



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 2, 2015
TO: Michael Leavitt, Leavitt Architecture
FROM: Joy Navarrete, Planning Department
RE: PPA Case No. 2015-005968PPA for 1228 25th Street

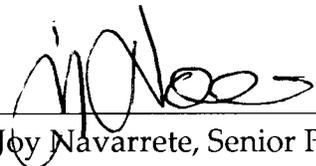
1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Chris Thomas, at (415) 575-9036 or christopher.thomas@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joy Navarrete, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 2, 2015
Case No.: **2015-005968PPA**
Project Address: 1228 25th Street
Block/Lot: 4227/013A
Zoning: PDR-1-G - Production, Distribution & Repair - 1 - General
SUD - None
55-X
Area Plan: Central Waterfront (Eastern Neighborhoods)
Project Sponsor: Michael Leavitt
415-674-9100
michael@leavittarchitecture.com
Staff Contact: Chris Thomas – 415-575-9036
christopher.thomas@sfgov.org

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DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback, as summarized below, to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on April 20, 2015. 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 remove an existing, approximately 3,800-square-foot (sf) scrap yard and construct a new five-story, 58-foot-tall, 13,940-gsf building that would provide 11,475-gsf unfinished flexible workspace for small enterprises (including 1,500-sf for rooftop open space and 450-gsf for a lobby and

circulation), with an additional 2,465-gsf of unfinished ground-floor space for retail that would result in a total project size of 13,940 gsf. No on-site parking or loading spaces and ten class 1 bicycle spaces would be provided. Approximately 310 cubic yards would be excavated for the proposed building, which would occupy a level 2,925-sf space at the southern end of Lots 12 (approximately 37,800-sf) and 13a (approximately 7,260-sf), between Indiana and Iowa Streets and just east of the elevated Interstate 280 viaduct as it crosses over the southeastern Potrero Hill neighborhood. The project site, which would front on 25th Street, is in an area characterized by storage facilities and a variety of Production, Distribution and Repair (PDR) uses. Third Street and its light rail and bus lines are about 900 feet to the east, and on- and off-ramps to Interstate 280 are located adjacent to the project site on Indiana and Iowa Streets, respectively.

PLANNING CONTEXT:

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)*. The Eastern Neighborhoods Area Plans encompass the Central Waterfront (location of project site), East South of Market (SoMa), Showplace Square/Potrero Hill, and Mission neighborhood sub-area plans. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods PEIR* by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{1,2} The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

Pursuant to Section 210.3 of the Planning Code, “[t]he intent of the PDR-1-G (Production, Distribution & Repair - 1 - General) zoning district is to retain and encourage existing production, distribution, and repair activities and promote new business formation. This District allows for more intensive production, distribution, and repair activities than PDR-1-B and PDR-1-D but is less intensive than that allowed by PDR-2. Generally, all other uses are permitted.” The proposed small enterprise flexible workspace is a principally permitted use in the project site’s zoning district. The project site’s height and bulk district of 55X establishes a maximum building height of 55 feet with no requirements with regards to bulk.

ENVIRONMENTAL REVIEW:

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

As discussed above, the proposed project is located within the Eastern Neighborhoods Area Plan, 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

¹ 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.

² 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.

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).
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). 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 under the "Publications" tab. See "Environmental Applications" on page 2 of the

current Fee Schedule for a calculation of environmental application fees.³ 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.

1. **Historic Resources.** The project site is a vacant lot in an area that has not been previously surveyed and is considered to be a potential historic resource; therefore, the proposed new construction is subject to review by the Department's Historic Preservation staff. The Department's Historic Preservation staff will review the proposed project and a Historic Resource Evaluation (HRE) report is not required.
2. **Archeological Resources.** The project site lies within the Archeological Mitigation Zone J-2: Properties with No Previous Studies of the *Eastern Neighborhoods PEIR*. Therefore, the proposed project would require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or Phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated to be necessary. However, an official determination will be made subsequent to submittal of the EEA. Planning staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and cycling to and from project site and vicinity:
 - Per the San Francisco Better Streets Plan, the recommended sidewalk width on 25th Street and adjacent to the Interstate 280 on-ramp is 10 feet. This width is particularly important for pedestrian safety next the Interstate 280 on-ramp.
 - Please include the ADA curb ramp at the northwest corner of Indiana (Interstate 280 onramp) and 25th Streets on site plans submitted with the EEA. This existing ADA curb ramp should be retained with any changes to the sidewalk.
 - There is no crosswalk striping at the intersection of Indiana and 25th streets. As the proposed project may be expected to attract tenants who commute by bicycle (and perhaps by foot,

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

given the transit options three blocks to the east on Third Street), please be aware that crosswalk striping and other safety improvements may be required by the San Francisco Municipal Transportation Agency and Department of Public Works.

4. **Noise.** *Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise* addresses requirements related to the use of pile-driving. The PPA submittal does not indicate if the project would involve pile driving. If it would, *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. In this instance, the project site is next to the elevated Interstate 280 and surrounded by warehouse and various production, distribution and repair land uses. As there does not appear to be sensitive uses in the vicinity of the project site, a plan detailing noise control measures is not anticipated to be necessary. However, an official determination will be made subsequent to submittal of the EEA.

Based on the *Eastern Neighborhoods PEIR*, the project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). *Eastern Neighborhoods PEIR Noise Mitigation Measure F-3: Interior Noise Levels* requires that the project sponsor conduct a detailed analysis of noise reduction measures for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. As the proposed project (resulting in a non-residential use) would not be subject to the Title 24 standards, *Mitigation Measure F-3* would apply. Noise insulation features recommended by the analysis to reduce interior noise levels must be included in the project's design.

The proposed project would not be subject to *Eastern Neighborhoods PEIR Noise Mitigation Measure F-4: Siting of Sensitive Uses* because it would not be subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations

Eastern Neighborhoods PEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses is intended to reduce potential conflicts between existing sensitive uses in the project vicinity and new noise-generating uses that would be expected to generate noise levels in excess of ambient noise (either short-term, at nighttime, or as a 24-hour average). The proposed project would provide unfinished flexible workspace for small enterprises, with an additional 2,465-gsf of unfinished ground-floor

space for retail. It is not anticipated that noise-generating uses would locate in the proposed structure. However, the sponsor should discuss the types of anticipated businesses that could occupy the proposed structure in the EEA; if noise-generating processes (that generate noise levels in excess of ambient noise levels) could locate in the proposed structure, then *Mitigation Measure F-5* would apply. If noise-generating processes are expected for any part of the proposed project then, at a minimum, a site survey to identify potential noise-sensitive uses within 900 feet of, and that have a direct line-of-sight to, the project site, would be required, in addition to at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action.

Finally, *Eastern Neighborhoods PEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* requires that open space associated with a proposed project be protected from ambient noise levels that could prove annoying or disruptive to users of the open space. The proposed project includes open space on the rooftop. However, the proposed project is not considered a sensitive use and *Mitigation Measure F-6* would not apply.

5. **Air Quality.** The proposed project's final size of 13,940 gsf is well below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for general light industry or manufacturing (259,000 sf and 541,000 sf, respectively), or for a general office building (277,000 sf and 346,000 sf, respectively).⁴ Therefore, an analysis of the project's criteria air pollutant emissions is unlikely to be required.

The proposed project, which involves demolition and removal of a scrap yard and construction of a five-story, 58-foot-tall, 13,940-gsf building, will require the use of heavy-duty diesel-powered vehicles and/or equipment. 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 would also be required to prepare a Construction Dust Control Plan for review and approval by Department of Public Health (DPH).

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Article 38 of the Health Code. 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. However, the project does not propose to construct a new sensitive (i.e., residential) land use that would be subject to enhanced ventilation measures pursuant to Health Code Article 38. Therefore the project sponsor will not be required to submit an Article 38 application to DPH prior to the issuance of any environmental determination. Note, however, that equipment exhaust measures during construction, such as those listed in *Eastern Neighborhoods PEIR Noise Mitigation Measure: G-1 Construction Air Quality* will likely be required.

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

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. If the proposed project will include a backup diesel generator, then additional measures described in *Eastern Neighborhoods PEIR Noise Mitigation Measure G-3: Siting of Uses that Emit DPM* will likely be necessary to reduce its emissions. Please provide detailed information related to any proposed stationary sources with the EEA.

6. **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 represent San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁵ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
7. **Wind.** The proposed project would not result in construction of a building over 80 feet in height and initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is needed, is not required.
8. **Shadow.** The proposed project would result in construction of a building over 40 feet in height. Planning Code Section 295 requires that a shadow analysis be performed to determine whether a 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 would not cast new shadow on any properties under the jurisdiction of the Recreation and Park Department. In addition, the proposed project would not cast shadows on any other publically or privately owned parks or open spaces. Therefore, a detailed shadow study is not required.
9. **Geology.** The project site does not appear to be located within a Seismic Hazard Zone. However, given the proposed structure and amount of excavation, a geotechnical study prepared by a qualified consultant must be submitted with the EEA that provides recommendations regarding any identified geotechnical concerns. This study, which should include boring logs, will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The proposed project would involve excavation of 310 cubic yards of soils that are and have been occupied by an industrial use. The project site is also located in an area with a

⁵ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

potential for site contamination as indicated by the City of San Francisco's Maher Map.⁶ 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 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.

Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials 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.

It is unknown if the existing scrap yard contains materials with asbestos or lead-based paint. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. The Phase I Assessment should include a site survey for the presence of asbestos or lead-based paints. If asbestos is found amongst the existing materials, please contact BAAQMD for the requirements related to their proper handling and disposal. If lead-based paint is found amongst the existing materials, please contact the San Francisco Department of Building Inspection (DBI) for requirements related to its proper handling and disposal.

11. **Naturally Occurring Asbestos.** Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.⁷ 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, the California Air Resources Board enacted an

⁶ The Maher Map may be accessed at:

http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf

⁷ Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

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 93105,⁸ 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 above.

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 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."
13. **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.

⁸ California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

1. A **Lot Line Adjustment** approval from the Department of Public Works (DPW) is required for the proposed lot configuration. The Planning Department has reviewed the proposed lot line adjustment application received (2015-006376LLA) and recommended approval to DPW. Please follow up with DPW regarding the status of their approval.
2. A **Building Permit Application** may be required for the demolition of the existing structures on the subject property. Please consult with the Department of Building Inspection (DBI) staff located at 1660 Mission Street.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

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.

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. **Central Waterfront Area Plan.** The subject property falls within the area covered by the Central Waterfront Area Plan in the General Plan. The proposed Small Enterprise Workspace (SEW) building is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The Project Sponsor is encouraged to read the full plan, which can be viewed at: http://www.sf-planning.org/ftp/General_Plan/Central_Waterfront.htm.
2. **Small Enterprise Workspace Uses/PDR Business Plan.** The project proposes 11,475 sf of Small Enterprise Workspace use with 2,465 sf of retail. Planning Code Section 102 provides a definition of Small Enterprise Work Space and Planning Code Section 202.2(g) establishes additional specific criteria for such uses, including the requirements that the maximum size of each unit within the building be limited to 1,500 sf or less in size, as well as the requirement that Small Enterprise Work Space projects provide a Production, Distribution, Repair (PDR) Business Plan in accordance with the requirements of Section 219.1(c)(9). As proposed, the sizes of some of the Small Enterprise Work

Space units exceed 1,500 sf and no PDR Business Plan has been submitted in accordance with Planning Code Section 219.1(c)(9); therefore, the project does not comply. The proposed Small Enterprise Work Space units must be revised to not exceed 1,500 sf and a PDR Business Plan must be developed to demonstrate compliance.

3. **Building Height.** The project site is located within the 58-X Height and Bulk District. As such, the maximum building height is 58 feet as measured in accordance with Planning Code Section 260 and has no bulk controls. As proposed, the Section drawing depicts a proposed building height of 59.5 feet; and therefore, appears to exceed the maximum permitted building height. Please revise the Section drawing to be taken in a manner that is consistent with the height measurement methodology established in Planning Code Section 260 to demonstrate compliance.
4. **Height Exceptions.** Planning Code Section 260(b) establishes the maximum height limit and design criteria for elevator, stair penthouse, and mechanical equipment above the maximum 58 foot height limit. As proposed, it appears that the project does not meet Code in that: 1) The elevator has a roof level elevator lobby space that is not a permitted height exception (only the elevator footprint may exceed the height limit), 2) The men's and women's restrooms at roof level are not permitted height exceptions, 3) The height to the top of the proposed roof-mounted mechanical equipment exceeds the 10 foot height exception limit. Please revise the plans as necessary to demonstrate compliance with the maximum height exceptions associated with these various elements. Please note that height is not variable under the Planning Code.
5. **Demolition of Industrial Buildings.** Planning Code Section 202.7 requires an industrial building that is not unsound and is proposed for demolition to be replaced by a new building that complies with the criteria set forth below:
 - (1) If the building proposed for demolition represents greater than 0.4 FAR, then the replacement building shall include at least one square foot of Industrial Use for each square foot of Industrial Use in the building proposed for demolition.
 - (2) If the building proposed for demolition represents 0.4 FAR or less, then the replacement building shall include at least two square feet of Industrial Use for each square foot of Industrial Use in the building proposed for demolition.

To facilitate staff assessment of this provision, please provide an existing Site Plan that depicts any existing buildings proposed for demolition and cite their use.

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

The project site does not pose a location-related bird hazard since it is located more than 300 feet beyond an urban bird refuge. Feature-related hazards include free-standing glass walls, wind

barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Any structure that contains these elements shall treat 100% of the glazing on feature-specific hazards. Further material detail of glazed portions of the building will be needed to determine whether the project satisfies this Code section.

7. **Parking Screening.** Planning Code Section 142 requires off-street parking and "vehicle use areas" adjacent to the public right-of-way to be screened. The screening requirements vary based on the linear length that the off-street parking and vehicle use area has adjacent to the public right-of-way. Please refer to Planning Code Section 142 for detail to ensure compliance of the "sliding vehicle access gate" proposed along Iowa Street. Also, please specify the specific type of vehicles that will be accessing this area of the project. Since no parking is proposed, it is unclear what types of vehicles are intended to utilize this area.
8. **Bicycle Parking/Storage Lockers.** Planning Code Section 155 requires this project to provide at least two Class II bicycle parking spaces for the proposed development. As proposed, no Class II bicycle parking spaces are provided and therefore, the project does not comply. Please revise the plans to demonstrate compliance and refer to Zoning Administrator Bulletin #9 for further detail regarding bicycle parking design standards. Additionally, with a total proposed square footage of Small Enterprise Workshop Space between 10,000 sf and 20,000 sf, one shower and six clothes lockers are required. Although the project provides one shower facility, no clothes lockers are provided and therefore, the project does not comply. Revise plans to demonstrate compliance.
9. **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 shadow fan that indicates the project does not cast shadows on properties under the jurisdiction of the San Francisco Recreation and Park Commission.
10. **Transit Impact Development Fee.** This project is subject to the applicable requirements outlined in Section 411 et seq.
11. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable requirements outlined in Section 423 et seq. Please note that the subject property qualifies as "Tier 2" site for purposes of Planning Code Section 423.
12. **Flood Notification.** The project site is located in a flood-prone area. Please see the attached bulletin regarding review of the project by the San Francisco Public Utilities Commission.
13. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including:
 - (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems

OR (b) stormwater treatment for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. 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. 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 for assistance.

- 14. 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 www.sfwater.org/index.aspx?page=687.

PRELIMINARY DESIGN COMMENTS:

The project is located in the Central Waterfront in the Eastern Neighborhoods Planning Area. It is immediately adjacent to Interstate 280 and a large PDR zoned area with large and low scale industrial buildings. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** The Planning Department supports the project as shown.
2. **Street Frontage.** The Planning Department supports the project as shown.
3. **Architecture.** The Planning Department supports the project as shown.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation Application must be submitted no later than **March 2, 2017**. 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
 Interdepartmental Project Review Application
 Flood Notification: Planning Bulletin
 SFPUC Recycled Water Information Sheet

cc: 1200 25th Street LLC, Property Owner

Chris Townes, Current Planning
Chris Thomas, Environmental Planning
Steve Wertheim, Citywide Planning and Analysis
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (planning.webmaster@sfgov.org)



Legend

- Proposed Building
- Shadow Fan

Open Spaces

- Public
- Private

Title: Preliminary Shadow Analysis: 1228 25th Street (2015-005968PPA)

Comments: Proposed Building Height: 58 feet

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