



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 29, 2016
TO: Michael Stanton, Stanton Architecture
FROM: Julian Bañales, Planning Department
RE: PPA Case No. 2015-010715PPA
224 Townsend Street

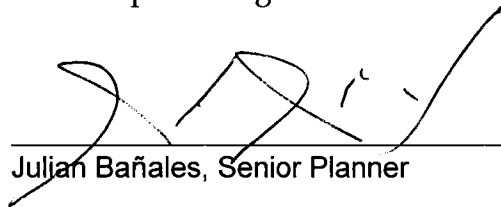
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Rich Sucre, at (415) 575-9108 or richard.sucre@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Julian Bañales, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: January 29, 2016
Case No.: **2015.010715PPA**
Project Address: 224 Townsend Street
Block/Lot: 3787/013
Existing Zoning: SLI (Service/Light Industrial) Zoning District
65-X Height and Bulk District
Proposed Zoning: MUO (Mixed-Use Office) Zoning District
65-X Height and Bulk District
Existing Area Plan: East SoMa Area Plan
Proposed Area Plan: Central SoMa Area Plan
Project Sponsor: Michael Stanton, Stanton Architecture
415-865-3600
Staff Contact: Richard Sucre – 415-575-9108
richard.sucre@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 October 19, 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 includes a change in use from parking garage to hotel. Originally constructed in 1935, 224 Townsend Street is a two-story concrete building (approximately 10,959 square feet and 32-ft tall)

currently used as a parking garage with approximately 50 off-street parking spaces. The proposed project would retain the existing facades, and construct a new six-story addition (for a total square footage of approximately 53,038 square feet), which rises to a total height of 55-ft. The new addition would be setback approximately 21-ft from the existing walls. The project would include 105 hotel rooms and two on-street valet parking spaces. The project does not possess any off-street parking or loading spaces.

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)*, certified in 2008.¹ The project site also lies within the proposed Central SoMa Plan area, which is the focus of an ongoing community planning process initiated in 2011. The Central Corridor Plan Draft for Public Review² (Draft Plan) was released in April 2013, with proposed changes to the allowed land uses and building heights in the Plan area, including a strategy for improving the public realm within the Plan area and vicinity. The Draft Plan is available for download at <http://centralsoma.sfplanning.org>. The Central SoMa Plan will be evaluated in an Environmental Impact Report (EIR), which is currently underway. The Draft Plan and its proposed rezoning are anticipated to be before decision-makers for approval in 2016.

The existing zoning for the project site is SLI (Service/Light Industrial), which does not allow hotel uses. The proposed use district for the project site in the Draft Plan is Mixed-Use Office (MUO), which would allow hotel uses, such as the hotel proposed for the project site. The Draft Plan includes two height alternatives. The Central SoMa Plan EIR will study the Draft Plan's Mid-Rise Height Alternative and a modified High-Rise Height Alternative. Under both alternatives the proposed height and bulk designation for the site would remain at 65-X, which allows a building up to 65 feet tall. The proposed 55-foot-tall hotel would be consistent with this existing and proposed height and bulk designation. Further comments in this Preliminary Project Assessment (PPA) are based on the Draft Plan concepts published to date, which are contingent on the approval of the proposed Central SoMa Plan rezoning by the Planning Commission and Board of Supervisors.

ENVIRONMENTAL REVIEW:

As discussed under Planning Context, the proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods PEIR*. The proposed project is not consistent with the development density (zoning) identified in the Eastern Neighborhoods Area Plan, and it would not be eligible for a Community Plan Exemption (CPE) under the *Eastern Neighborhoods PEIR*.

The project's proposed 55-foot-tall, 105-room hotel would be consistent with the zoning currently being studied in the Central SoMa Plan EIR. Thus, it is possible that the proposal, as currently presented, would qualify for a CPE under the proposed Central SoMa Plan EIR once that EIR is certified and the Planning

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

² Please note that the Central SoMa Plan was formerly called the Central Corridor Plan. To avoid ambiguity, this letter uses the current "Central SoMa Plan" when referring to the ongoing planning process, while "Draft Plan" refers to the document published in April 2013 under the name "Central Corridor Plan Draft for Public Review."

Commission and Board of Supervisors have adopted new zoning controls. However, the proposed project would be assessed based on the zoning district controls for the project site in place at the time that the Planning Department entitlements for the proposed project are sought.

Due to the project's location within the geographic area evaluated in the *Eastern Neighborhoods PEIR*, any development on the project site would potentially be subject to the mitigation measures identified in that document. However, mitigation measures from the *Eastern Neighborhoods PEIR* that are applicable to the proposed project area could be refined, augmented, or superseded under the future Central SoMa Plan EIR, which would become applicable to the proposed project if the Draft Plan is approved.

If the Central SoMa Plan EIR is certified, and the proposed project is consistent with the development density identified in the Central SoMa Plan and adopted by the Planning Commission and Board of Supervisors, it would be eligible for a 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 forthcoming Central SoMa Plan EIR, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR would be 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 are not identified in the forthcoming Central SoMa Plan EIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts encompassed by the Central SoMa Plan EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR 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 encompassed by the forthcoming Central SoMa Plan EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) 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.

If the proposed project is not consistent with the development density identified for the project site in the adopted Central SoMa Plan, the proposed project would be precluded from qualifying for a CPE under the Central SoMa Plan. The proposed project would be analyzed in a separate environmental document that would not rely on the environmental analysis undertaken for the Central SoMa Plan. The proposed project would require environmental review individually, with either a project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR). In this case, the applicable fees would be (a) the standard environmental evaluation (EE) fee based on the cost of construction; and (b) the standard EIR fee, if an EIR is required.

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Devyani Jain at (415) 575-9051 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at:

<http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. 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 dated October 19, 2015. The following discussion is also based on the project sponsor’s intention to obtain a CPE under the future Central SoMa Plan EIR. As such, *Eastern Neighborhoods PEIR* mitigation measures are not included in the discussion below because it is unlikely the proposed project would be analyzed under the *Eastern Neighborhoods PEIR*.

- 1. Historic Resources.** The project site contains one building previously determined to be eligible for national, state, or local listing as a historic resource. The property was surveyed as part of the South of Market Historic Resources Survey. Therefore, the proposed project 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) for a list of three consultants from which to choose. The selected consultant must scope the HRE in consultation with Department Historic Preservation staff. Please contact the HRE scoping team at HRE@sfgov.org to arrange the 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 EEA and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received. As currently designed, the Department’s Historic Preservation staff has concern over the proposed massing and its compatibility with the existing two-story building (See Preliminary Design Comments).
- 2. Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 14 feet below grade. The proposed project will 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. 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

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

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. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.
4. **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,⁴ the proposed project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Circulation Memorandum. You are required to pay additional fees for the study; please contact Virnaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared study.

In order to facilitate and/or as part of the transportation analysis, Planning staff requests the following information:

- Information regarding the existing use of the property (e.g., number of parking spaces and associated turnover of such spaces).
- Project plans shall show existing and proposed adjacent streets and sidewalks, including sidewalk widths and proposed streetscape improvements.
- Curbside parking and loading spaces shall be indicated on the plans and any loading (freight and passenger) management plans proposed by the sponsor shall be provided. In particular, the loading management plan should address safety concerns regarding passenger loading activity adjacent to a bicycle lane along Townsend Street.

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

5. **Noise.** Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during construction, measures to reduce construction noise and vibration may be required as part of the proposed project. The EEA should indicate whether pile driving or other particularly noisy construction methods are required.
6. **Air Quality.** The proposed project's 105 hotel rooms would be below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁵ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation would be required as part of the EEA.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6.

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. As the proposed project would not include the introduction of new sensitive-receptor land uses, the project is not subject to enhanced ventilation measures pursuant to Health Code Article 38. However, equipment exhaust measures during construction would likely also be required and include development of a specific plan to minimize construction emissions. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. Construction equipment engines would be required to have engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy.

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. Please provide detailed information related to any proposed stationary sources with the EEA.

7. **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

⁵ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

Analysis Compliance Checklist.⁶ 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.

8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on a Recreation and Park Commission property or other open space resource. Therefore, additional shadow analysis is not likely to be required for the proposed project.
9. **Geology.** The project site is located within a Seismic Hazard Zone (a Liquefaction Hazard Zone likely underlain by artificial fill). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.⁷ A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The project site is currently developed with a one-story-with-mezzanine parking garage and located in a Maher Area, which indicates the potential presence of soil and/or groundwater contamination. In addition, the proposed project would disturb more than 50 cubic yards of soil in order to accommodate the new basement level. 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

⁶ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

⁷ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

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

The proposed project includes the alteration of an existing parking garage and construction of an approximately 55-foot-tall vertical addition. Because the parking garage was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

11. **Flood Notification.** The project site is in a block that has the potential to flood during storms. The SFPUC will review the permit application to comment on the proposed application and the potential for flooding during wet weather. Applicants for building permits for either new construction, change of use, or change of occupancy, or for major alterations or enlargements must contact the SFPUC at the beginning of the process to determine whether the project would result in ground-level flooding during storms. Requirements may include provision of measures to ensure positive sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters. The side sewer connection permits for such projects need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, DBI, or the Successor Agency to the San Francisco Redevelopment Agency. For information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4: http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf.
12. **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.
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.

1. **Rezoning.** The project site is located within the SLI (Service/Light Industrial) District. The proposed hotel use is not a permitted use within this zoning district. In addition, the proposed Floor Area Ratio (FAR) exceeds the allowed maximum. In order for the project to proceed, the Planning Commission and Board of Supervisors would need to approve new zoning controls for the subject parcel.

The zoning concepts included in the Draft Plan indicate that a reclassification to MUO (Mixed Use Office) is being considered for the site. The proposed hotel use is permitted in MUO Zoning District with Conditional Use Authorization from the Planning Commission.

2. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for new construction of a building greater than 25,000 gross square feet and taller than 75-feet in height.
3. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 842.49 and 890.46 for the tourist hotel use in the MUO Zoning District and for a large-scale retail use per Planning Code Section 121.6.
4. A **Building Permit Application** is required for the demolition of the existing building on the subject property.

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

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit Applications are available at the Department of Building 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 under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

Notification of a Project Receiving Environmental Review. Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

PRELIMINARY PROJECT COMMENTS:

The 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. Note that the subject parcel is within the Central SoMa Plan area. The Central Corridor Draft Plan (Draft Plan) for Public Review was published in April 2013. The Central SoMa Plan process is anticipated to be completed in 2016. The proposals in the Draft Plan are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors.

1. **Central SoMa Area Plan.** The subject property falls within the ongoing Central SoMa Plan study area generally bounded by 2nd, 6th, Townsend and Market Streets. The Draft Plan was published in April 2013. The Draft Plan will be evaluated in an Environmental Impact Report (EIR). The Draft Plan proposes changes to the allowed land uses and building heights, and includes a strategy for improving the public realm in this area. The EIR, the Draft Plan, and the proposed rezoning and affiliated Code changes are anticipated to be before decision-makers for approval in 2016.

The Draft Plan includes recommendations for new land use controls as well as new height and bulk controls for the subject property. The Draft Plan is available for download at:

<http://centralsoma.sfplanning.org>

- a) **Land Use.** The Draft Plan recommends rezoning the subject property to the MUO (Mixed-Use Office) Zoning District, which permits the proposed hotel use with Conditional Use Authorization from the Planning Commission. Currently, a hotel use with 105 rooms is not permitted within the MUO Zoning District. The Draft Plan also proposes to eliminate the 75-room limit on hotels in the MUO district, therefore the proposed 105-room hotel would be allowed with Conditional Use Authorization. The hotel use is generally consistent with key objectives of the Central Corridor Plan, which include supporting our critical tourism and business travel sectors. For a neighborhood, these hotels often provide the best characteristics of residential and commercial uses by providing 24-hour activation of the nearby streets, helping support nearby retail and restaurant uses, caring for street appearance and maintenance, and sometimes providing their own retail and entertainment venues.
- b) **Urban Form-Height and Bulk.** The project site is currently located within a 65-X Height and Bulk District. The zoning concepts published in the Draft Plan (April 2013) indicate that a height limit of 65 feet (proposed in both the Mid-Rise and High-Rise Scenario Alternatives) is being considered for this site. These are the two scenarios being analyzed in the Central SoMa Plan EIR; however, this analysis is not an indication of which height scenario will ultimately be adopted as part of the Plan and is not a guarantee that the Planning Commission or the Board of Supervisors will approve changes to height limits. The height of the proposed project falls within the existing and proposed height scenarios.

The Draft Plan proposes a number of bulk controls in order to preserve the character of SoMa as a mid-rise district and support light, sun, and air access to the street. Please refer to the policy paper on bulk for guidance on how to design your project to meet these controls:

http://www.sf-planning.org/ftp/files/Citywide/Central_Corridor/Central_SoMa_Draft_Policy_Paper-Feb2015_graphics.pdf

- c) **Eco-District.** An Eco-District is a neighborhood or district where residents, community institutions, property owners, developers, and businesses join together with city leaders and utility providers to meet sustainability goals beneficial to the stakeholders, the district, and the City by formulating a portfolio of innovative projects at a district or block-level. The Planning Department has identified the Central SoMa Plan area as a Type 2 Eco-District—an area composed of many smaller parcels and property owners. Benefits to the district include greater resilience, economic prosperity, higher quality built environment, and community cohesion and capacity. The volunteer Central SoMa Task Force produced a set of Recommendations in November of 2013 (<http://www.sf-planning.org/index.aspx?page=3051>). All major new development in the Central Corridor Area Plan area will be expected to participate in some capacity in the Eco-District program and the Sustainability Management Association set up to guide it once the program is formulated in parallel with the Area Plan process. For more information, please see:

<http://www.sf-planning.org/index.aspx?page=3051>

- d) **Impact Fees.** The Central SoMa Plan is considering raising requirements for public benefits commensurate with additional development potential granted by the Plan. For more information, please see the Central SoMa Memo entitled “Potential Public Benefits”

http://www.sf-planning.org/ftp/files/Citywide/Central_Corridor/Central-SoMa_Potential-Public-Benefits-Memo.pdf

- e) **Historic Resources & Social Heritage.** The Central SoMa Plan contains principles and implementation strategies regarding historic resources, in order to retain and protect those resources that strongly contribute to San Francisco’s built heritage. The Central SoMa Plan identifies a series of “priority resources,” which are eligible for designation in Article 10 and 11 of the San Francisco Planning Code. Per Implementation Strategy 1.3, the Central SoMa Plan calls for the designation of the South End Historic District Extension as a Landmark District within Article 10 of the San Francisco Planning Code. 224 Townsend Street is identified as a contributing resource to the Article 10-eligible South End Historic District Extension. While the subject building has not been formally designated by the Board of Supervisors at this time, it is strongly recommended that any potential projects on this site be examined for compliance with the standards and guidelines contained within Article 10 of the San Francisco Planning Code. As currently proposed, the Department has concern over the project’s compliance with the Secretary of the Interior’s Standards for Rehabilitation and the compatibility of the proposed project which only retains the façade and constructs a five-story vertical addition over the existing double-height, one-story massing of the existing building (See Preliminary Design Comments).

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project. Further comments in this section of the PPA are based on the Draft Plan.

2. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
3. **Large Project Authorization.** Planning Code Section 329 outlines the requirements for a Large Project Authorization in Eastern Neighborhoods Mixed Use Zoning Districts. A Large Project Authorization is required of new construction of more than 25,000 gross square feet. All large projects within the UMU Zoning District are subject to review by the Planning Commission in an effort to achieve the objectives and policies of the General Plan, the applicable Design Guidelines and the Planning Code.

As determined by the Planning Commission, exceptions could be sought through the Large Project Authorization, as follows:

- **Street Frontage:** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork. Currently, the proposed hotel lobby exceeds 40-feet in width along Townsend Street; therefore, the project does not meet the active use requirements on the ground floor level. The project may seek a modification under the Large

Project Authorization; however, the Department discourages deviations from the requirements of the Planning Code.

To the extent possible, the project should be designed to minimize deviations from Planning Code requirements.

4. **Conditional Use Authorization-Tourist Hotel Use in MUO.** Per Planning Code Sections 303, 842.49 and 890.46, Conditional Use Authorization from the Planning Commission is required for hotel use in the MUO Zoning District. Please file the appropriate applications.
5. **Conditional Use Authorization-Large-Scale Retail Use.** Per Planning Code Section 121.6 and 303, any single retail use in excess of 50,000 gross square feet in any zoning district other than the C-3 Zoning Districts requires Conditional Use Authorization from the Planning Commission. Per Planning Code Section 102, a hotel use is considered a retail use.
6. **Floor Area Ratio.** Planning Code Section 124 outlines the requirements for floor area ratio (FAR). Within the MUO Zoning District and 65-X Height and Bulk District, the Basic FAR Limit is 5.0 to 1. Based upon the lot size (10,959 sf), the project may provide up to 54,795 sq ft. Currently, the project provides 53,038 gsf; therefore, the project complies with this requirement.
7. **Non-Residential Open Space.** Planning Code Section 135.3 outlines the requirements for open space for non-residential uses. For the proposed hotel use, one square foot of open space is required for every 250 square feet. Therefore, the project is required to provide approximately 212 sq ft of open space. The project appears to meet this requirement by providing a roof terrace. However, the provided plans do not identify the square footage or dimension of this roof terrace. Please provide additional information.
8. **Bird-Safe Building Ordinance.** The proposed project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards.⁸ The project's environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.
9. **Rooftop Screening.** Planning Code Section 141 outlines the requirements for screening of rooftop equipment. Please ensure compliance with this requirement, and define any proposed rooftop screening.
10. **Shadow-Public Open Space.** Planning Code Section 147 outlines requirements for projects with a height exceeding 50 ft that cast shadows public plaza and other publicly accessible spaces other than those protected under Planning Code Section 295. Based upon an initial shadow study, the proposed project would not impact any nearby public open space; therefore, no additional shadow study is required.

⁸ San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at:

<http://www.sfplanning.org/index.aspx?page=2506>

11. **Parking.** Planning Code Section 151.1 outlines requirements for permitted off-street parking. Within the MUO Zoning District, there are no minimum parking requirements; rather, the project is subject to a maximum allowance of parking spaces, which is permitted as a ratio of one parking space per 16 hotel rooms (See Planning Code Section 151.1). The project does not include any off-street parking.
12. **Loading.** Planning Code Section 152.1 outlines requirements for required off-street freight loading in the Eastern Neighborhoods Mixed Use Districts. Since the project includes construction of 53,038 sf of hotel use, no off-street freight loading space is required.
13. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for bicycle parking for new hotels. For new hotels, one Class 1 bicycle parking space is required for every 30 rooms, and one Class 2 bicycle parking space is required for every 30 rooms, plus one Class 2 space for every 5,000 square feet of occupied floor area of conference, meeting or function rooms. Therefore, the proposed project is required to provide (4) Class 1 bicycle parking spaces and (4) Class 2 bicycle parking spaces. Please ensure compliance with this requirement.
14. **Baby Diaper-Changing Accommodations.** Planning Code Section 168 requires the installation of baby-diaper changing accommodations in new public serving establishments. Please ensure compliance with this requirement.
15. **Height Exemptions.** Planning Code Section 260(b) defines the exemptions permitted above the height limit. Per Planning Code Section 260(b)(1)(a), mechanical equipment and appurtenances necessary to the operation or maintenance of the building are limited to 16-ft above the height limit. Please specify the height of the proposed mechanical appurtenances.
16. **Narrow Street Height Provisions:** For projects within the MUO Zoning District along a Narrow Street (a public right of way less than or equal to 40 feet in width, or any mid-block passage or alley that is less than 40 feet in width), Planning Code Section 261.1 specifies that all subject frontages shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. Clyde and Ritch Street are considered narrow streets. No part or feature of a building may penetrate the required setback plane. As currently proposed, the project meets the narrow street height provisions.
17. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project will not cast new shadow upon any property under the jurisdiction of the San Francisco Recreation and Parks Commission.
18. **First Source Hiring.** Projects involving the new construction of 10 dwelling units or more than 25,000 square feet of commercial development are subject to the First Source Hiring Program.

Please contact the First Source Hiring Program Manager with the San Francisco Human Services Agency's Workforce Development Division and submit the *First Source Hiring Program Form*, which is available on the Planning Department's website under "Permits & Zoning" "Permit Forms." This form should be submitted to the Planning Department upon submittal of the first planning entitlement.

19. **Signage.** Article 6 of the San Francisco Planning Code outlines the requirements for signage. Please define how the proposal will address signage.
20. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process ([Ordinance Number 070-015](#)). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that the Planning Department will not consider an entitlement application complete until the following are completed:
- (A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and
 - (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the those comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

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

21. **Impact Fees.** This project will be subject to various impact fees. Please refer to the [Planning Director's Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection's [Development Impact Fee webpage](#) for more information about current rates. Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:
- a. Transportation Sustainability Fee (TSF) (Planning Code Section 411)
 - b. Jobs-Housing Linkage (Planning Code Section 413)
 - c. Child-Care (Planning Code Section 414)
 - d. Eastern Neighborhoods Impact Fees (Planning Code Section 423)
 - e. Public Art (Planning Code Section 429)

22. **Option for In-Kind Provision of Community Improvements and Fee Credits:** Project sponsors may propose to directly provide community improvements to the City and satisfy relevant Area Plan Development Impact fees through such improvements. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern

Neighborhoods Impact Fees and Public Benefit Fund. The project sponsor, City, and CAC coordinate the design, valuation, and terms of the agreements. This is not a required process; however an in-kind improvement must be determined to be eligible, be prioritized, and recommended by the Planning Department and (when applicable) the relevant CAC. This process is further explained in Section 423.3(d) of the Planning Code and in the following Department resource: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8601>

PRELIMINARY DESIGN COMMENTS:

The project is located in the study area of the Central SoMa Area Plan, currently in process. It is also located in the South End Historic District Extension. The following comments address preliminary design issues, including historic preservation issues, that may significantly impact the proposed project:

- **Building Massing, Site Design, and Orientation.** The Department supports the retention of the two-story portion of the building with the Art Deco façade. However, the project retains only the historic façade and does not attempt to integrate the subject building and its character-defining features into the new development in a coherent manner. The building massing needs refinement to address historic preservation issues. Given the surrounding historic district, which is identified as a Priority Resource in the Central SoMa Plan, the proposed height should be reduced in height and bulk. A five-story vertical addition is not compatible with the double-height one-story massing of the rear portion of the building, since the new addition overwhelms and dominates the existing one-to-two-story building. In addition, the stepped massing on the fourth and fifth floors is not compatible with the surrounding district, which possesses a boxy massing with no upper-story setbacks.

Additionally, the Central SoMa Area Plan proposes additional bulk controls, including the apparent mass reduction. Please visit the Department's Central SoMa website at <http://www.sf-planning.org/index.aspx?page=2557> and review the PDF link under "Urban Form: Bulk: Policy Paper" for any potential site design impacts.

Further, bay projections are not characteristic of the South End Historic District Extension. Please eliminate the bay projections from the rear massing, since they do not reflect the character of the surrounding district.

- **Streetscape, On-Street Parking, Loading, and Garage Access.** The Department supports the lack of off-street parking and loading. Please provide additional information on the proposed streetscape work and any on-street loading spaces or valet parking spaces.
- **Architecture.** The proposed material palette and fenestration pattern needs refinement. Wood siding is not a characteristic of the surrounding district, and appears incongruous with the surrounding buildings. Please consider a material palette, which draws from the area's industrial heritage. In addition, the fenestration pattern should be refined to better relate to the surrounding context. While the regular pattern of fenestration is appreciated, the fenestration should be designed to provide for deep shadow lines along the exterior facades. Additional information is available in Appendix I of Article 10 of the San Francisco Planning Code.

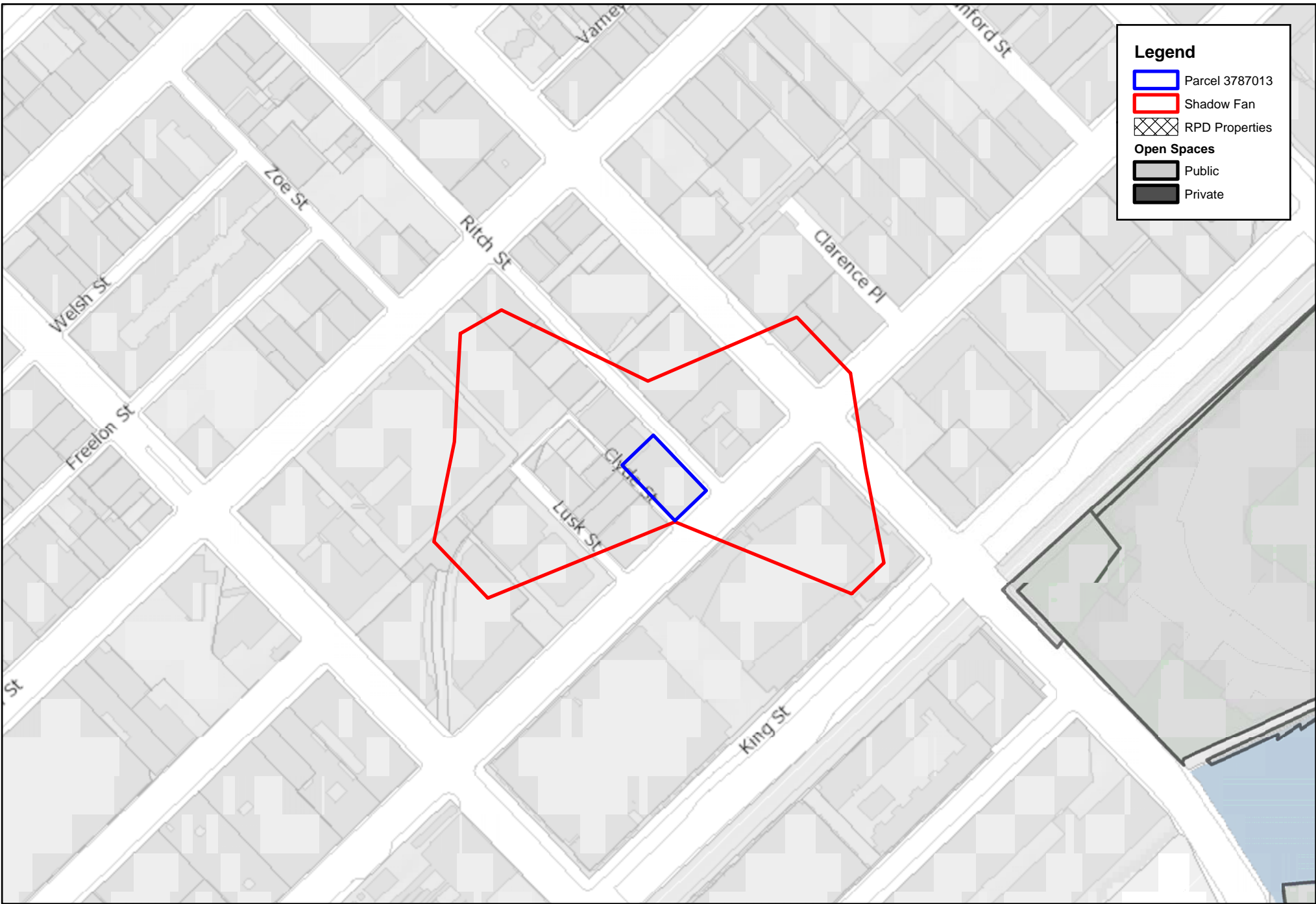
- **Street Frontage.** The Planning Department requires active uses along all frontages to the maximum extent possible. Furthermore, lobbies may not exceed 40-ft or 25% of frontage whichever is less. In consideration of the extent of street frontage along Townsend, Ritch and Clyde Streets and the programmatic needs of the project, please either reduce the size of the lobby along Townsend Street and/or provide active uses along all street frontages. Additional information is required.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, Large Project Authorization or Building Permit Application, as listed above, must be submitted no later than **July 29, 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

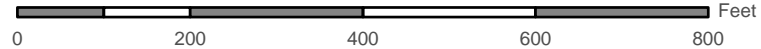
cc: Ares Commercial Properties, Property Owner
Stonebridge Realty Advisors, Inc., Project Sponsor
Rich Sucre, Current Planning
Jenny Delumo, Environmental Planning
Pedro Petersen, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)



Title: Preliminary Shadow Analysis: 224 Townsend Street

Comments: Proposed Height: 55-ft

Printed: 26 January, 2016



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FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
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