



# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** December 3, 2015  
**TO:** Douglas Ross  
**FROM:** Joshua Switzky, Planning Department  
**RE:** PPA Case No. 2015-011211PPA for 1850 Bryant Street

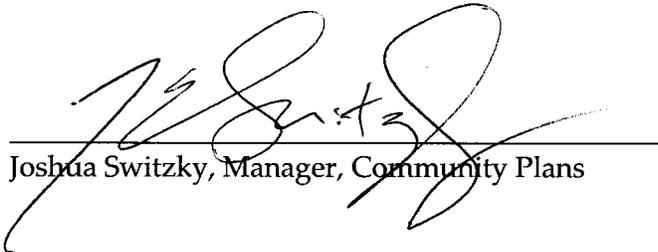
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Patrick Race, at (415) 575-9132 or [patrick.race@sfgov.org](mailto:patrick.race@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
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Joshua Switzky, Manager, Community Plans



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* December 2<sup>th</sup>, 2015  
*Case No.:* **2015-011211PPA**  
*Project Address:* 1850 Bryant Street  
*Block/Lot:* 3970/006  
*Zoning:* PDR-1-G (Production, Distribution & Repair -1-General)  
Mission Alcoholic Beverage Special Use District  
Fringe Financial Services Restricted Use District  
68-X Height and Bulk District  
*Area Plan:* Eastern Neighborhoods Area Plan – (Mission Sub-Area)  
*Project Sponsor:* Douglas Ross  
415-850-2515  
*Staff Contact:* Patrick Race – 415-575-9132  
[patrick.race@sfgov.org](mailto:patrick.race@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 August 26, 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 project site is located on a lot in San Francisco's Mission neighborhood, on the block bounded by Bryant Street to the east, Mariposa Street to the south, Florida Street to the west, and 17<sup>th</sup> Street to the north. The project proposes to demolish an existing 2-story industrial building and construct a new 68-

foot-tall, 154,798 square foot PDR building. The proposed project would include a 9,125 square foot interior courtyard and a 13,696 square foot roof deck. The proposed project would also include 130 parking spaces in a two level subsurface garage. The project would require approximately 40,000 cubic yards of soil excavation. Excavation would reach a depth of 30 feet on the Bryant Street side of the lot and up to 8 feet on the upward sloping Florida Street side of the lot.

## BACKGROUND:

The project site is within the Eastern Neighborhoods Area Plans. 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:

### *Community Plan Exemption*

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

As discussed above, the proposed project is located within the Eastern Neighborhoods Area 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 \$14,017) and (b) the CPE certificate fee (currently \$7,779).

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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.

2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods PEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,017) 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 \$14,017); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool ([http://www.sfplanning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf)). The Planning Department will provide more detail to the Project Sponsor regarding the EIR process should this level of environmental review be required.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org) under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.<sup>3</sup>

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

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

1. **Historic Resources.** The existing building on the project site is a vacant lot and was previously evaluated in the Showplace Square/ Northeast Mission Historic Resource Survey and was found

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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>.

ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.

2. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with site preparation, and building construction, including excavation that would reach a depth of approximately 30 feet below grade on the Bryant Street side of the lot and 8 feet on the Florida Street side. The project site is located in an area where little archeological testing or data recovery has been undertaken. Therefore, the proposed project would be subject to Archeological Mitigation Zone J-2: Properties with no Previous Studies of the *Eastern Neighborhoods PEIR*. 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. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **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,<sup>4</sup> the project may require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires

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

that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Impact Study. You are required to pay additional fees for the study; please contact Vernaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or [manoj.madhavan@sfgov.org](mailto:manoj.madhavan@sfgov.org) so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared study.

At the time of the filling of the EEA, please provide more detailed plans showing the proposed configuration of bike parking and car share parking, clarify loading spaces on plans, and show existing and proposed curb cuts and sidewalk dimensions. Recommend off street loading spaces and reducing parking given the proximity to local and regional transit and bike routes.

5. **Noise.** Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise addresses requirements related to the use of pile-driving. The Project Sponsor has indicated that the project would not involve pile driving. If the project does utilize pile driving, Noise Mitigation Measure F-1 would apply to the proposed project. This mitigation measure prohibits the use of impact pile drivers wherever feasible and requires that contractors use pile driving equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

*Eastern Neighborhoods PEIR Noise Mitigation Measure F-2: Construction Noise* requires that the Project Sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. As this project is adjacent to sensitive land uses, *Mitigation Measure F-2* applies. 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-5: Siting of Noise-Generating Uses* would apply to the proposed project because the project would include new PDR uses that may generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity. Therefore, the Planning Department requires the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-sensitive uses within 900 feet, and that have a direct line-of-sight to the project site, and including at least one 24-hour noise measurement (with a maximum noise level readings taken at least every 15 minutes). The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would comply with compatibility requirements in the General Plan and in the Police Code Section 2909I, would not adversely affect nearby noise-sensitive uses, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels that would be generated by the proposed use.

6. **Air Quality.** The project size is below the construction and operational criteria air pollutant screening size for general heavy industry<sup>5</sup> (screening size is 259,000 square feet). However, detailed information related to PDR use, construction equipment, phasing and duration of each phase, and volume of excavation must be provided 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 San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance. In addition, equipment exhaust measures during construction, such as those listed in *Mitigation Measure G-1: Construction Air Quality* will likely be required.

In addition, 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 an inventory and modeling assessment 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, no additional measures or analysis related to local health risks may not be required. However, 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 PDR use and associated potential truck traffic or other toxic air contaminants, 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* may be necessary to reduce its emissions. 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 Analysis Compliance Checklist.<sup>6</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

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<sup>5</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

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

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.** Planning Code Section 295 restricts new shadowing on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet in height. 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 could cast shadows on Franklin Square, which is under the jurisdiction of the Recreation and Park Department. The *Eastern Neighborhoods PEIR* found significant and unavoidable shadow impacts on Franklin Square because the potential for new shadow, possibly in substantial amounts depending on subsequent individual proposals and because the feasibility of complete mitigation for potential new shadow impacts was unknown at the time. The *Eastern Neighborhoods PEIR* stated that potential impacts from future proposed development would be evaluated on a project specific basis, and shadow effects could be limited through design of individual projects that takes into consideration shading effects on nearby parks. Given the potential shadow impact the Project Sponsor is required to hire a qualified consultant to prepare a detailed shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department's website (<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=539>). A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis.

9. **Geology.** The project site is located on a slope of 20% or greater, therefore, the sponsor is required to prepare a geotechnical investigation report to identify the primary geotechnical concerns associated with the proposed project and the site. The geotechnical report would identify hazards and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. This report will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions. The geotechnical report should be prepared by a qualified consultant and submitted with the EE Application or upon receipt of this PPA letter, whichever is later.
10. **Hazardous Materials.** The proposed project would involve demolition of an existing structure, which may contain hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during demolition. The project site is located within a Maher Area and is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the Project Sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and

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

The *Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials* would be applicable to the proposed project. The mitigation measure requires that the Project Sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

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

11. **Stormwater.** If the project would result in a ground surface disturbance of 5,000 sf or greater, it would be subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding San Francisco Public Utilities Commission (SFPUC) Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, and Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. The project's environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
12. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Also see the comments below under "Street Trees."

13. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any “major project.” A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

#### PLANNING DEPARTMENT APPROVALS:

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

1. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
2. A **Building Permit Application** is required for the proposed new construction on the subject property.

Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

#### NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

This project is required to conduct a **Pre-Application Meeting** with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning

Department. The Pre-Application packet, which includes instructions and template forms, is available at [www.sfplanning.org](http://www.sfplanning.org) under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) under the "Resource Center" tab.

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

#### PRELIMINARY PROJECT COMMENTS:

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

1. **Mission Area Plan.** The subject property falls within the area covered by the Mission Area Plan in the General Plan and is a subset of the Eastern Neighborhood Area Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The Project Sponsor is encouraged to read the full plan, which can be viewed at:

[http://www.sf-planning.org/ftp/General\\_Plan/Mission.htm](http://www.sf-planning.org/ftp/General_Plan/Mission.htm).

2. **Mission Action Plan 2020.** The subject property falls within the ongoing Mission Action Plan 2020 process generally bounded by Division/13th/Duboce, Guerrero, Potrero/101 and Cesar Chavez Streets. A draft Action Plan will be available in early winter. The draft Action Plan may propose changes to certain allowed land uses in certain districts, as well as to building heights and densities.

For more information, please visit: <http://www.sf-planning.org/sfmap2020>

3. **Existing Legal Use.** Please provide documentation of the last legal use within the existing building. Also, please include the height, square footage and dimension of the existing building within the architectural plans.
4. **Floor Area Ratio.** Per Planning Code Section 124, the project site has a maximum floor area ratio (FAR) of 5.0 to 1. The project site is 36,500 square feet in size. Therefore, the maximum floor area ratio is 182,500 square feet. Based upon the submitted architectural drawings, the project will provide 166,776 square feet of new PDR use. Accessory off-street parking is not factored into the gross square footage calculation per Planning Code Section 102. Therefore, the current project meets the FAR requirement.
5. **Streetscape Plan.** Per Planning Code Section 138.1, the Project Sponsor will be required to submit a Streetscape Plan to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, and curb lines,

and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets Plan and Section 138.1(c)(2)(ii) for the additional elements that may be required as part of the project's streetscape plan.

If street improvements are being considered, Project Sponsors should contact San Francisco Public Works as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to: [www.sfbetterstreets.org](http://www.sfbetterstreets.org).

Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

6. **Demolition of Industrial Buildings/Replacement Requirements.** Per Planning Code Section 202.7, if the building proposed for demolition represents .4 FAR or less, then the replacement building shall include at least two square feet of Industrial Use for each square foot of Industrial Use in the building proposed for demolition. Based upon the PPA Application, the existing building contains 9,200 square feet of Industrial/PDR use. Therefore, the project must provide a minimum of 18,400 square feet. Currently, the project meets this requirement.
7. **Off-Street Parking.** Per Planning Code Section 151.1, the project is permitted a maximum of one off-street parking space per 1,500 square feet of manufacturing and/or industrial uses. Therefore, the project is permitted a maximum of 111 off-street parking spaces for 166,776 square feet of PDR use. Currently, the project provides 130 off-street parking spaces, which exceeds the maximum permitted number of off-street parking spaces. Please revise the project to reduce the parking to within the allowed limit and update the plans accordingly.
8. **Loading.** Per Planning Code Section 152, the project is required to provide three off-street freight loading parking spaces for gross square footage larger than 100,000 square feet. The current plans do not show off-street freight loading spaces. Please revise the project description and update the plans accordingly.
9. **Bicycle Parking.** Planning Code Section 155.5 requires one Class 1 bicycle parking space for every 12,000 gsf of PDR use and 4 Class 2 bicycle parking spaces for PDR use larger than 50,000 gsf. Therefore, this project is required to provide at least 14 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces. Currently, the proposed project contains no bicycle parking. Please update the plans accordingly.
10. **Car Share Parking Space.** For non-residential uses providing off-street parking, Planning Code Section 166 requires one car share space for fifty or more parking spaces, and one additional care-share parking space for every fifty parking spaces over fifty. Therefore, the project is required to provide a total of two car-share parking spaces for the 130 off-street parking spaces. Currently, the proposed project contains no car share spaces. Please update the plans accordingly.
11. **Permitted Uses-PDR-1-G Zoning District.** Planning Code Section 210 outlines the permitted uses within the PDR-1-G Zoning District. Please ensure that the proposed project complies with these requirements.

12. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project 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.
13. **Shadow Analysis (Section 147).** Section 147 requires that new buildings and additions to existing buildings in C-3, South of Market Mixed Use, and Eastern Neighborhoods Mixed Use Districts that exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section [295](#). A preliminary shadow study was conducted by Staff in conjunction with this PPA Application, and it indicated that the project will not cast a shadow on any park or open space protected under Planning Code Section 295. 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 that results in an adverse impact to Franklin Park, pursuant to Section 147. 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 open space.
14. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

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

15. **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 Fee (411)
  - b. Eastern Neighborhoods Impact Fees (423)
16. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhood Infrastructure Impact Fees at a Tier 1 rate as outlined under Planning Code Section 423. The tiers for specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods

Plan. Please refer to the current Department of Building Inspection registry for rates, which are subject to change.

<http://www.sfdbi.org/modules/showdocument.aspx?documentid=3467>

Prior to the issuance by DBI of the first site or building permit for a development project, the sponsor of any project containing space subject to the Eastern Neighborhoods Impact Fee shall pay to the Treasurer according to Planning Code Section 423.3, which also provides alternatives satisfying this requirement.

17. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project Sponsors may propose to directly provide community improvements to the City. 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 Area Plan Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 423.3(d) of the Planning Code.

More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.

#### PRELIMINARY DESIGN COMMENTS:

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

The project is located in Showplace Square in the Eastern Neighborhoods Area Plan. The area is primarily industrial in use with some live/work. The buildings are primarily masonry and industrial in character

1. **Site Design, Open Space and Massing.** The Planning Department encourages the sponsor to reduce the courtyard and maximize the floor area for PDR use.
2. **Street Frontage.** The project garage entry should be minimized to avoid conflicts with the sidewalk and pedestrian traffic. While the Industrial Area Design Guidelines do not specifically apply at this site, these may be a useful reference for goals of how industrial buildings can support an active neighborhood.
3. **Architecture.** The Planning Department encourages active use, transparency, and a prominent entry along the street frontage to create a more welcoming pedestrian environment. The entry should be gracious and evident. Consider locating offices or other more active programs near the lobby or entry point and street face.

#### PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

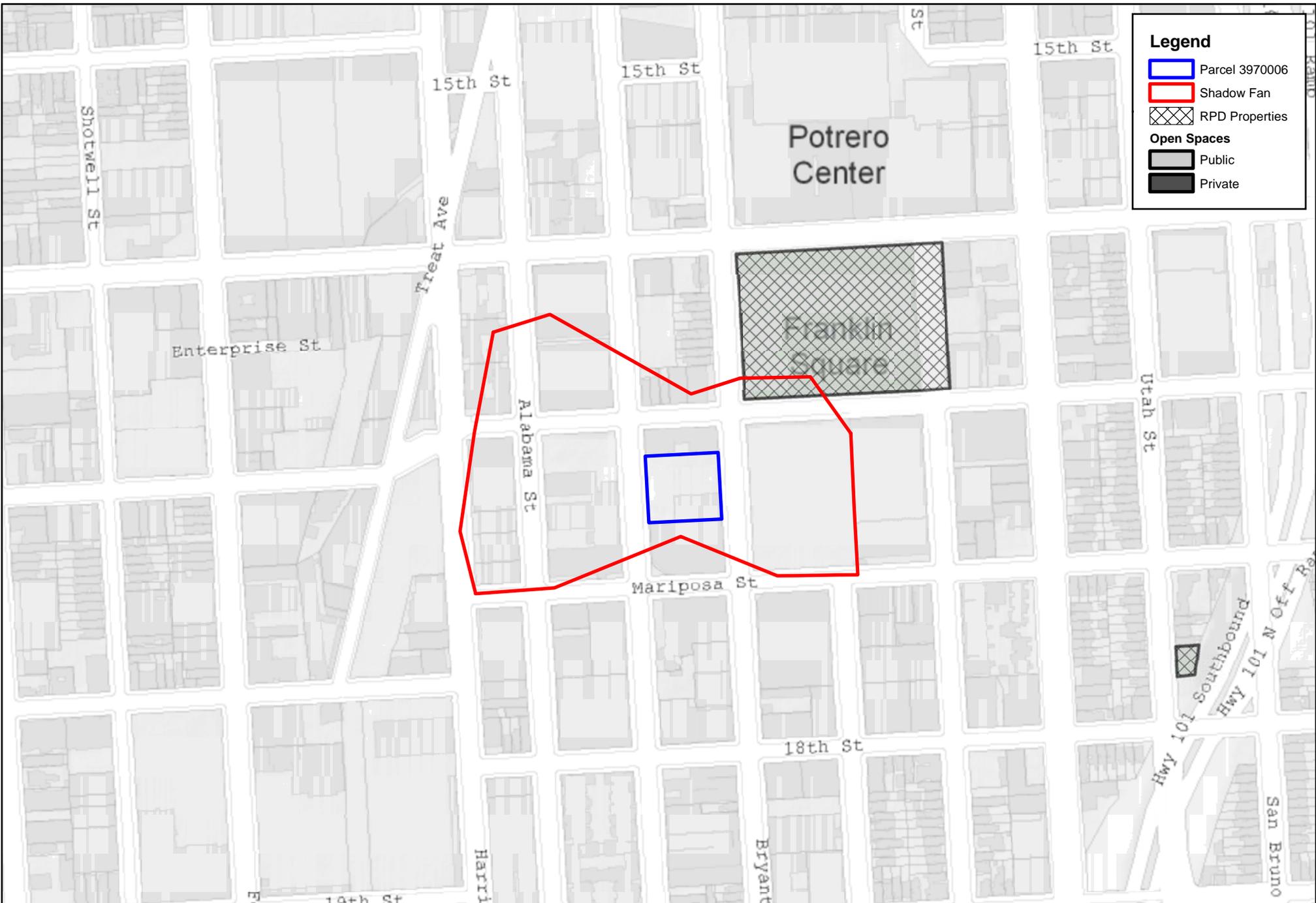
This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **June 2, 2017**. Otherwise, this determination is considered expired and a new Preliminary

Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure:      Neighborhood Group Mailing List  
                         Shadow Fan Analysis

cc:    Douglas Ross, Acting Agent  
       Richard Sucre, Current Planning  
       Lana Russell-Hurd, Environmental Planning  
       Patrick Race, Citywide Planning and Analysis  
       Jonas Ionin, Planning Commission Secretary  
       Charles Rivasplata, SFMTA  
       Jerry Sanguinetti, Department of Public Works  
       Pauline Perkins, SFPUC  
       Planning Department Webmaster ([planning.webmaster@sfgov.org](mailto: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	podersf.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, Seacliff, 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@sfgov.org; Hillary.Ronen@sfgov.org; Nate.Allbee@sfgov.org; Carolyn.Goossen@sfgov.org	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 eriq94110@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 Chariman	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
Jaime John Judith	Whitaker Barbey Berkowitz	Administrator Chairperson President	SOMA Leadership Council Liberty Hill Resident Association East Mission Improvement Association (EMIA)	201 Harrison Street Apt. 229 50 Liberty Street 1322 Florida Street	San Francisco San Francisco San Francisco	CA CA CA	94105 94110 94110	415-935-5810 415-695-0990 415-824-0617	somajournal@yahoo.com villabarbei@earthlink.com sfjberk@mac.com	Mission, South of Market Mission 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	Bogatay	Board Member	Mission Dolores Neighborhood Association	3676 20th Street	San Francisco	CA	94110	415-863-3950	missiondna@earthlink.net, peter@missiondna.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	President	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	pcohensf@gmail.com phnsan@msn.com; mma@prolocal-sf.com; info@prolocal-sf.com	Castro/Upper Market, Mission, Western Addition Mission
Podge	Thomas	Site Manager	Native American Health Center	333 Valencia Street, Suite 240	San Francisco	CA	94103	415-503-1046 x2714	podgeT@nativehealth.org	Mission
Robert Sean Spike Ted	Hernandez Quigley Kahn Olsson	President Director Member	- Valencia Corridor Merchant Association Pacific Felt Factory Market/Octavia Community Advisory Comm.	1333 Florida Street 1038 Valencia Street 2830 - 20th Street 30 Sharon Street	San Francisco San Francisco San Francisco San Francisco	CA CA CA CA	94110 94110 94110 94114-1709	415-935-3641 415-935-3641 415-407-0094	0 0 seanq@paxtongate.com pacificfeltfactory@gmail.com olssonted@yahoo.com	0 Mission Castro/Upper Market, Mission, Potrero Hill Mission 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@intersticearchitects.com	Mission



Title: Preliminary Shadow Analysis: 1850 Bryant St

Comments: Proposed Height: 68-ft

Printed: 8 October, 2015



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