the findings of Sections 303 and 101.1(b) and be consistent with the General Plan.

A **Variance** from the Zoning Administrator, which may be coupled with the Conditional Use authorization, is required pursuant to Planning Code Section 305 for: *rear yard, exposure, usable open space* and *obstructions* (see Preliminary Comments for details).

A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use Authorization and Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center (PIC) at 1660 Mission Street, and

⁶ San Francisco Planning Department. Schedule for Application Fees. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

Please also note that although a Large Project Authorization application type was considered for the proposal, because the proposal consists of two separate parcels, neither of which includes new development that exceeds 75 feet in height, involves more than 25,000 gross square feet of new construction, or has 200 linear feet or more of contiguous street frontage on a public right-of-way, the project does not qualify for a Large Project Authorization (LPA) application type which would otherwise allow for a variety of exception requests from the Code. Furthermore, the LPA only applies to projects in the Eastern Neighborhoods Mixed-Use Districts. As an NCT District, defined under Article 7 of the Planning Code, the Folsom Street NCT, is not an Eastern Neighborhood Mixed-Use District.

The applicant should consult with the Department of Building Inspection (DBI) to discuss issues associated with the proposed development being built across the shared rear property line. In reviewing the development proposal as one that spans two zoning districts, 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.

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. Specifically, notification is required for the:

1. Conditional Use Authorization
2. Variance
3. Building Permit (Section 312)

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 (**for that portion of the project within the Folsom Street NCT Zone**):

1. **Off-Street Parking.** Pursuant to Planning Code Section 151.1 Table 151.1 and 151.1 (g), a Conditional Use Authorization is required to allow the number of accessory off-street parking spaces to exceed 8 parking spaces up to a maximum of 11 spaces for the residential use. Planning Code Section 151.1 establishes no off-street accessory parking requirement for uses within the Folsom Street

Neighborhood Commercial Transit District (NCT). Pursuant to Planning Code Section 151.1 Table 151.1, the maximum number of accessory off-street parking spaces permitted (without requiring a CU) for the proposed 15 dwelling units is one parking space for every two dwelling units or 8 parking spaces ($15/2 = 7.5$ or 8 parking spaces).

2. **Dwelling Unit Mix.** Pursuant to Planning Code Section 207.6, the project is required to provide a minimum of 40% 2-bedrooms or a minimum of 30% 3-bedrooms. As proposed, the project only provides 13% 2-bedrooms, and 7% 3-bedrooms and therefore does not comply. A Conditional Use Authorization is required to modify the required dwelling unit mix, however, please note that in addition to the conditions set forth in Planning Code Section 303, the Planning Commission shall also consider the following criteria:
 - The project demonstrates a need or mission to serve unique populations, or
 - The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements.
1. **Rear Yard.** Planning Code Section 134(a)(1)(B) requires the project to provide a rear yard of at least 25% of the lot depth or 22.5 feet ($.25 \times 90 \text{ feet} = 22.5 \text{ feet}$) for that portion of the lot 90 feet in depth and 21.25 feet ($.25 \times 85 \text{ feet} = 21.25 \text{ feet}$) for that portion of the lot 85 feet in depth at the second story, and at each succeeding story of the building. As proposed, portions of the subject building from the second through sixth floors encroach into the minimum required rear yard. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance** pursuant to Planning Code Section 134(e).
2. **Exposure.** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. As proposed, it appears six dwelling units do not meet the exposure requirement at the interior courtyard: Unit #205, Unit #206, Unit #305, Unit #306, Unit #403, Unit #404. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance**. Please note that the Planning Department generally encourages that code-compliant exposure be provided for each dwelling unit.
3. **Usable Open Space.** Pursuant to Planning Code Section 135(d) Table 135A, the project would be required to provide a minimum of 1,200 sf of private usable open space ($80\text{sf per du} \times 15 \text{ du's} = 1,200 \text{ sf}$) or 1,596 sf of common usable open space ($106.4 \text{ sf per du} \times 15 \text{ du's} = 1,596 \text{ sf}$). Although, the project provides 1,846 sf of private usable open space, as proposed, 11 dwelling units (Unit #207, Unit #208, Unit #305, Unit #306, Unit #307, Unit #308, Unit #403, Unit #404, Unit #405, Unit #406, Unit #502) do not meet the minimum usable open space requirement (per unit) and therefore require a **Variance**.
4. **Obstructions.** Planning Code Section 136(c)(1)(B) establishes the maximum distance that overhead horizontal projections (of purely architectural or decorative character with a vertical dimension of no more than 2'-6" and not increasing the floor area or the volume of space enclosed by the building) may project beyond the property line into the street. The maximum projection permitted is three feet at roof level and one foot at every other level. As proposed, the 3'-0" (beyond the property line over the street) architectural element that frames the fenestration on the Folsom Street façade exceeds the one foot maximum at the 2nd-5th floors, as well as, the 2'-6" maximum height dimension; and therefore, requires a **Variance**.

5. **Bicycle Parking.** Pursuant to Planning Code Section 155 and based on the proposed number of dwelling units, at least 15 Class I bicycle parking spaces are required for the residential component and at least two Class II bicycle parking spaces are required for the commercial component.

Upon reviewing the plans, it appears the project does not provide the requisite number of Class I bicycle parking spaces (only 13 instead of the required 15 spaces) nor the requisite number of Class II bicycle parking spaces (0 instead of the required two spaces). Please amend the plans to demonstrate compliance and label the bicycle Class Type (Type I or II). Also, please ensure the bicycle parking proposed satisfies the bicycle parking design standards established in Zoning Administrator Bulletin #9 (see attached).

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project (**for that portion of the project within the RED-MX Zone**):

1. **Rear Yard.** Planning Code Section 134(a)(1)(E) requires the project to provide a rear yard of at least 25% of the lot depth or 18.75 feet (.25 x 75 feet = 18.75 feet) for that portion of the lot 75 feet in depth and 20 feet (.25 x 80 feet = 20 feet) for that portion of the lot 80 feet in depth at the ground level for for any building containing a dwelling unit, and at each succeeding level or story of the building. As proposed, the building occupies the entire ground floor and portions of the subject building from the second through fourth floors encroach into the minimum required rear yard and therefore, does not comply. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance** pursuant to Planning Code Section 305.
2. **Exposure.** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. As proposed, it appears five dwelling units do not meet the exposure requirement at the interior courtyard: Unit #203, Unit #204, Unit #303, Unit #304, Unit #402. The applicant may elect to modify the project to comply with Code or seek and justify a **Variance**. Please note that the Planning Department generally encourages that code-compliant exposure be provided for each dwelling unit.
3. **Usable Open Space.** Pursuant to Planning Code Section 823(c)(2)(A), the project would be required to provide a minimum of 880 sf of private or publically accessible open space (80sf per du x 11 du's = 880 sf). Although the project provides 3,805 sf of private and common (not publically accessible) usable open space, as proposed, 7 dwelling units (Unit #201, Unit #202, Unit #301, Unit #302, Unit #303, Unit #304, Unit #402) do not meet the minimum private or publically accessible usable open space requirement and therefore require a **Variance**.
4. **Dwelling Unit Mix.** Pursuant to Planning Code Section 207.6, the project is required to provide a minimum of 40% 2-bedrooms or a minimum of 30% 3-bedrooms. As proposed, the project only provides 18% 2-bedrooms and therefore does not comply. A Variance is required to modify the required dwelling unit mix. Alternatively, in the Eastern Neighborhood Districts, these requirements may be waived in return for provision of family-sized affordable units, pursuant to Planning Code Section 419. To receive this waiver, 100% of the total number of inclusionary units required by Planning Code Section 415 or 419 shall contain at least 2-bedrooms.
5. **Street Trees.** Planning Code Section 138.1 requires one 24-inch box street tree for every 20 feet of property frontage for new construction. With a property frontage of 50 feet, the project is required to

provide three street trees (50 feet/20 = 2.5 rounds up to 3). The project plans only provide two street trees and therefore does not comply. The applicant may elect to modify the project plans to comply or seek a waiver from the street tree requirement subject to Zoning Administrator approval. To receive a preliminary street tree waiver assessment, the applicant should submit a Tree Referral form (see attached) to the Department of Public Works (DPW).

6. **Bicycle Parking.** Pursuant to Planning Code Section 155 and based on the proposed commercial floor area (assuming general retail) at least two Class II bicycle parking spaces are required. Upon reviewing the plans, it appears the project does not provide the requisite number of Class II bicycle parking spaces. Please amend the plans to demonstrate compliance and be sure to label the bicycle Class Type (Type I or II). Also, please ensure the bicycle parking proposed satisfies the bicycle parking design standards established in Zoning Administrator Bulletin #9 (see attached).

The following provisions **apply generally to both districts:**

7. **Bird Safety.** Planning Code Section 139 establishes bird-safe standards for new building construction to reduce bird mortality from circumstances that are known to pose high risk to birds and are considered to be "bird hazards". The two circumstances regulated by this Section are: 1) location-related hazards, where the siting of a structure creates increased risk to birds, and 2) feature-related hazards, which may create increased risk to birds regardless of where the structure is located.

The project site does not pose a location-related bird hazard since it is located more than 300 feet beyond an Urban Bird Refuge. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 sf and larger in size. Any structure that contains these elements shall treat 100% of the glazing on feature-specific hazards. Detailed architectural plans that specify the materials, colors and finishes of the project have not yet been provided in order to determine whether the project satisfies this code section.

8. **Transparency and Fenestration.** Section 145.1 requires that at least 60% of the ground floor street frontage which contains active uses be visually-transparent into the building. Detailed architectural plans that specify the materials, colors and finishes of the project have not yet been provided in order to determine whether the project satisfies this code section.
9. **Parking Arrangement and Curb Cut Limits.** Section 155 requires that driveways crossing sidewalks shall be no wider than necessary for ingress and egress, and shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of on-street parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements. Staff believes the proposed 20'-0" wide curb cut off of 10th Street could be reduced in width while still providing adequate vehicular access to the site. Please modify the project plans accordingly.
10. **Transit Impact Development Fee.** This project is subject to the applicable fees outlined in Planning Code Section 411 et seq.

11. **Affordability.** This project is subject to the Affordable Housing requirements outlined in Planning Code Section 415 et seq.
12. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable Eastern Neighborhood Impact Fees outlined in Planning Code Section 423 et seq.

PRELIMINARY DESIGN COMMENTS:

The project is located in Western SoMa within the Folsom Street Neighborhood Commercial Transit district. The area is primarily two to three stories in height with adjacent Modern buildings although the larger block character is mixed industrial and residential. The predominant materials are masonry with punched horizontal glazing. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** The Planning Department has no comments.
2. **Street Frontage.** The front façade seems to address the horizontality of its Modern neighbors in an appropriate way although the extent of glazing at the ground level seems out of character with the neighborhood. One suggestion would be to increase the solid bulkhead above glass. The Planning Department was unclear about the inclusion of a ramp at the ground floor residential unit along Clementina unless it was intended to be an accessible one. Otherwise, if it is not required as such, the Planning Department would prefer landscaping or porch space as a buffer with the street.
3. **Parking.** The Planning Department recommends reducing parking and including some bicycle parking at ground level.
4. **Architecture.** The Planning Department finds the Folsom façade compelling but encourages the designers to revise and improve the Clementina façade in character and detailing. The Clementina façade should be as compelling and rich even if at the smaller residential scale.

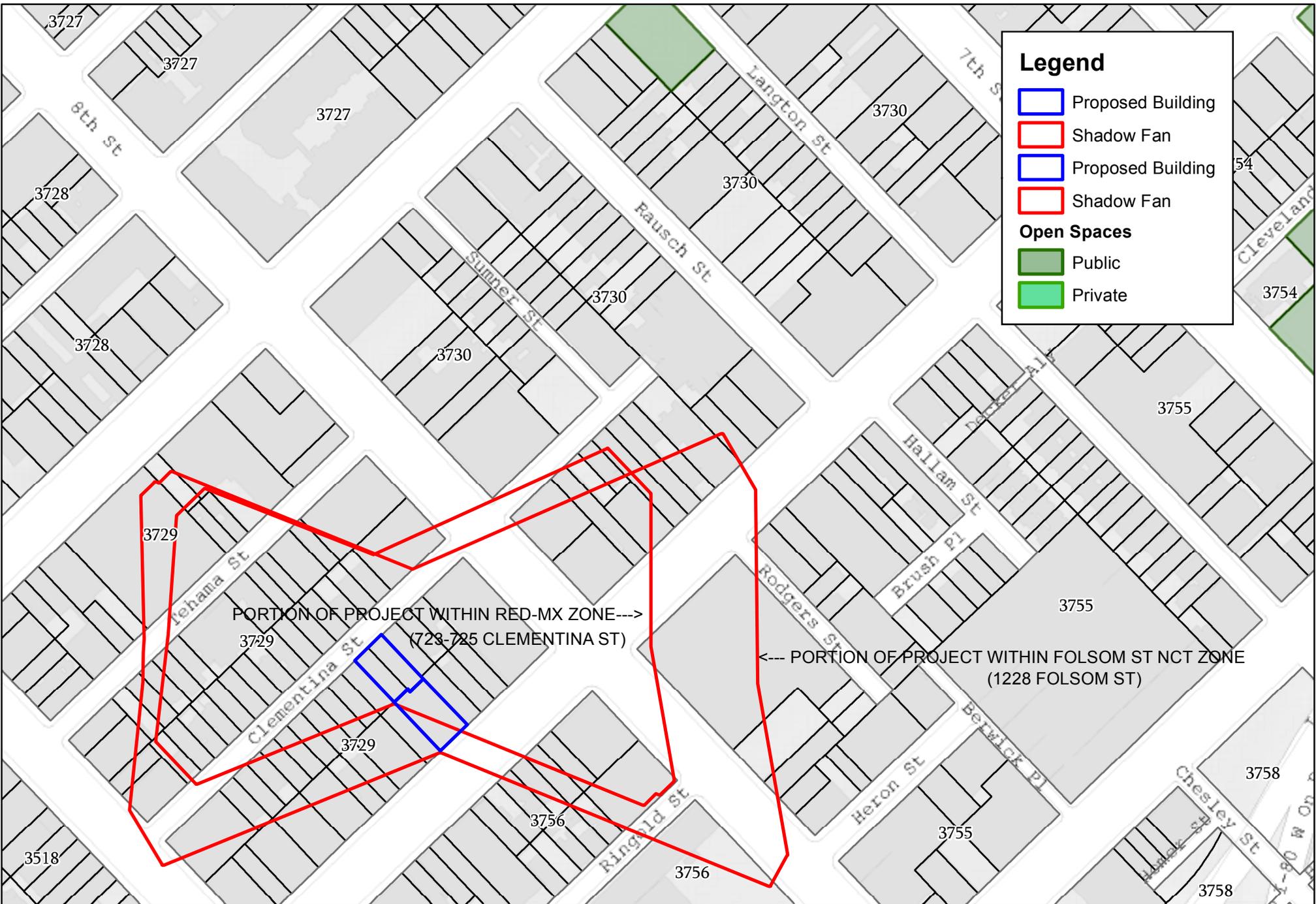
PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

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 3, 2016**. 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.

Enclosures: Neighborhood Group Mailing List
Conditional Use Authorization Application
Variance Application
Planning Bulletin #9: Bicycle Parking Requirements: Design & Layout
SFPUC Recycled Water Information Sheet

Tree Disclosure Affidavit
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin

cc: James Gallagher, Project Sponsor
Chris Townes, Current Planning
Maia Small, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Jerry Robbins, MTA
Jerry Sanguinetti, DPW



Legend

- Proposed Building
- Shadow Fan
- Proposed Building
- Shadow Fan

Open Spaces

- Public
- Private

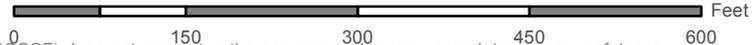
PORTION OF PROJECT WITHIN RED-MX ZONE--->
(723-725 CLEMENTINA ST)

--- PORTION OF PROJECT WITHIN FOLSOM ST NCT ZONE
(1228 FOLSOM ST)

Title: Preliminary Shadow Analysis: 1228 Folsom/723-725 Clementina Ave. (ref: 2014.0964U)

Comments: Proposed bldg height (RED-MX portion): 55' [45' (to roof) = 10' (for mech/p.h)]
Proposed bldg height (Folsom St. NCT portion): 75' [65' (to roof) + 10' (mech/p.h.)]

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