



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 29, 2015  
**TO:** Bruce Fairty  
**FROM:** Julian J. Bañales, Planning Department  
**RE:** PPA Case No. 20115.005862PPA for 975 Bryant Street

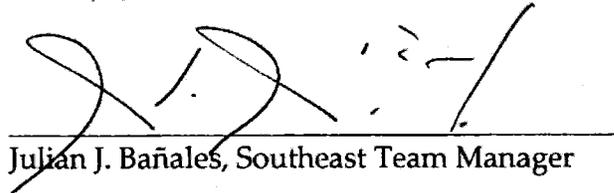
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Shaunn Mendrin, at (415) 575-9178 or [shaunn.mendrin@sfgov.org](mailto:shaunn.mendrin@sfgov.org) to answer any questions you may have, or to schedule a follow-up meeting.



Julian J. Bañales, Southeast Team Manager



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* July 14, 2015  
*Case No.:* 2015-005862PPA  
*Project Address:* 955-975 Bryant Street/ 49 Kate Street  
*Block/Lot:* 3780/044  
*Zoning:* UMU – Urban Mixed Use District  
48-X Height and Bulk District  
*Area Plan:* Showplace Square/ Potrero Hill Eastern Neighborhoods  
*Project Sponsor:* Bruce Fairty  
415-477-8115  
[bf@thompsondorffman.com](mailto:bf@thompsondorffman.com)  
*Staff Contact:* Shaunn Mendrin – 415-575-9178  
[shaunn.mendrin@sfgov.org](mailto:shaunn.mendrin@sfgov.org)

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### DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on April 15, 2015, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not 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, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, 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 32,407 square foot Formula Retail building and to construct a new 5-story 184 unit residential building with basement parking containing 117 parking spaces with a total of 211,000 gross square feet (160,000 sf residential and 51,000 sf for the garage). The existing building on the 51,562 square foot lot was constructed in 1928 and has 50 parking spaces and approximately 25 feet in height. The proposed building will be 48 feet in height and will require approximately 12 feet of excavation for the basement garage.

**BACKGROUND:**

The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover Showplace Square/Potrero Hill (location of the project site), East South of Market (East SoMa), Mission, and Central Waterfront neighborhoods. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)* by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>1,2</sup> The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

**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.

As discussed above, the proposed project is located within the Eastern Neighborhoods Area Plans, which was evaluated in the *Eastern Neighborhoods PEIR*. If the proposed project is consistent with the development density identified in the area plan, it would be 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 *Eastern Neighborhoods PEIR*, 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 PEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) and (b) the CPE certificate fee (currently \$7,580).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods PEIR*, 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 PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) and (b) the standard environmental evaluation fee (which is based on construction value).

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<sup>1</sup> San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

<sup>2</sup> San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool.

([http://www.sfplanning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf)).

The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** EEAs 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](http://www.sfplanning.org) under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.<sup>3</sup>

Below is a list of topic areas addressed through the environmental review process. Some of these would require additional study based on the preliminary review of the project as it is proposed in the PPA application.

- **Historic Resources.** The existing building on the project site was previously evaluated in a historical resources survey and found ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.
- **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 14 feet below grade. The project site is located within an area where previous archeological studies were conducted. The *Eastern Neighborhoods FEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within the existing sub-grade of the Plan Area and implementation of 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-1: Properties with Previous Studies of the *Eastern Neighborhoods PEIR*. As the project would include soil-disturbance of 2.5 feet or greater below existing grade, it is required to submit to the Environmental Review Officer (ERO) for review and approval an addendum to the respective ARD/TP prepared by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology. The addendum to

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<sup>3</sup> San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

the ARD/TP shall evaluate the potential effects of the project on CEQA-significant archeological resources with respect to the site- and project-specific information absent in the ARD/TP.

- **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,<sup>4</sup> the project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Impact Study (Please also refer to the Preliminary Project Comment #11 and Preliminary Design Comment #3). You are required to pay additional fees for the study; please contact Vimaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or [manoj.madhavan@sfgov.org](mailto:manoj.madhavan@sfgov.org) so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared study.

At the time of the filing of the EEA, please provide more detailed plans showing the proposed configuration of the parking garage and show existing and proposed curb cuts and residential loading spaces, including dimensions.

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

*Eastern Neighborhoods PEIR 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 PEIR 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 the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn). The analysis must demonstrate with reasonable certainty that the California Noise Insulation Standards in Title 24 of the California Code of Regulations can be met.

Finally, *Eastern Neighborhoods EIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* would apply to the proposed project because 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

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<sup>4</sup> This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

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

- **Air Quality.** The project size is below the construction criteria air pollutant screening size for a mid-rise residential building (screening size is 240 dwelling units) on a project site greater than ½ acre in size. The project includes demolition and construction of a large building and will require heavy-duty diesel powered vehicles and/or equipment. The project is located within an Air Pollutant Exposure Zone (as defined and mapped in Health Code, Article 38) and includes residential units and therefore the project is a sensitive receptor.

The proposed project's 184 dwelling units is below 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 not likely to be required. Please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA.

In addition, 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 proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. The proposed project is also required to prepare a Construction Dust Control Plan for review and approval by DPH.

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. The proposed project would include new sensitive land uses (i.e., residential), which are subject to enhanced ventilation measures pursuant to Health Code Article 38. The project sponsor will be required to submit an Article 38 application to DPH prior to the issuance of any environmental determination. Please provide a copy of the Article 38 application with the EEA. In addition, equipment exhaust measures during construction, such as those listed in *Mitigation Measure G-1: Construction Air Quality* will likely be required.

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. Given the proposed project's height of 48-feet, the proposed project would not likely require a backup diesel generator and additional measures, such as that described in *Mitigation Measure G-3: Siting of Uses that Emit DPM* and *Mitigation Measure G-4: Siting of Uses that Emit Other TACS*, will likely not be necessary to reduce its emissions. Please provide detailed information related to any proposed stationary sources with the EEA.

- **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas

Analysis Compliance Checklist. The 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.

- **Shadow.** Planning Code Section 295 restricts new shadowing on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet, unless the Planning Commission finds the impact to be less than significant. The proposed project would result in construction of a building up to 48 feet in height. The Planning Department conducted a preliminary shadow fan analysis and determined that the proposed project would not cast new shadow on public spaces protected under Section 295. Therefore, further shadow analysis will not be required for this project.
- **Geology.** The project site is located within an area underlain by artificial fill and is within a Liquefaction Hazard Zone. Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review. A geotechnical study prepared by a qualified consultant must be submitted with the EEA. 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 would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
- **Hazardous Materials.** The proposed project would involve demolition of an existing structure, which may contain hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during demolition. The project site is located within a Maher Area and 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 ESA 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.

The *Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Material* would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local

laws. In addition, any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

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 Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

- **Stormwater.** If the project would result in a ground surface disturbance of 5,000 sf or greater, it would be 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, and 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>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
- **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 the Tree Planting and Protection Checklist with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."
- **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>.

### 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 under Resource Center, Permit Forms at [www.sfplanning.org](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

### NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

This project is required to conduct a **Pre-Application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at [www.sfplanning.org](http://www.sfplanning.org) under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) under the "Resource Center" tab.

**Notification of a Project Receiving Environmental Review.** Notice may be 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 process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

**PRELIMINARY PROJECT COMMENTS:**

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project and are based on the minimal plans provided.

1. **Showplace Square/Potrero Hill Area Plan.** The subject property falls within the area covered by the Showplace Square / Potrero Hill Area Plan in the General Plan. The project falls within the “Northern Portion of Showplace Square” generalized zoning district, meant to encourage residential and mixed-uses. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The following objectives and policies of the Plan should be further reviewed and considered in revisions prior to formal submittal of the project:
  - OBJECTIVE 3.2 - Promote an urban form and architectural character that supports walking and sustains a diverse, active and safe public realm (page 31).
  - POLICY 4.1.4 - Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and commercial streets (page 39).
  - POLICY 4.5.3 - Redesign underutilized streets in the Showplace Square area for creation of Living Streets and other usable public space or to facilitate transit movement (page 45).
  - POLICY 4.6.5 - Facilitate completion of the sidewalk network in Showplace Square /Potrero Hill, especially where new development is planned to occur (page 46).
  - OBJECTIVE 5.2 - Ensure that new development includes high quality private open space (page 52).
  - POLICY 5.2.5 -New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have flexibility as to where open space can be located (page 53).
  - POLICY 5.2.6 -Ensure quality open space is provided in flexible and creative ways, adding a well-used, well-cared for amenity for residents of a highly urbanized neighborhood. Private open space should meet the following design guidelines:
    - A. Designed to allow for a diversity of uses, including elements for children, as appropriate.
    - B. Maximize sunlight exposure and protection from wind
    - C. Adhere to the performance-based evaluation tool (page 53).
  - POLICY 5.3.2 - Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible (page 56).

The project sponsor is encouraged to read the full plan, which can be viewed at:  
<http://www.sf-planning.org/modules/ShowDocument.aspx?documentid=2545>.

2. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE)** –New residential development within 300 feet of a Place of Entertainment shall go through the Entertainment Commission outreach process (Ordinance Number 070-015). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that

the Planning Department will not consider an application complete until the following are completed:

- (A) The Entertainment Commission has provided written notification to the Planning Department either indicating that the Entertainment Commission did not wish to hold a hearing, or that it held a hearing and the Project sponsor attended the hearing and Entertainment Commission comments are provided; and
- (B) A Project Sponsor with a residential project subject to the new Entertainment Commission outreach process has shown compliance with that process by including a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the those comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at <http://www.sfgov2.org/index.aspx?page=338> for additional information regarding the outreach process.

3. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. You may access the application at the following link <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.
4. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. Because this project is located on a corner site, one of the street frontages (Bryant Street or Kate Street) must be designated as the front of the property, and the rear yard would then be provided based on that determination. The "interior corner/courtyard" configuration proposed for the rear yard is not permitted in Eastern Neighborhood Mixed Use Districts, except as an approved modification through the Large Project Authorization process. While such configurations can be supported, a minimum of 25 percent of the lot area is preferred and the interior of the courtyard should be at least 25 feet in width.
5. **Open Space – Residential.** Section 843.11 requires 80 square feet of private open space or 54 square feet of common open area per unit. Additionally, any such open spaces must meet the dimensional requirements of Sections 135(f) & (g). Additionally, the proposed common space on the second floor must meet the "Inner Court" dimension requirements. It is unclear if the proposal meets the requirements per §135(g). Therefore, the formal submittal will need to include illustrations for compliance or, or you may request and justify an open space modification through the Large Project Authorization process. The Department generally would recommend providing an equivalent amount of open space, especially due to the limited open space in the area. If the project includes deviations from the required amount of open space, then the difference shall be paid in fee as per §427(a).
6. **Obstructions.** Section 136 allows for permitted obstructions/projections on proposed buildings. The provided plans are simple massing studies and do not illustrate architectural style or details of massing. Please be aware of these requirements.
7. **Street trees.** Planning Code Section 138.1 & 138.1(ii) requires one street tree for every 20 feet of frontage for new construction. Specifically, the existing trees on Bryant should be removed and replaced with trees of a scale appropriate for Bryant and new trees will need to be planted on Kate

Street. Please note the specific requirement of 138.1(ii) and clearly indicate compliance on the formal plan submittal.

8. **Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. Specifically Section 140(2) requires a 5 foot increase in every horizontal direction for each level above. Based the applicant presentation and the noted open space dimension of 55', it appears that the top two floors may not comply. Please provide sections indicating compliance with this code section. As an alternative, you may request and justify an exposure exception through the Large Project Authorization process; however, this may be difficult to support based on recent Planning Commission comments. Furthermore, the Department generally encourages projects to minimize the number of units needing an exposure exception.
9. **Height.** The maximum height allowed is 48 feet. The proposed schematic plans note the maximum building height as 48 feet. The proposal does not include/or note any mechanical equipment, stairwells or other associated equipment. Planning Code Section 260 defines height measurements and allowed exceptions. Please include the appropriate calculations and illustrations to indicate compliance with these requirements.
10. **Unit Mix.** The proposed plans note that there are over 40% 2 bedroom units in the development, which complies with Planning Code Section 207.6. Please that formal submittal will need to also demonstrate compliance with the required unit mix in §207.6.
11. **Live/Work Units.** The plans note Live/Work units on the ground floor facing Bryant Street. Please note that the current UMU Zoning District, does not allow Live Work Units. Please refer to the Planning Section 102 (Definitions) to ensure that there are no Live/Work Units in the development.
12. **Shadow Analysis (Section 295).** 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 shadow fan that indicates the project will not cast any shadows on any San Francisco Recreation and Park Commission properties (see Shadow Fan, enclosed).
13. **Parking and Curb Cuts.** Section 151.1 allows a maximum of .75 parking spaces for each dwelling units or 135 spaces. The project is below the maximum with 115 spaces provided. Please indicate that the parking spaces meet the dimensional criteria of 151.1(c) in the formal submittal. The ramp in and out of the garage should provide a minimum of one car depth level with the sidewalk to minimize potential conflicts and to increase visibility and safety, also refer to design comments below.
14. **Loading Space.** Section 152.1 requires 1 loading space for the project. Section 154 specifies the dimensional requirements, which would require a 10 foot width and would require a recessed area on Bryant for loading. You may request and justify an exception to the dimensional requirements for the loading area through the Large Project Authorization process.
15. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least 121 Class 1 and 10 Class 2 bicycle parking spaces. The proposed project does not designate any bicycle parking. Please provide required bicycle parking in the formal submittal.

16. **Car sharing.** Planning Code Section 166 requires this project to provide at least one car share space (you may propose more). The proposed project has not indicated a car share space.
17. **Affordable Housing.** Planning Code Section 419.3 includes specific requirements or housing in the UMU district. More specifically, the site will be subject to Tier A requirements. If the project will be a rental project for a period of time then it will also be subject to the Costa Hawkins requirements. Please specify how the project will meet the inclusionary affordable housing projects, and coordinate with the Mayor's Office of Housing (MOH). Please submit the "Inclusionary Affordable Housing Program: Affidavit of Compliance," which may be downloaded from the Planning Department's website under "Permits & Zoning" "Permit Forms." (Link: <http://www.sf-planning.org/index.aspx?page=2611#i>)

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

- a. Direct financial construction from a public entity
- b. Development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

18. **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 Avenue, San Francisco, CA 94102  
(415) 581-2303

19. **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 must 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 information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4: [http://www.sf-planning.org/ftp/files/publications\\_reports/DB\\_04\\_Flood\\_Zones.pdf](http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf).

20. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit [sfwater.org/index.aspx?page=687](http://sfwater.org/index.aspx?page=687).
21. **Impact Fees.** This project will be subject to various impact fees. Please refer to the Planning Director's Bulletin No. 1 for an overview of Development Impact Fees, and to the Department of Building Inspection's Development Impact Fee webpage for more information about current rates.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

- a. UMU Affordable Housing Fee - Tier A (419)
- b. Eastern Neighborhoods Infrastructure Fee – Tier I (423)
- c. Eastern Neighborhoods Residential Open Space Fee (427(a)) [If applicable, depending on project design and layout]

#### PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:

1. **Site Design, Open Space, and Massing.** The required rear yard should be a minimum of 25% of the lot area and oriented and designed so as to be commonly accessible and usable by building residents.
 

The Planning Department commends placing the courtyard at-grade, and recommends that it be designed to be usable on a daily basis. Explore using the court yard as a means of accessing as many dwelling units as possible.

The orientation of the courtyard makes sense from the dimension of the site and solar orientation. However units on the entire east facade do not have code complying exposure. The Planning Department recommends exploring alternative schemes that maximize the amenity of a courtyard as it relates to access to light, air and privacy. This may include multiple smaller courtyards, perhaps linked together or an alternative "Letter" configuration.

The Planning Department recommends a 14' setback along the Kate street façade to allow for pedestrian access and ground floor entries (see below). The building façade should be modulated to provide architectural interest, all projections will need to comply with Planning Code Section 136.
2. **Street Frontage.** The building massing and architecture should provide a consistent and active relationship with all street frontages. The following elements should be incorporated into the design:
  - a. The proposed 2-story townhomes along Kate should comply with the Ground Floor Residential Design Guidelines with raised and setback entries at a minimum of three feet above grade that are directly accessible from the street.
  - b. The architecture should vertically modulate the façade so that residential units are individually legible.

- c. Because there is no legal sidewalk and the limited width of right-of-way may preclude extending a sidewalk into the roadway, setbacks should allow for at least a 6' wide path of travel, in addition to an 8' setback for entry stairs and stoops.
  - d. A setback and raised terrace at the ground level may count toward open space.
  - e. A ground floor height of at least 15' should be provided on all frontages.
  - f. Consider locating commercial space at the corner.
3. **Vehicle Circulation and Parking.** Locating the garage access on Kate Street compromises the ability to enhance the character and quality of the alley. The Planning Department strongly recommends placing the driveway entrance either on Bryant Street or midblock on Kate Street. It's worth noting that Bryant is a Secondary Transit Street as per the General Plan. Since the project will require a Transportation Impact Study it is recommended that it evaluate both alternatives to determine which will be the most effective and safe. It is also suggested that the parking entrance be limited to a single lane in width (12'). The limited amount of parking combined with the familiarity of use will enable a narrower dimension. If queuing is to be accommodated it may occur inside the building, and assisted with signal devices, as determined by the Transportation Impact Study.

The Planning Department does not support any parking over the maximum principally permitted by code. Consider reducing the overall quantity of parking and the parking footprint (using strategies such as parking lifts or stackers) to accommodate better ground floor uses.

Bike parking is not indicated on the plans and should be located as close and conveniently accessible to the residential lobby as possible.

4. **Architecture.** The Planning Department recommends locating the lobby to provide a direct physical and visual connection the courtyard. It should be as transparent as possible, expressed with a wider and higher recess, and include landscaping.

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

Exceptions to the Planning Code should be responded to by exceptional design.

The Planning Department expects a high quality of design that responds to its context with a consistent composition of building components, and materiality.

5. **Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval.

Bryant Street has been designated as a Mixed Use street type and Kate Street has been designated as an Alley per the Better Streets Plan. (See <http://www.sfbetterstreets.org/design-guidelines/street-types/> for a description of the street types and standard and recommended improvements). Project sponsors should contact DPW as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to [www.sfbetterstreets.org](http://www.sfbetterstreets.org). Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

The Planning Department recommends exploring "Living alley" street improvements along Kate, along with other standard streetscape improvements on Bryant street. Staff will work with the sponsor further as the design evolves. Refer to the Better Streets Plan for more information. In addition, the Showplace Square/Potrero Hill Area Plan includes policies which have been included above.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Large Project Authorization and Building Permit Application, as listed above, must be submitted no later than **July 13, 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: Shadow Fan Study  
Place of Entertainment (POE) 300 radius map  
Planning Department - POEs  
Neighborhood Group Mailing List - <http://www.sf-planning.org/index.aspx?page=1654>  
Proposed Plans

cc: 975 Bryant St LLC, 323 Richardson Drive, Mill Valley, CA 94941, Property Owner  
Shaunn Mendrin, Current Planning  
Lana Russell-Hurd, Environmental Planning  
Lisa Chen, Citywide Planning and Analysis  
Jonas Ionin, Planning Commission Secretary  
Charles Rivasplata, SFMTA  
Jerry Sanguinetti, Public Works  
Pauline Perkins, SFPUC  
June Weintraub and Jonathan Piakis, DPH  
Planning Department Webmaster (webmaster.planning@sfgov.org)

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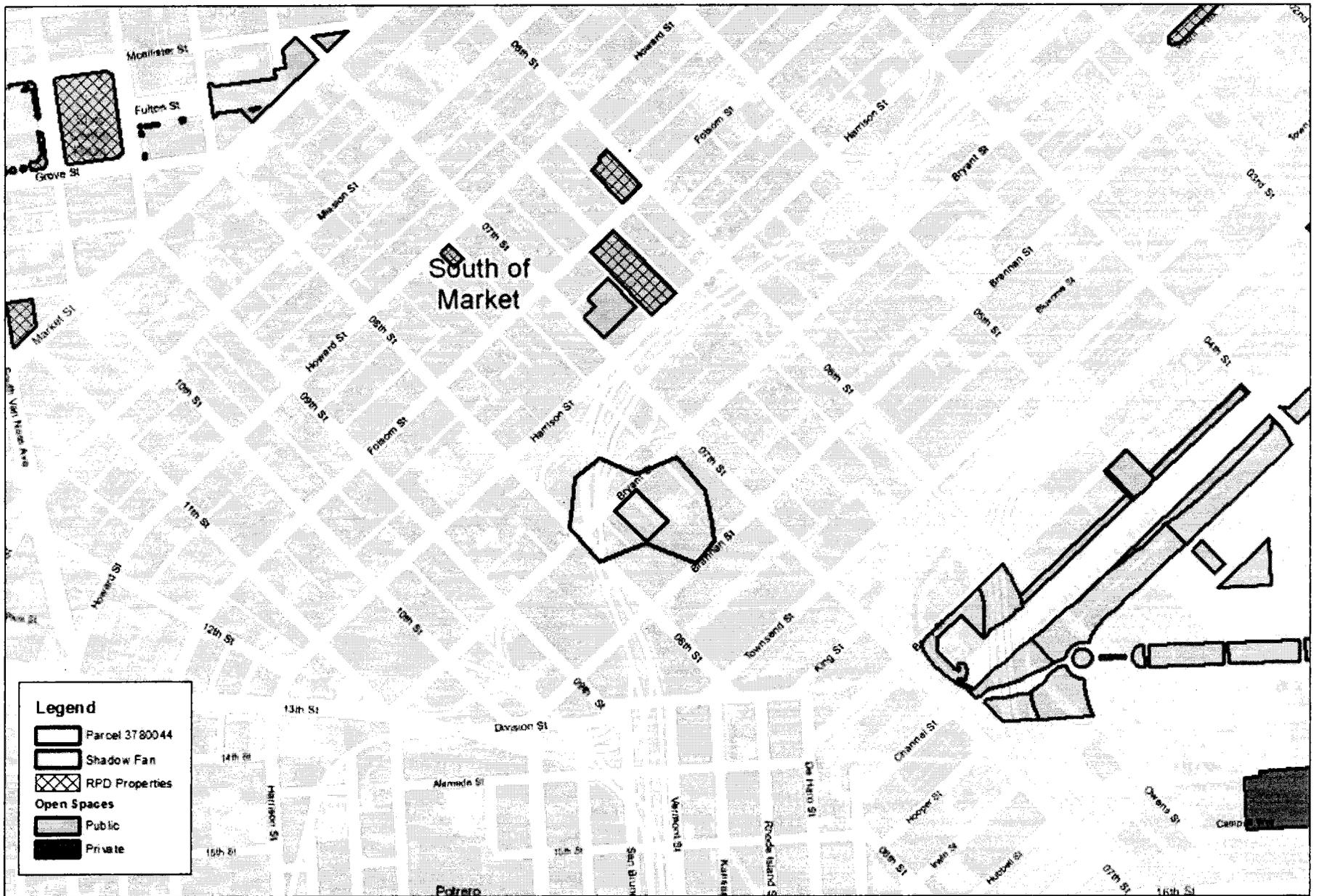
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Vietnamese 1-800-300-5315; Japanese 1-800-573-7573;





Title: 975 Bryant - 2015-005862PPA

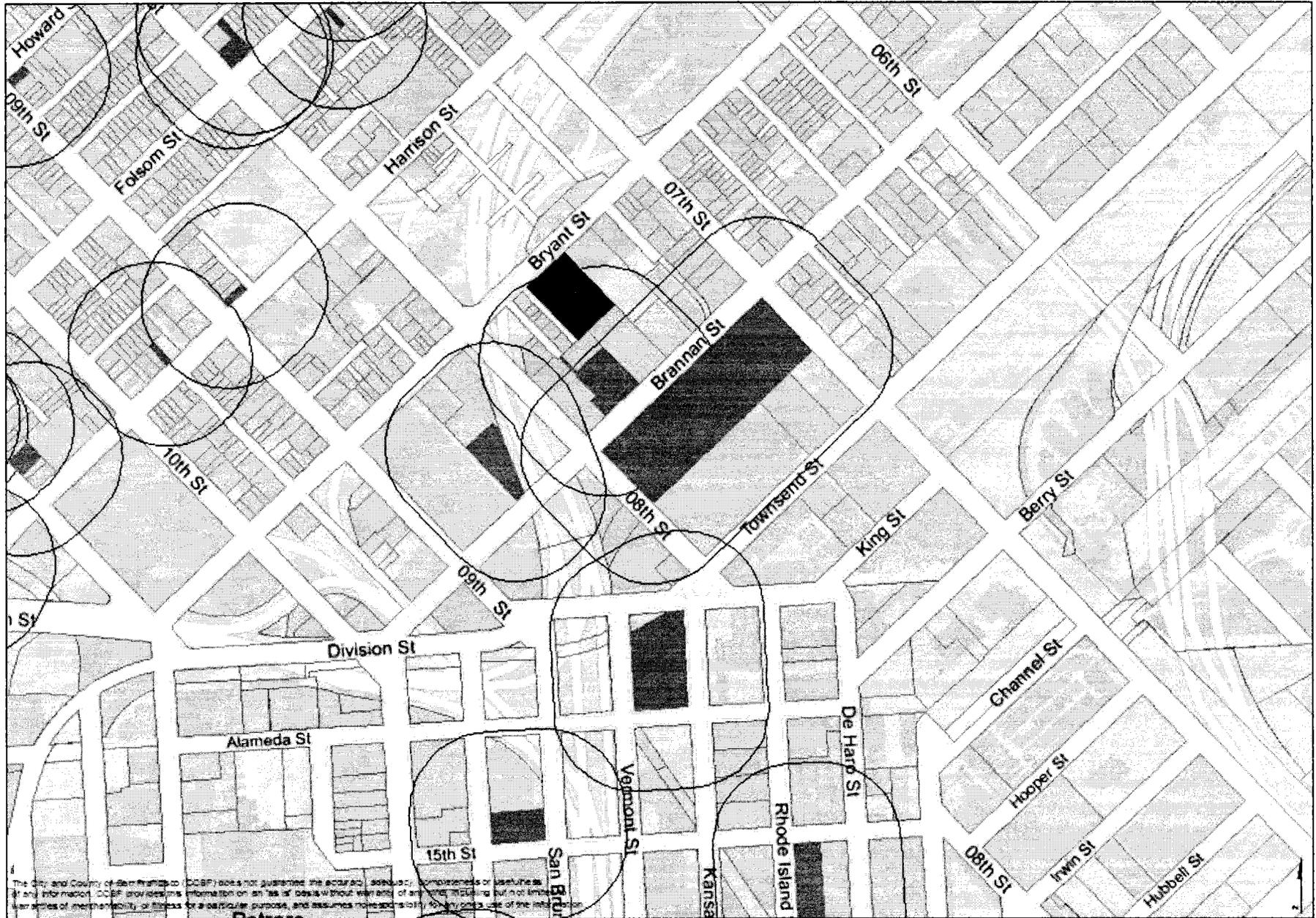
Comments: Shadow Fan Based on 50' Height

Printed: 8 June, 2015



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# Place of Entertainment Buffer Map



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# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Summary:

### Noise Regulations Relating to Residential Uses Near Places of Entertainment

<b>Code Changes:</b>	Administrative Code Sections 116.1 – 116.11 Planning Code Section 314
<b>Board File &amp; Ord. No.</b>	141298/070-15
<b>Case Number:</b>	2015-000180PCA
<b>Initiated by:</b>	Supervisor Breed
<b>Effective Date:</b>	June 19, 2015

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

#### The Way It Was:

1. The Planning Department did not subject any residential projects to an Entertainment Commission outreach process involving project sponsors, operators of Places of Entertainment and the Entertainment Commission.
2. The Planning Department did not maintain a list of permitted Places of Entertainment.
3. The Planning Department did not notify project sponsors of their proximity to existing Places of Entertainment.
4. The Planning Department considered a project application complete regardless of input from the Entertainment Commission and Project Sponsors of residential projects within 300 feet of a Place of Entertainment were not required to provide evidence of having participated in an Entertainment Commission outreach process between the operator of adjacent Place of Entertainment and the Entertainment Commission.
5. The Planning Code did not explicitly require the Planning Department or the Planning Commission to consider the compatibility of uses when approving Residential Uses adjacent to or near existing permitted Places of Entertainment or to consider Entertainment Commission proceedings or comments regarding noise issues related to a project within proximity to a Place of Entertainment.
6. A Notice of Special Restrictions (NSR) was not required to be recorded with the Assessor-Recorder stating Administrative Code restrictions for projects within proximity to existing Places of Entertainment.

### The Way It Is Now:

1. The following projects are now subject to the new Entertainment Commission outreach process, when they are located within 300 feet of a Place of Entertainment:
  - (A) Projects subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department policy;
  - (B) Projects subject to the Planning Department's Pre-Application Meeting requirement for new construction, pursuant to Planning Department policy; or
  - (C) Projects proposing a conversion of a structure from non-residential use to residential use.
2. The Planning Department will maintain a list of permitted Places of Entertainment, available to the public on its website and integrated in PIM, received from and updated by the Entertainment Commission.
3. Based on the list received from and updated by the Entertainment Commission, the Planning Department will notify a sponsor of a proposed Project subject to the new Entertainment Commission outreach process of its location within 300 radial feet of a Place of Entertainment at the earliest practicable time.
4. The Planning Department will not consider an application for a project located within 300 feet of a Place of Entertainment and subject to the new Entertainment Commission outreach process to be complete until the following has occurred:
  - (A) The Entertainment Commission has provided written notification to the Planning Department either indicating that the Entertainment Commission did not wish to hold a hearing, or that it held a hearing and the Project sponsor attended the hearing; and
  - (B) The Entertainment Commission has provided written comments and recommendations, if any; and
  - (C) A Project Sponsor with a residential project subject to the new Entertainment Commission outreach process has shown compliance with that process by including a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when those comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.
5. The Planning Department and Commission will consider the compatibility of uses when approving Residential Uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new

residential development project takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development.

Considerations may include:

- (A) The proposed project's consistency with applicable design guidelines;
  - (B) Any proceedings held by the Entertainment Commission relating to the proposed Project; and
  - (C) Any comments and recommendations provided to the Planning Department by the Entertainment Commission regarding noise issues related to the project.
6. When a project that is subject to the Entertainment Commission outreach process is approved, an NSR must be recorded with the Assessor-Recorder that states all of the restrictions of Administrative Code Section 116.8 and any other conditions that the Planning Commission or Department places on the property.

Link to signed legislation:

Board File No.	Ord. No.	Noise Regulations Relating to Residential Uses Near Places of Entertainment:
141298	070-15	<a href="https://sfgov.legistar.com/view.ashx?M=F&amp;ID=3760025&amp;GUID=5BCAC01C-7344-4F51-B406-E7D8B987FAE8">https://sfgov.legistar.com/view.ashx?M=F&amp;ID=3760025&amp;GUID=5BCAC01C-7344-4F51-B406-E7D8B987FAE8</a>

## Neighborhood Groups List – South of Market

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angela	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103	0	acabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Excelsior, Mission, South of Market
Carolyn	Diamond	Executive Director	Market Street Association	870 Market Street, Suite 456	San Francisco	CA	94102	415-362-2500	msadv@pacbell.net	South of Market
Corinne	Woods	0	Mission Creek Harbor Association	300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	corinnewoods@cs.com	Potrero Hill, South of Market
Alexandra	Goldman	Community Planner	Tenderloin Neighborhood Development Corporation - CO Department	215 Taylor Street	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org	Downtown/Civic Center, South of Market
Eric	Lopez	President	SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA	94141	415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ethan	Hough	Secretary	One Ecker Owners Association	16 Jessie Street Unit 301	San Francisco	CA	94105	415-847-3169	ethanhough@gmail.com	Financial District, South of Market
Gerald	Wolf	President	Hallam Street Homeowners Association	1 Brush Place	San Francisco	CA	94103	415-626-6650	wolfgk@earthlink.net	South of Market
Ian	Lewis	0	HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102	0	0	Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; Ivy.Lee@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Janet	Carpinelli	Board President	Dogpatch Neighborhood Association	934 Minnetonka Street	San Francisco	CA	94107	415-282-5516	jc@carpinelli.com	Potrero Hill, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenders@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jim	Meko	Chair	SOMA Leadership Council	366 Tenth Street	San Francisco	CA	94103	415-552-2401	jim.meko@comcast.net	Mission, South of Market
Katy	Liddell	President	South Beach/Rincon / Mission Bay Neighborhood Association	403 Main Street #813	San Francisco	CA	94105	415-412-2207	cliddell@me.com	South of Market
Kaye	Griffin	Director	LMNOP Neighbors	1047 Minna Street	San Francisco	CA	94103	415-724-1953	LMNOP@yak.net	South of Market
Keith	Goldstein	0	Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107	0	keith@everestsf.com	Mission, Potrero Hill, South of Market
Ken	Baxter	Director	Citizens for Change	355 11th Street, Suite 200	San Francisco	CA	94103	415-652-9330	kbaxter26@gmail.com	Downtown/Civic Center, Financial District, Marina, Nob Hill, Pacific Heights, Presidio Heights, Russian Hill, Seacliff, South of Market
Laura	Magnani	0	American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-565-0201	sfoffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Patsy	Tito	Executive Director	Samoan Development Centre	2055 Sunnydale Avenue #100	San Francisco	CA	94134-2611	0	0	Bayview, South of Market
Reed	Bement	President	Rincon Hill Residents Association	75 Folsom Street #1800	San Francisco	CA	94105	415-882-7871	rhbement@sbcglobal.net	South of Market
Rodney	Minott	Chair	Potrero Hill Neighbors/Save the Hill	1206 Mariposa Street	San Francisco	CA	94107	415-553-5969	rodminott@hotmail.com	Potrero Hill, South of Market
Sonja	Kos	Community Advocate	TODCO Impact Group	230 Fourth Street	San Francisco	CA	94103	415-426-6819	sonja@todco.org	South of Market
Ted	Olsson	Chair	TJPA CAC	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Financial District, South of Market
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103	0	tiffany.bohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitacion Valley
Tony	Kelly	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	415-861-0345	0	Mission, Potrero Hill, South of Market
York	Loo	0	York Realty	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market