



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: December 14, 2015  
TO: Brett Gladstone, Hanson Bridgett, LLP  
FROM: Chris Kern, Planning Department  
RE: PPA Case No. 2015-011529PPA for 2525 16<sup>th</sup> Street

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

Reception:  
**415.558.6378**

Fax:  
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Planning  
Information:  
**415.558.6377**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Debra Dwyer, at (415) 575-9031 or [debra.dwyer@sfgov.org](mailto:debra.dwyer@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to be "Chris Kern", written over a horizontal line.

Chris Kern, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* December 14, 2015  
*Case No.:* **2015-011529PPA**  
*Project Address:* 2525 16<sup>th</sup> Street  
*Block/Lot:* 3966/001  
*Zoning:* PDR-1-G (Production, Distribution, and Repair 1, General)  
Transit-Oriented Retail Special Use District  
Mission Alcohol Restricted Use District  
Fringe Financial Services Restricted Use District  
68-X  
*Area Plan:* Mission Area Plan of the Eastern Neighborhoods  
*Project Sponsor:* Brett Gladstone  
415-995-5065  
*Staff Contact:* Debra Dwyer – 415-575-9031  
[debra.dwyer@sfgov.org](mailto:debra.dwyer@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 September 17, 2015 as well as the accompanying plans, 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 the block bounded by 16<sup>th</sup> Street to the north, Florida Street to the east, 17<sup>th</sup> Street to the south, and Alabama Street to the west. The 41,996-square-foot project site contains a four-story industrial building consisting of approximately 149,051-gross-square-feet (-gsf) of production distribution and repair use (PDR). The existing building was constructed in 1924 as a warehouse. According to the PPA application, the property owner would convert approximately 49,999-gsf of PDR use in the existing building into office use pursuant to the legitimization program set forth in Planning Code Section 179.1. However, the plans provided with the PPA application dated September 2, 2015 identify 37,346 square feet of space, presumably proposed to be converted into office use as follows.

Floor	Suite No.	Identified Square Footage
1	Unidentified/mezzanine	420
3	304	2,643
3	305	2,632
3	310	9,068
3	311	8,250
3	316	8,155
4	400	6,178
	Total	37,346

The project plans dated September 2, 2015 and the PPA application should be supplemented with information regarding existing uses at the project site. In addition, the discrepancy between the square footage shown on the plans and the request for 49,999-gsf to be converted to office use should be reconciled. Lastly, the information regarding environmental review in this letter is based on an understanding that no specific tenant improvements would be made to the existing building as none are indicated on the plans. The provision of additional project details may necessitate the need for a new Preliminary Project Assessment, particularly if the change of use requires physical alterations to the structure or would substantially change site circulation and access.

**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:

In order to determine if the proposed project would be subject to environmental review pursuant to the California Environmental Quality Act (CEQA), information regarding the existing uses on the project site is needed. For example, if the existing uses in the building are already office use, then the legalization of that office use without any improvements to the building envelope would not result in physical environmental changes. Therefore, the proposal would not be considered a project for the purpose of CEQA, and no environmental review would be required. The Planning Department emailed the project sponsor on November 12, 2015 to request information regarding the existing uses on the project site, and no response has been received. Therefore, there is insufficient information to determine whether or not this project is subject to CEQA.

If the proposed project is determined to be subject to CEQA, additional information is needed in order to determine the appropriate level of environmental review. In particular, environmental review may be needed if any physical changes to the building are required or if the change in use would alter site access and circulation.

### 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. **Legitimization** of existing office is required pursuant to Planning Code Section 179.1. Under current zoning, the conversion of PDR to office use is not permitted. However, the project sponsor has filed a timely application for a Letter of Legitimization for approximately 51,792 square feet of office space. The Zoning Administrator has issued a public notice of the intent to issue the Letter of Legitimization on or after December 6, 2015 for approximately 43,569 square feet.
2. Pending the outcome of the Legitimization process, an **Office Allocation** from the Planning Commission is required per Planning Code Section 321 et seq. to establish more than 25,000 gross square feet of new office space.
3. A **Building Permit Application** would be required for vesting of the Office Allocation if granted by the Planning Commission on the subject property.

Office Allocation applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org).

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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.

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.

The Planning Code Section 321 Office Allocation Authorization requires a public hearing and requires an associated neighborhood notification (30 day newspaper advertisement, 20-days mailed notice to all owners within 300 feet of the property and on-site posting for 20 days).

Should additional information be provided that indicates that the proposal would be subject to CEQA, a Notification of Project Receiving Environmental Review would be required.

### PRELIMINARY PROJECT COMMENTS:

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

1. **Compatibility with the Eastern Neighborhoods Plan.** The proposed project is within the Mission Area Plan, one of four Eastern Neighborhoods Area Plans adopted by the City in 2008. The Mission Area Plan strongly advocated for the protection of production, distribution, and repair (PDR) uses. Policy 1.1.1. of the Plan states that the City should “Revise land use controls in some portions of the Northeast Mission Industrial Zone to stabilize and promote PDR activities, as well as the arts, by prohibiting construction of new housing and limiting the amount of office and retail uses that can be introduced.” The City fulfilled this policy through the creation of PDR Districts on parcels such as the subject property, which do not allow for new office or residential uses. Simultaneously, the Mission Area Plan recognized that some uses existing at the time of the adoption of the Eastern Neighborhoods Plan may have been permissible at the time, but never received appropriate entitlements. As such, the Mission Area Plan adopted Policy 1.3.3, which states that the City should “Recognize desirable existing uses in the former industrial areas which would no longer be permitted by the new zoning, and afford them appropriate opportunities to establish a continuing legal presence.” The City fulfilled this policy through the creation of the “legitimization” process contained in Section 179.1 of the Planning Code. Therefore, to the degree that the office space proposed for “legitimization” in this proposal conforms to the City’s legitimization program, it would be considered compatible with the Eastern Neighborhoods Plan.

The Mission Area Plan is available here:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=2321>.

2. **Vision Zero.** The project is located on a “high-injury corridor”, identified through the City’s [Vision Zero Program](#). The Sponsor is encouraged to incorporate pedestrian and bicycle safety streetscape measures into the project.

3. **Parking and Curb Cuts.** Section 151.1 does not require any parking and allows up to a maximum number of parking spaces based on square footage of uses. Office use allows parking at a ratio of 1 space per 500 square feet of gross floor area. The proposed project does not show how many parking spaces are proposed.
4. **Bicycle Parking, Showers and Lockers.** Planning Code Section 155.2 requires this project to provide 1 Class 1 bicycle parking space per 5,000 square feet of occupied floor area and 2 Class 2 bicycle parking spaces for occupied floor area greater than 5,000 and up to 50,000 square feet for office uses. Planning Code Section 155.4 requires this project to provide 2 showers and 12 lockers for occupied floor area greater than 20,000 but less than 50,000 square feet.
5. **Car sharing.** Planning Code Section 166 requires this project to provide car share spaces based on the number of parking spaces provided. The proposed project does not show how many parking spaces are proposed.
6. **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.

7. **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.

This project is not subject to the Eastern Neighborhoods fees outlined in Section 423 et seq. pursuant to Planning Code Section 179.1(g)(C) under the Legitimization program.

However, based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required pursuant to Section 179.1(g):

- a. Transit Impact Development Fee (TIDF)
- b. Jobs-Housing Linkage (413)

#### PRELIMINARY DESIGN COMMENTS:

Based on the PPA application and project plans submitted, no physical improvements are proposed. Accordingly, no preliminary design comments are provided at this time.

#### PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. As stated above, additional information is needed in order to assess whether or not an environmental evaluation application is

needed. In addition, an Office Allocation and building permit as listed above, must be submitted no later than **June 14, 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.

cc: Brett Gladstone, Project Sponsor  
Lion Enterprises, Property Owner, 2525 16th Street, San Francisco, CA, 94103  
Kimberly Durandet, Current Planning  
Debra Dwyer, Environmental Planning  
Steve Wertheim, 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](mailto:planning.webmaster@sfgov.org))