



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 1, 2014
TO: Marc Dimalanta
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2014.1201U for 2435-2445 16th Street

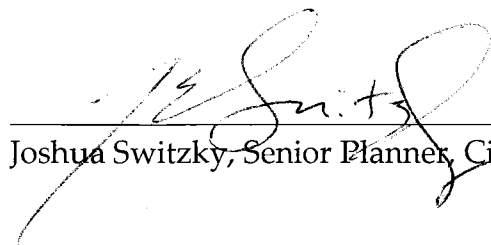
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kimia Haddadan, at (415) 575-9068 or Kimia.haddadan@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joshua Switzky, Senior Planner, Citywide Planning



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: October 1, 2014
Case No.: **2014.1201U**
Project Address: 2435-2445 16th Street
Block/Lot: 3965/021
Zoning: UMU- Urban Mixed Use
Mission Alcohol Restrict/ Fringe Financial Service RUD
68-X
Area Plan: Eastern Neighborhoods, Mission
Project Sponsor: Marc Dimalanta (D-Scheme Studio Architects)
415-865-6113
Staff Contact: Kimia Haddadan – 415-575-9068
kimia.haddadan@sfgov.org

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DISCLAIMERS:

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

PROJECT DESCRIPTION:

The proposal is to demolish the existing auto repair shops and construct a new 7-story building with 53 residential units and ground floor with residential/commercial flex spaces. Proposed parking on ground floor and basement level to provide 38 independent spaces on mechanical lifts, 3 tandem surface spaces, and 3 handicap accessible surface spaces; 53 total parking spaces

ENVIRONMENTAL REVIEW:

Community Plan Exemption

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR (FEIR)*, certified in 2008.¹ 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:

- i. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in *the Eastern Neighborhoods Rezoning and Area Plans Final EIR ("Eastern Neighborhoods FEIR")*, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from *the Eastern Neighborhoods FEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (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 Eastern Neighborhoods FEIR*.
- ii. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in *the Eastern Neighborhoods FEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by *the Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from *the Eastern Neighborhoods FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (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 Eastern Neighborhoods FEIR*.
- iii. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by *the Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from *the Eastern Neighborhoods FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); (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 Eastern Neighborhoods FEIR*.

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

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

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.** Below is a list of topic areas that would require additional study based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated August 1, 2014.

1. **Historic Architectural Resources.** Constructed in 1924, the existing building on the project site was previously evaluated in the Showplace Square – Northeast Mission Historic Survey and found ineligible individually for national, state, or local listing. However, the project site is located within an eligible historic district (Northeast Mission Industrial Employment Area). Therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of a Historic Resource Evaluation (HRE) by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards. The department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool, which shall be known as the potential consultant list or PCL. Once the EEA 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.
2. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 12 feet below grade. The project site is located within an area where no previous archeological survey has been prepared. The *Eastern Neighborhoods FEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

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

Alternatively, preparation of a PASS would require the project sponsor to retain the services of a qualified archeological consultant from the Planning Department's rotational Qualified

Archeological Consultants List (QACL). The project sponsor must contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The whole QACL is available at

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

The Preliminary Archeological Sensitivity Study (PASS) should contain the following:

- a) The historical uses of the project site based on any previous archeological documentation and Sanborn maps;
- b) Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the CRHR;
- c) Determine if the 19th or 20th century soils-disturbing activities may have adversely affected potential archeological resources;
- d) Assess potential project effects in relation to the depth of any identified potential archeological resources;
- e) Conclusion: assessment of whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action.

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

3. **Transportation Study.** Based on the Planning Department's transportation impact analysis guidelines, the project as proposed would potentially add approximately 78 PM peak hour person trips. A transportation study is not anticipated. However, an official determination regarding the need for a transportation study will be made subsequent to submittal of the EEA. The Planning Department's Transportation subgroup has reviewed the proposed development plan and made the following comments and suggestions:

- a) Consider eliminating or reducing parking (up to 0.5 spaces per unit), especially since project site is located near Muni routes (including rapid network, a BART station, and bicycle routes).
- b) Consider reducing driveway width to 10-12 feet max.
- c) Consider connecting bicycle parking spaces to the lobby.
- d) Consider residential transportation demand management measures.
- e) Include removal of curb cuts on 16th Street as part of project and show these on the plans.
- f) Provide specifications for mechanical car lifts.

4. **Hazardous Materials.** The proposed project would likely disturb 50 cubic yards of soil or more in an area with current industrial/fuel-related uses. 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 EEA.

Eastern Neighborhoods FEIR Hazardous Mitigation Measure L-1: Hazardous Building Materials would be applicable to the proposed project. This mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs), such as fluorescent light ballasts, and any other fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials, either before or during work, must be abated according to applicable federal, state, and local laws.

5. **Naturally Occurring Asbestos.** Based upon mapping conducted by the U.S. Geological Survey (USGS), the project site is underlain by serpentine rock. Project construction activities could release serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105, and are enforced by the Bay Area Air Quality Management District (BAAQMD). The proposed project would be required to comply with the requirements of the Asbestos ATCM, which include measures to control fugitive dust from construction activities, in addition to the requirements of the Construction Dust Control Ordinance discussed below.

Because the existing building was constructed prior to 1980, asbestos-containing materials such as floor and wall coverings, may be found in the building. The BAAQMD is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for requirements related to demolition of buildings that may contain asbestos-containing materials. In addition, because of its age, lead paint may be found in the existing building. Please contact the San

Francisco Department of Building Inspections (DBI) for requirements related to the demolition of buildings that may contain lead paint.

6. **Air Quality (AQ) Analysis.** The proposed project at 53 dwelling units and 3,926 sf of residential/commercial flex space would be below the BAAQMD's construction and operational screening levels for criteria air pollutants.² Therefore, an analysis of the project's criteria air pollutant emissions would likely not be required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

If the project would generate new sources of toxic air contaminants including, but not limited to diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Detailed information related to any proposed stationary sources shall be provided with the EEA.

7. **Geology.** A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should identify the primary geotechnical concerns associated with the proposed project and site and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. The geotechnical investigation will also assist in the archaeological review of the project site (see Archaeological Resources section above).
8. **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.

² BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

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

9. **Noise.** The project site is located along 16th Street where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). The *Eastern Neighborhoods FEIR* identified a number of noise mitigation measures applicable to construction as well as siting noise-sensitive (e.g., residential) land uses in areas that are substantially affected by existing noise levels. The following measures would apply to the proposed project.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-1: Construction Noise addresses requirements related to the use of pile-driving. If the project would involve pile driving, *Noise Mitigation Measure F-1* would apply to the proposed project. This mitigation measure requires that contractors use equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheet pile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

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

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

Since the proposed project includes new commercial areas on the ground floor that may generate noise levels in excess of ambient noise, *Mitigation Measure F-5: Siting of Noise Generating Uses* would require the project sponsor to prepare a site survey that identifies potential noise-sensitive uses within 900 feet of, and having a direct line-of-sight to, the project site. Similar to *Mitigation Measure F-4*, the study must include at least one 24-hour noise measurement with maximum noise level readings taken at least every 15 minutes, and must consider the proximity of the

proposed project's residential uses to the commercial uses. The analysis should demonstrate with reasonable certainty that the proposed project would comply with Section 2909 of the *San Francisco Police Code* and the land use compatibility requirements of the *General Plan*.

Should the project require installation of new heating, ventilation, and air conditioning (HVAC) systems or other stationary noise sources, such as a backup diesel generator, the proposed noise source(s) would be required to meet the noise requirements identified in Article 29 of the Police Code and would be required to comply with *Mitigation Measure F-5*. Any proposed noise sources would be evaluated for consistency with *Mitigation Measure F-5* during the environmental review process.

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

10. **Shadow Study.** The proposed project would result in construction of a building that is over 40 feet in height and would require a shadow fan analysis. A preliminary shadow fan analysis has been prepared by Planning Department staff, and indicates that the proposed project could cast shadows on Franklin Square a recreational resource subject to Planning Code 295.⁴ Further shadow analysis would be required for the Section 295 space as part of the environmental review for the project. The project sponsor is required to hire a qualified consultant to prepare a detailed shadow study and submit a Shadow Study Application, which can be found on the Planning Department's website. A separate fee is required. The consultant would be required to prepare a scope of work for review and approval by Planning Department prior to commencement of the analysis.
11. **Stormwater.** The proposed project would result in ground surface disturbance of 5,000 sf or greater and is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding San Francisco Public Utilities Commission (SFPUC) Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance

⁴ Preliminary Shadow Study Analysis for 2014.1201U

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>.

12. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the Site Plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit a *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans.
13. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the environmental review. Please be prepared to provide mailing addresses on a CD upon request following submittal of the EEA.
14. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a focused initial study/mitigated negative declaration with a supporting CPE checklist. If the additional analyses identify

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

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet.
2. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

Large Project Authorization applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

In addition to the notification requirements for Large Project Authorizations, this project will also require Neighborhood Notification pursuant to Planning Code 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.

1. **Eastern Neighborhoods Area Plan.** The subject property falls within the area covered by the Eastern Neighborhoods Area Plan (Mission) in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, however the proposed project is not fully consistent with key policies related to parking. The project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=2321>.
1. **Residential Units with Expanded Accessory Uses.** The current proposal indicates that the three ground floor units will be residential/commercial flex units. Per Planning Code Section 329(c)(10), these units shall be residential first and foremost. However, the Planning Commission may grant a modification to the accessory use controls to allow for larger and more intense accessory uses within the residential units. Please be advised that the proposal must specify exactly what area of the residential use is dedicated to an expanded accessory use, and further, what specific exemptions from 803.3(b)(1)(c) are requested.
2. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 states that residential uses may be considered active uses on the ground floor only if more than 50 percent of the linear residential street frontage at the ground level feature walk-up dwelling units which provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines. Please review the 'Preliminary Design Comments' for further direction on how to comply with this requirement.
3. **Rear Yard Modification.** Planning Code Section 134 requires properties within a UMU Zoning District to provide a rear yard equal to 25% of the lot depth at the lowest level containing a dwelling. Alternative configurations of a rear yard, such as currently proposed, may be pursued through a Large Project Authorization pursuant to Planning Code Section 134(f) and 329(d)(7). Provided the following criteria are met:
 - a. A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;
 - b. The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

- c. The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section [307\(h\)\(1\)](#).

Upon submission of the Large Project Authorization, please include the footprint and general envelope of the adjacent neighbors so that the Department can adequately review the impact of the massing configuration on adjacent properties.

4. **Obstructions over Streets.** Planning Code Section 136(c)(2) establishes the maximum envelope for bay windows at the front property line, the minimum horizontal separation between bay windows, and the required amount of glazing. A scaled set of plans will be required to confirm conformance with the requirements under Planning Code Section 136; however, as proposed, the front bay windows do not comply with the glazing requirements.
5. **Standards for Bird Safe Buildings.** The proposal will be subject to Planning Code Section 139, Standards for Bird Safe Buildings. Please note the Feature Related requirements, under subsection (c)(2) that apply to certain unbroken glazed segments 24 square-feet in area, or larger.
1. **Off-Street Parking.** Planning Code Section 151.1 principally permits a ratio of .75 off-street parking spaces per dwelling unit; or 1 off-street parking space per dwelling unit with 2 or more bedrooms and a gross floor area greater than 1,000 square feet. At present the proposal provides a parking ratio of 1 space per dwelling unit, regardless of unit size and bedroom count, for a total of 53 off-street parking spaces. Note that this quantity of parking could be permitted only if all of the units contain at least 2 bedrooms and 1,000 square feet. The Planning Department is concerned by the large amount of parking in the current proposal and strongly urges the sponsor to consider providing parking below the maximum allowed. There is no minimum parking requirement in the UMU district, and the proposed project provides 1 parking space per dwelling unit, significantly above 0.5 allowed by right, and at the upper limit of what is permitted in Section 151.1 of the Planning Code by Conditional Use. This high quantity of parking limits the possibility for the building to provide more commercial or residential space on the site. The project design would be greatly improved by reducing the parking ratio and/or the parking footprint as per Section 151.1(g)(2) of the Planning Code. The project is located on a MUNI transit line (the 22 Muni bus) and only a few blocks from regional transit (BART). The Department strongly recommends a lower ratio of parking due to local and regional transit options nearby.

For the current amount of proposed parking, the project must seek an exemption from Planning Code Section 151.1 through the Large Project Authorization process. Additionally, upon submission of the Large Project Authorization application, please provide the technical specifications of the proposed stackers so that Department staff may more accurately review the proposed parking layout and spatial dimensions.

6. **Car sharing.** Planning Code Section 166 requires this project to provide at least one car share space. The proposed project contains no car share spaces. The Department recommends providing additional car share spaces which combined with the transit friendly location of the project would

provide additional opportunities for rideshare to the residents of the project as well as the neighborhood.

7. **Unbundled Parking.** Please be advised that per Planning Code Section 167 all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units, or more, must be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units. In cases, such as the proposed project, where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to the owners or renters of two bedroom units, and then to the owners or renters of other units. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 315 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and a price determined by the Mayor's Office of Housing.
8. **Bicycle Parking.** Planning Code Section 155.1 requires the bicycle parking to be located near lobby with direct access to the street unless lot configurations or other limitations would not allow such location. The proposed bicycle parking is currently located at the garage level, which should be revised based on this requirement in the Code.
9. **Height.** Please be advised that height will be measured at the midpoint of the building, from curb to the finished roof of the proposed structure. To confirm that the height complies with Planning Code Sections 102.12 and 260, please provide a section at the midpoint of both the 16th Street and Florida Street frontages.
10. **Shadow Analysis.** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan that indicates the project may cast new shadow on Franklin Square. Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow in that results in an adverse impact to Franklin Square, pursuant to Section 295. If this detailed shadow analysis finds that the project would cast shadow on Franklin Square, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the park.
11. **Density Maximization & Affordable Housing Provision.** It is the Department's priority to give precedence to the development of all new net housing, and to encourage the direct building of more affordable housing and the maximization of permitted density, while maintaining quality of life and adherence to Planning Code standards. Per the Mayor's Executive Directive published in January 2014, projects with at least 20% on-site or 30% off-site affordable housing will receive priority processing
12. **Inclusionary Housing.** Affordable housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program,' to the Planning Department identifying the method of compliance. For projects within a UMU Zoning District and classified as Tier B sites, the affordable housing alternatives are as follows: on-site (16% or 8 units), off-site (25% or 13 units), or in-lieu fee (25%).

13. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable fees outlined in Section 423 et seq., please note that residential uses are subject to the Tier I fees and commercial uses are subject to the Tier II fees. Fees shall be assessed per net new gross square footage on residential and non-residential uses within the Plan Area. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project. For the most up-to-date schedule, please refer to the Department of Building Inspection (DBI) fee register: <http://sfdbi.org/index.aspx?page=617>.
14. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
50 Van Ness, San Francisco, CA 94102
(415)581-2303

PRELIMINARY DESIGN COMMENTS:

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

1. **Street Frontage.** The Planning Department recommends a full 18' high clear ground floor along the entire façade. The intent of the 68' height allowance and draft Ground Floor Residential Design Guidelines are to provide a gracious, scale-appropriate ground floor design that activates the street level. The established height limit was intended to encourage buildings with high ground floors for gracious commercial spaces or for walk-up residential units raised from sidewalk level with stoops. "Flex Space" is not a defined use in the Code, but an expanded accessory use to a primary residential use may be justified in certain conditions. If the project defines the ground floor units as residential they shall comply with the Draft Ground Floor Residential Design Guidelines.

The Planning Department recommends that ground floor uses provide direct engagement with, and access from the street. Per the Draft Ground Floor Residential Design Guidelines, The Planning Department recommends the ground floor residential units have residential entries that provide direct entry from the street that are raised a minimum of three to five feet above grade and setback a minimum of 7 feet, providing landscape to soften the transition between the sidewalk and the ground floor dwellings. Due to the slope of the site, these could be a combination of steps and flat entries, to address these goals and accessibility requirements along both frontages.

2. **Architecture.** The Planning Department recommends taking architectural cues from the existing context as the project design develops. There are some existing large-scale industrial buildings with large scale modulation and proportions of elements such a structural bays and windows, however there are residential building that modulate the architecture consistent with the grain and patterns found at the typical residential scale. This building should look sufficiently residential. Additionally, the project design should reference material and fenestration patterns in the surrounding context.

At this point the architecture is assumed to be preliminary and the Planning Department would provide further detailed design review on the subsequent submission.

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, 1, 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.

Enclosure: Neighborhood Group Mailing List
 Preliminary Shadow Fan Analysis
 SFPUC Recycled Water Information Sheet

cc: Marc Dimalanta, Property Owner
 Brittany Bendix, Current Planning
 Sandy Ngan, Environmental Planning
 Kimia Haddadan, Citywide Planning and Analysis
 Jonas Ionin, Planning Commission Secretary
 Jerry Robbins, MTA
 Jerry Sanguinetti, DPW