



## SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** August 7, 2015  
**TO:** Ben Hale  
**FROM:** Julian J. Bañales, Planning Department  
**RE:** PPA Case No. 2015.006511PPA for 1798 Bryant Street

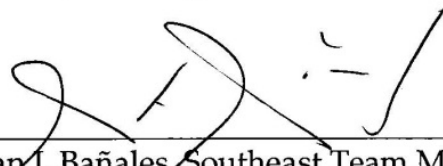
1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

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, 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.

  
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Julian J. Bañales, Southeast Team Manager





# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* August 7, 2015  
*Case No.:* **2015.00651PPA**  
*Project Address:* 1798 Bryant Street  
*Block/Lot:* 3965/010  
*Zoning:* Urban Mixed Use (UMU)  
68-X Height and Bulk District  
*Area Plan:* Mission District Area Plan (Eastern Neighborhoods)  
*Project Sponsor:* Ben Hale  
415-675-1978  
*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 May 14, 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 5,250-square-foot (sf) commercial building and construct and a 7-story (6+basement), 84-foot-tall mixed-use building. The existing building was constructed in 1967. The proposed new building would include 131 Group Housing units (rooms), 0 parking spaces, 132 Class 1 bicycle spaces and 3,515 sf of commercial space at the corner of Bryant and 17<sup>th</sup> Streets. Each floor will

contain approximately 20-31 rooms (sleeping/living area and bathroom) and a shared kitchen area. Open space will be provided in courtyards and on the rooftop.

## **BACKGROUND:**

The project site is within the Mission District Area Plan, one of the five neighborhoods within the larger Eastern Neighborhoods area. The Eastern Neighborhoods Area Plans cover the Mission (location of project site), East South of Market (SoMa), Showplace Square/Potrero Hill, 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:**

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 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

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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.

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](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 that would require additional study based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated May 14, 2015.

- **Historic Resource Evaluation (HRE).** The project site contains one or more structures considered to be a potential historic resource (building constructed 45 or more years ago); therefore, the proposed alteration or demolition is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email ([tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)) for a list of three consultants from which to choose. Please contact the HRE scoping team at [HRE@sfgov.org](mailto:HRE@sfgov.org) to arrange the

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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>.

HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.

- **Archeological Resources.** The project site lies within the *Archeological Mitigation Zone J-2: Properties with No Previous Studies* of the Eastern Neighborhoods Rezoning and Area Plans PEIR that would require for the proposed project either Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist or, if requested, the preparation of a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant subject to the review and approval by the Department archeologist. The Department archeologist will determine the potential for the proposed project to affect archeological deposits. This determination will be based on the archeological sensitivity of the project site based on in-house source material and on potential soils disturbance/modification that may result from the project, such as, excavation, installation of foundations, soils improvement, site remediation, etc. The Department archeologist will need to review any available Geotechnical/soils Report or Phase II Hazardous Materials Report prepared for the project. In those instances where the Department archeologist determines that the project has a potential to adversely affect an archeological resource, the PAR will state what additional measures are needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of one of the Planning Department's three standard archeological mitigation measures (archeological testing, monitoring, or accidental discovery), or other appropriate measures.
- **Transportation Study.** Based on the PPA submittal, a transportation study is likely required. However, an official determination will be made subsequent to submittal of the Environmental Evaluation Application. Upon submittal of the EEA, please specify the following in the project description or in the plans:
  - Clearly describe where residential move-in/move-outs would occur
  - Confirm that there is adequate elevator space to access 132 bike parking spaces on basement level.
  - Include sidewalk dimensions (existing and proposed)
- **Air Quality.** The proposed project at 131 group housing units is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>4</sup> Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. The project includes demolition and construction of a large building and will require heavy-duty diesel powered vehicles and/or equipment. Please provide detailed information related to construction equipment, phasing and duration of each phase, and the 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.

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<sup>4</sup> BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.

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

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 68-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.<sup>5</sup> The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
- **Noise.** *Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise* addresses requirements related to the use of pile-driving. The project sponsor has not indicated that the project would involve pile driving. Should the proposed project require the use of pile driving equipment, *Noise Mitigation Measure F-1* would apply to the proposed project. This mitigation

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

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 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 of urban design.

- **Shadow Study.** The proposed project would result in construction of a building approximately 68 feet in height. Planning Code Section 295 requires that a shadow analysis must 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 could potentially cast new shadow on Franklin Square, which is a property under the jurisdiction of the Recreation and Park Department. Therefore, further analysis of shadow impacts would be required and an official determination will be made subsequent to submittal of the EEA.
- **Hazardous Materials.** The proposed project includes the demolition of an existing commercial building which may contain hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during demolition. Also,



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

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

Further, *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 1967), 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.

- **Geology.** The project site is not located within an area underlain by artificial fill and not within a Seismic Hazard Zone (Landslide or Liquefaction). However, the proposed project would include excavation of a basement level to an approximate depth of 12 feet below grade. Therefore, a geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to any seismic hazards, and should provide recommendations on foundations and 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.

- **Stormwater.** If the project results in a ground surface disturbance of 5,000 square feet or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding San Francisco Public Utilities Commission (SFPUC) Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. The project's environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>.
- **Recycled Water.** 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)
- **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the Site Plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit a *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans.
- **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the environmental review. Please be prepared to provide mailing addresses on a CD upon request following submittal of the EEA.
- **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This

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

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a focused initial study/mitigated negative declaration with a supporting CPE checklist. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a focused EIR with a supporting CPE checklist. A community plan exemption and a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but focused EIR with supporting CPE checklist would need to be prepared by a consultant on the Planning Department’s environmental consultant pool ([http://www.sf-planning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf)).

#### PLANNING DEPARTMENT APPROVALS:

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

1. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet.
2. **Conditional Use Authorization** from the Planning Commission *may* be required if the Commission and the Board of Supervisors enact Mission District Interim Controls (see discussion below).
3. A **Building Permit Application** is required for the demolition of the existing building on the subject property.

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

Large Project Authorization and Conditional Use Authorization applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](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.

#### **PRELIMINARY PROJECT COMMENTS:**

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project.

1. **Mission Area Plan.** The subject property falls within the area covered by the Mission Area Plan in the General Plan. The project falls within the “Urban Mixed Use” zoning district, meant to encourage residential and mixed-uses. While the land use program is generally consistent with the UMU Use District, and therefore the general intent of the Land Use policies within the Mission District Area Plan, aspects of the project’s current design (discussed further below) may require changes and further evaluation to assure they sufficiently meet other Mission District Area Plan policies and objectives. Some of the objectives for which the current design will need further evaluation include:
  - Objective 1.6: Improve indoor air quality for sensitive land uses in the Mission.
  - Objective 1.7: Retain the Mission’s role as an important location for production, distribution, and repair (PDR) activities.
  - Objective 2.1: Ensure that a significant percentage of new housing created in the Mission is affordable to people with a wide range of incomes.
  - Objective 2.3: Ensure that new residential developments satisfy an array of housing needs with respect to tenure, unit mix and community services.
  - Objective 3.1: Promote an urban form that reinforces the Mission’s distinctive place in the city’s larger form and strengthens its physical fabric and character.

- Objective 3.2: Promote an urban form and architectural character that supports walking and sustains a diverse, active and safe public realm.
- Objective 4.5: Consider the street network in the Mission as a city resource essential to multi-modal movement and public open space.
- Objective 5.1: Provide public parks and open spaces that meet the needs of residents, workers and visitors.
- Objective 5.2: Ensure that new development includes high quality private open space.
- Objective 5.3: Create a network of green streets that connects open spaces and improves the walkability, aesthetics and ecological sustainability of the neighborhood.

The project sponsor is encouraged to read the full plan, which can be viewed at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=2321>. These should be address in the formal plan set submittal or the required findings for the Large Project Authorization or Conditional Use Authorization.

2. **New Legislation.** New legislation regarding Group Housing requirements was adopted by the Board of Supervisors on July 28, 2015. The main points from the legislation area as follows:

- A. Apply exposure requirements to group housing and allow a Zoning Administrator partial waiver from the exposure requirements for all group housing bedrooms or the group housing common room. The partial waiver would allow the windows to face an open area of 15 feet by 15 feet.
- B. Clarify that the inclusionary group housing bedrooms would be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet. Otherwise, the inclusionary group housing bedrooms would be subject to the price for a studio.
- C. Allow on-site inclusionary group housing rooms satisfying the Inclusionary Requirements to be exempt from density calculations.

You may view the Board of Supervisors packet at the following link: <https://sfgov.legistar.com/View.ashx?M=F&ID=3881993&GUID=B1816FBC-683A-4381-9316-4A39E553B4F0>.

Upon submittal of the application, you will need to include the Affordable Housing Affidavit, which may be found at the following link: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8422>.

3. **Group Housing.** The proposed project is “*Group Housing*” per Planning Code Section 102, which is considered more of a hybrid residential use. The legislation noted above implies that the City is moving toward considering Group Housing as a multi-family residential use based on the additional controls imposed. Therefore, the proposed project will need to demonstrate that it can comply with the new controls for Group Housing. Staff is also concerned about the rear yard configuration and the proposed two courtyards, which are less than 15 feet in width. The open space in the center of the building provides minimal light, air and privacy for the bedrooms facing the courtyards and the same is true for the north courtyard. Staff would not support the proposed

configuration. A minimum of 15 feet needs to be provided and the units should be staggered in a manner that provides additional privacy for the units.

4. **Proposed establishment of Mission District Interim Controls.** The Planning Commission is considering the establishment of interim controls, which would most likely effect this project. The interim controls as currently proposed would require Conditional Use authorization for some projects where only a Large Project Authorization is currently required. Such projects would be required to make other findings for Planning Commission approval. The Planning Commission considered the establishment of these controls on July 9, 2015; however, the item was continued to August 6, 2015 for consideration. You may view the staff report for the proposed legislation at the following link:

July 9, 2015 Staff Report Link: [http://commissions.sfplanning.org/cpcpackets/2015-000988CWP\\_Mission2015Interim.pdf](http://commissions.sfplanning.org/cpcpackets/2015-000988CWP_Mission2015Interim.pdf)

Planning Commission Agenda Link: <http://www.sf-planning.org/index.aspx?page=3977>

5. **Rear Yard.** Although the Rear Yard requirements do not apply to Group Housing in the UMU district, the proposed yard layout should respect the character of the block. Please review the Design Review comments below for further explanation on possible configurations.
6. **Open Space – Residential.** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally, at least 80 square feet of private or common open space (per dwelling unit) is required for each residential unit. Because the proposal includes construction of group housing, this requirement is 1/3 the amount required for dwelling units; however, the individual group housing units need to be no larger than 350 square feet to qualify for the reduction in required open space. Based on the submitted plans, it appears that the proposal meets this requirement. To assist in the review of this proposal, please identify the amount of private open space, common open space, and the overall dimensions for all open space elements on the project site in your formal submittal. Please annotate the group housing units, which will have private versus common open space (if proposed). Planning Code 135 also provides the required dimensions for private versus common open space. If needed, you may request and justify an open space modification through the Large Project Authorization process. Keep in mind that any modification from the open space standards of the Planning Code will require an open space fee payment based on forgone square footage of on-site open space.
7. **Open Space – Non-Residential.** Planning Code Section 135.3 outlines the requirements for Retail uses with 250 square feet per square foot of occupied space. Please ensure that the appropriate amount of open space is provided for the non-residential uses proposed as part of the project. Currently, the proposed project does not specify the area for the non-residential open space (although some areas appear to be intended for this on the site plan). You may request and justify an open space modification through the Large Project Authorization process. Keep in mind that any modification from the open space standards of the Planning Code will require an open space fee payment based on forgone square footage of on-site open space.



8. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Existing trees, if they were present on the project site, would apply towards the street tree requirement. Based on the street frontage, 5 street trees are required along Bryant Street and 4 street trees are required along 17<sup>th</sup> Street. The proposed project meets this requirement. Please include a specification for the tree size as per §138.1 on the formal submittal. Also, please check with the Department of Public Works and obtain an “Interdepartmental Referral for Feasibility of Tree Planting or Removal.”
9. **Streetscape Plan.** Planning Code Section 138.1 requires the submittal of a streetscape plan for new construction projects with frontage of 250 linear feet or more. The site is just shy of the trigger. However, the Mission Area Plan does identify 17<sup>th</sup> Street as a Green Connector Street. The formal plans should include streetscape improvements and details for 17<sup>th</sup> Street and the transition onto Bryant.
10. **Bird Safety.** Planning Code Section 139 includes standards for Bird-Safe buildings. The subject site is located across from an Urban Bird Refuge (Franklin Park) and will be required to implement Bird-Safe measure into the façade glazing. Please refer to §139 and the Planning Department webpage at <http://www.sf-planning.org/index.aspx?page=2506> for further information. The formal plan submittal will need to include details and specifications to demonstrate that the project complies with the requirements of the Planning Code.
11. **Street Frontage.** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, active space and are appropriate and compatible with the buildings in UMU District. Currently, the proposed project appears to meet most of these requirements; however, please ensure that the ground floor street frontage meets all of these requirements as related to use, height, active space, transparency, fenestration, gates, railings and grillwork and include dimensions on the plans to assist staff with verification of conformance with these requirements. Please note that the treatment of the ground floor on 17<sup>th</sup> Street need be studied further, based on the Design Review comments below.
12. **Rooftop Screening.** Planning Section 141(c) requires screening of rooftop equipment. The enclosed plans indicate mechanical equipment located on the roof. Please include dimensions demonstrating compliance with this section on the formal plan set.
13. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The proposed project is considered group housing, rather than a dwelling unit. The proposed project is required to provide 25 Class 1 bicycle parking plus 1 Class 1 bicycle parking space for every five beds over 100; therefore, the project is required to provide 32 Class 1 bicycle parking spaces. In addition, the project is required to provide a minimum of 2 Class 2 bicycle parking spaces. Currently, the proposed project exceeds this requirement by including approximately 132 Class 1 bicycle parking spaces and 6 Class 2 bicycle parking spaces located along Bryant Street. This section also requires specific aisle widths for Class I access. Please ensure that you demonstrate that you comply on the plans.

14. **Height.** Planning Section 260 specifies how building height is measured and allows the project sponsor to choose the street frontage for height measurement (§260(a)(1)(D)). It appears that Bryant Street is being used for the height measurement. Please clarify on the formal submittal which street frontage is being used.
15. **Special Height Exemption.** Planning Section 263.20 allows for certain elements to be exempt from the height requirements. Please clarify on the formal submittal that the proposed exempt elements meet the horizontal and vertical limitations.
16. **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 may cast new shadow on Franklin Park. Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow in that results in an adverse impact to Franklin Park, pursuant to Section 295. If this detailed shadow analysis finds that the project would cast shadow on Franklin Park, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the park.
17. **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
18. **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](mailto:stormwaterreview@sfwater.org) for assistance.
19. **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. Transit Impact Development Impact Development Fee (411)
- b. UMU Affordable Housing Fee (419)
- c. Eastern Neighborhoods Impact Fees (423)
- d. Eastern Neighborhoods Open Space In-Lieu Fee – Residential (426) [If needed]
- e. Eastern Neighborhoods Open Space In-Lieu Fee – Commercial (427)

#### **PRELIMINARY DESIGN COMMENTS:**

The project is located in Mission within the Eastern Neighborhoods Area Plan across from Franklin Square. The nearby uses are mixed and include both residential and PDR or light industrial. The neighborhood architectural character is primarily masonry however the adjacent properties along Franklin Square are historic row houses with highly detailed wood features and elevated entries. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Open Space and Massing.** The Planning Department recommends adjusting the northeast corner of the building to align the eastern face with the prevailing streetwall of the adjoining buildings with a step forward to the property line at some point along the facade. The Planning Department further recommends that the project align more effectively with the sponsor chosen “historic pattern of the 1920's corner apartment block” and provide a front recess as well-- a more "H" shape instead of a "C". This would help to break the scale of the Franklin Square-facing façade to be more in line with the adjacent massing. Additionally, these lightwell/courtyards between the units should be expanded to a minimum of 25' to provide better exposure, light and air.
2. **Street Frontage.** The Planning Department recommends a more fine-grained, residential-scaled, ground floor façade on Bryant.
3. **Architecture.** The Planning Department suggests providing significant depth and detail in the façade to meet the quality, texture, and intricacy of the neighboring buildings albeit in a contemporary manner. There should be a larger massing break or articulated vertical projection in the Bryant Street façade to better align the width proportions with the neighboring context; this may be facilitated by the massing adjustments recommended above. Additionally, the Planning Department suggests a lighter tonality in the material choices.

#### **PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation Application, Large Project Authorization, Conditional Use and Building Permit Application, as listed above, must be submitted no later than **January 28, 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  
                     Shadow Fan Map

cc: 1798 Bryant, SF LLC, 1600 Franklin Street #300, Oakland, CA , Property Owner  
Ben Hale, 2427 17th street, San Francisco, CA 94110, Applicant  
Shaunn Mendrin, Current Planning  
Christopher Espiritu, Environmental Planning  
Mathew Snyder, 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)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	poder.sf.org	Excelsior, Mission, South of Market
Brent	Plater		Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seaciff, Twin Peaks
Buddy David	Choy Campos	President Supervisor, District 9	Coleridge St. Neighbors Board of Supervisors	157 Coleridge Street 1 Dr. Carlton B Goodlett Place, Room #244	San Francisco San Francisco	CA CA	94110 94102-4689	415-282-2990 415-554-5144	choytate@gmail.com David.Campos@sf.gov, Hillary.Ronen@sf.gov, Nate.Allbee@sf.gov, Carolyn.Goossen@sf.gov	Bernal Heights, Mission, Noe Valley Bernal Heights, Mission, Outer Richmond
Edward	Stiel		2887 Folsom Street Concerned Residents	2887 Folsom Street	San Francisco	CA	94110	415-282-5393	eddiestiel@yahoo.com	Mission
Eric Erick	Lopez Arguello	President President	SoMaBend Neighborhood Association Calle 24 Merchants and Neighbors Association	P.O. Box 410805 1065 A Hampshire Street	San Francisco San Francisco	CA CA	94141 94110	415-669-0916 415-323-8939	somabend.na@gmail.com erick94110@aol.com	Downtown/Civic Center, Mission, South of Market Mission
Ian	Lewis		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
Jason	Henderson	Vice Chairman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jeff	Parker	Steering Committee Member	Friends of Upper Douglass Dog Park	750 27th Street	San Francisco	CA	94131	415-215-1711	limehouse10@gmail.com	Castro/Upper Market, Diamond Heights, Glen Park, Mission, Noe Valley
Jim John	Meko Barbey	Chair Chairperson	SOMA Leadership Council Liberty Hill Resident Association	366 Tenth Street 50 Liberty Street	San Francisco San Francisco	CA CA	94103 94110	415-552-2401 415-695-0990	jim.meko@comcast.net villabarbei@earthlink.com	Mission, South of Market Mission
Judith	Beikowitz	President	East Mission Improvement Association (EMIA)	1322 Florida Street	San Francisco	CA	94110	415-824-0617	sjberk@mac.com	Mission
Keith	Goldstein		Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Lucia	Bogalay	Board Member	Mission Dolores Neighborhood Association	3676 20th Street	San Francisco	CA	94110	415-863-3950	missiondona@earthlink.net, peter@missiondona.org	Castro/Upper Market, Mission
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301	San Francisco	CA	94110	415-282-3334		0 Excelsior, Mission, Outer Mission
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
Matthew Planning and Peter	Rodgers Heinecke	Chair President	Alabama Street Pioneers Dolores Heights Improvement Club-DRC Liberty Hill Neighborhood Association	1014 Alabama Street P.O. Box 14426 30 Hill Street	San Francisco San Francisco San Francisco	CA CA CA	94110 94114 94110	415-826-4854	a1zealot@sonic.net 0 plu@doloresheights.org 0 libertyhillneighborhood@gmail.com	Citywide, Mission Castro/Upper Market, Mission, Noe Valley Castro/Upper Market, Mission, Noe Valley
Peter Philip	Cohen Lesser		Noe Street Neighbors Mission Merchants Association	33 Noe Street 555 Laurel Avenue #501	San Francisco San Mateo	CA CA	94114 94401	415-722-0617 415-979-4171	pcohenst@gmail.com phnsan@msn.com, mma@prolocal-sf.com, info@prolocal-sf.com	Castro/Upper Market, Mission, Western Addition Mission
Robert Sean Spike	Hernandez Quigley Kahn	President Director	- Valencia Corridor Merchant Association Pacific Felt Factory	1333 Florida Street 1038 Valencia Street 2830 - 20th Street	San Francisco San Francisco San Francisco	CA CA CA	94110 94110		0 0 seanq@paxtongate.com pacificfeltfactory@gmail.com	0 Mission Castro/Upper Market, Mission, Potrero Hill Mission
Ted	Olsson	Member	Market/Octavia Community Advisory Comm.	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonsted@yahoo.com	Castro/Upper Market, Downtown/Civic Center, Mission
Tisha	Kenny	President	19th Street/Oakwood Neighborhood Association	3642 19th Street	San Francisco	CA	94110	415-863-8653	tishakenny@att.net	Mission
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
Zoe	Astrachen	Principal	Central 26th Street Neighborhood Coalition	3443 26th Street	San Francisco	CA	94114	415-285-3960	za@intersticesearchitects.com	Mission

Labels are available at the following link: <http://www.sf-planning.org/index.aspx?page=1654>



Title: 1798 Bryant Shadow Fan  
 Comments: Building Height assumed at parapet 72'

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