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DATE: **September 12, 2016**

TO: **Mark Horton, Mark Horton Architecture**

FROM: **Joshua Switzky, Planning Department**

RE: **PPA Case No. 2016-003107PPA for 268 Alabama Street**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Audrey Harris, at (415) 575-9136 or audrey.harris@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Joshua Switzky, Senior Planner

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Preliminary Project Assessment

Date:	September 12, 2016
Case No.:	**2016.003107PPA**
Project Address:	268 Alabama Street
Block/Lot:	3926/001
Zoning:	PDR-1-G
	68-X
Area Plan:	Mission Plan Area
Project Sponsor:	Mark Horton
	415-543-3347
Staff Contact:	Audrey Harris – 415-575-9136
	audrey.harris@sfgov.org

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 April 20, 2016 as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposal is to demolish the existing industrial building and parking lot and construct a new four-story, 68-foot-tall, mixed use building. The project site measures approximately 16,827 sf. The proposed new building would include 12,735 gross square feet (gsf) of office use, 13,914 gsf of Industrial/PDR use, and 15,094 gsf of retail use as a gym. The Gym Use is proposed on the first and second floors, the PDR use is proposed on the second floor, and 50% of the third floor. The office use is proposed to occupy 50% of the third floor, and the entirety of the fourth floor. A pool for the Gym Use is proposed on the roof. The proposal includes construction of a new parking lot with a total of 16 parking spaces proposed. A lot line adjustment is proposed to place the existing building at 298 Alabama Street (currently on a separate

parcel) and the proposed building at 268 Alabama Street within the same parcel, and the proposed parking lot on a separate parcel. The proposed occupant of the new PDR space would be doing business as Dandelion Chocolate, the current occupant of the adjacent building at 298 Alabama Street. Internal connection between the existing building at 298 Alabama and the new building at 268 Alabama Street is proposed at the mezzanine level of the subject new building at 268 Alabama Street. The proposed occupant of the Gym Use would be doing business as "Purplepatch Fitness," a triathlete health, performance, and education center. The proposed occupant of the office use is undefined by the Project Sponsor.

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.[1,2] 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 Plans, 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

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1 San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: http://www.sf-planning.org/index.aspx?page=1893, accessed August 17, 2012.

2 San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268, accessed August 17, 2012.

outcome, the applicable fees are: (a) the CPE determination fee (currently $14,017) and (b) the CPE certificate fee (currently $7,779).

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). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Formal environmental review begins with Planning Department review of the **Environmental Evaluation Application (EEA)** filed by the project sponsor. The EEA can be submitted at the same time as the PPA application or subsequent to issuance of the PPA letter.

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]

A detailed and accurate description of the proposed project is essential for adequate environmental review. Please update the EEA project description as necessary to reflect feedback provided in this PPA letter, and include any additional documents requested herein. If you have already filed your EEA, you may provide the requested information and documents as supplements to your 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.

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

1. **Historic Resources.** The existing building on the project site was previously evaluated in the Showplace Square/Northeast Mission Historic Resources Survey and found 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.** The proposed project would include soil-disturbing activities associated with building demolition and construction, including excavation work to a depth of approximately 10 feet below grade. The project site lies within *Archeological Mitigation Zone J-2: Properties with No Previous Studies,* as identified in the Eastern Neighborhoods PEIR. Therefore, 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 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 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 Technical Memorandum.* You may be required to pay additional fees for the

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

Memorandum; 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 memorandum.

Additionally, the proposed project is located on a high injury corridor as mapped by Vision Zero.[5] Planning staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and bicycling to and from the project site and vicinity:

- Provide street names, widths, and dimensions of existing and proposed curb cuts on the project plans;
- Clarify parking spaces, loading location, and number of bike parking spaces on the project plans; and
- Clarify sidewalk dimensions on Treat Avenue (existing and proposed).

Transportation Demand Management Program

On April 28, 2016, the Planning Commission adopted a resolution to initiate Planning Code amendments that would require development projects to comply with a proposed Travel Demand Management (TDM) Program. The intent of the proposed TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces that the project intends to provide for that land use category. To meet each target, the project sponsor must select TDM measures—each worth a specified number of points—from a menu of options. In general, if a project sponsor proposes more parking, the target for that land use category—and thus, the number of TDM measures that the sponsor must implement to meet it—would increase. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project's target(s). Project sponsors would be required to implement and maintain TDM measures for the life of the project.

The proposed project includes 15,094 square feet of health facility use, 12,735 square feet of office use, and 13,914 square feet of PDR use, and thus would be subject to the proposed TDM Program. Based on the proposed six parking spaces associated with the health facility, the project would be required to meet or exceed a target of 14 points for land use category A. Based on the proposed six parking spaces associated with the office space, the project would be required to meet or exceed a target of 13 points for land use category B. Based on the proposed six parking spaces associated with the PDR

[5] This document is available at: http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf.

space, the project would be required to meet or exceed a target of three points for land use category D.

The Planning Code would currently require the project, as described in the PPA, to provide the following TDM measures:

- Bicycle Parking (Planning Code Section 155.2; TDM Menu ACTIVE-2 – option a)
- Shower facilities and lockers (Planning Code Section 155.4; TDM Menu ACTIVE-3)
- Transportation demand management programs (Planning Code Section 163; TDM Menu INFO-3)

The project may be required to select and incorporate additional TDM measures to meet the targets listed above. A full list of the TDM measures included in the menu of options is available on this website. When an environmental planner is assigned, he or she will provide additional guidance regarding the proposed TDM Program and next steps.

5. **Noise.** The proposed project would be subject to Eastern Neighborhoods PEIR Mitigation Measures F-2, and F-5. *Eastern Neighborhoods PEIR Noise Mitigation Measure F-2: Construction Noise* requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

   Eastern Neighborhoods PEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses may apply to the proposed project due to the expanded PDR uses and new health facility uses, which could generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity. This mitigation measure requires an acoustical analysis to demonstrate with reasonable certainty that the project would not adversely affect noise-sensitive uses and that there are no particular circumstances about the project site that appear to warrant heighted concern about noise levels that would be generated by the project. The noise study shall be conducted by a qualified acoustical consultant who shall prepare a noise study scope of work for approval by the assigned environmental coordinator prior to conducting the study. The project sponsor shall consult with the Environmental Planner regarding whether an acoustical analysis would be required.

6. **Air Quality.** The proposed project at approximately 12,735 gsf of office space, 13,914 gsf of PDR space, and 15,094 of recreational space would be below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.[6] Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. Please provide detailed information related to construction equipment, phasing and duration of each phase, and the volume of excavation as part of the EEA.

   In addition, project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce

6 BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.

construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6.

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

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.[7] The project sponsor may be 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 new shadows on Recreation and Parks Commission property or other public open spaces. Therefore, further shadow analysis is not anticipated.

9. **Geology.** The project site is located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.[8] 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.

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

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

10. **Hazardous Materials.** The proposed project would result in ground disturbance greater than 50 cubic yards in a Maher Area, which indicates the potential presence of soil and/or groundwater contamination. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

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

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

11. **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. **Large Project Authorization** from the Planning Commission is required per Resolution No. 19548 to permit more than 25,000 gsf of non-residential uses within the area of the Mission 2016 Interim Zoning Controls. The request for Large Project Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Section 329, and Resolution No. 19548.

2. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 121.9 to perform a lot line adjustment to a parcel that is greater than 10,000 sf in size in a PDR District. The request for Conditional Use Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Sections 121.9 and 303(c).

3. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 210.3 to allow a gym larger than 2,500 gsf per lot. Additionally, gyms greater than 2,500 gsf must include equipment and space for weightlifting and cardiovascular activities. The request for Conditional Use Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Section 303(c).

4. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 210.3C to permit a non-accessory office use on the subject lot. The request for Conditional Use Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Sections 210.3C and 303(c).

5. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 210.3 to establish a public or private parking lot. The request for Conditional Use Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Section 303(c).

6. A **Building Permit Application** is required for the demolition of the existing building on the subject property.

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

Conditional Use Authorization and Large Project Authorization applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. 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 following comments address specific Planning Code and other general issues that may substantially impact the proposed project.

1. **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.

2. **Mission Area Plan.** The proposed project is located within the General Plan's Mission Plan Area of the General Plan. The Mission Area Plan provides a vision for the Mission neighborhood as a dense mixed-use environment that encourages travel primarily by walking, bicycling and public transit. The subject property falls within Plan area. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at:

   http://www.sf-planning.org/ftp/General Plan/Mission.htm

3. **Mission 2016 Interim Zoning Controls.** Per Planning Commission Resolution No. 19548, the subject property falls within the area of the Mission 2016 Interim Zoning Controls adopted on January 14, 2016 to govern certain permit applications during the development of the Mission Action Plan (MAP) 2020. The area governed by the interim controls is generally defined by the following boundaries: Division/13th/Duboce Street, Mission Street, Potrero Avenue and Cesar Chavez Street. The interim controls require a Conditional Use or Large Project Authorization for certain projects. As the proposed project would include between 25,000 and 75,000 gross square feet of non-residential uses, a Large Project Authorization under Planning Code Section 329 would be required. For more information on the interim controls requirements please visit:

   http://default.sfplanning.org/legislative_changes/new_code_summaries/R19548_Mission_Interim_Controls-2016.pdf

4. **Lot Line Adjustment.** Any proposal to subdivide, resubdivide, or perform a lot line adjustment to a parcel that is equal to or greater than 10,000 square feet, into one or more smaller parcels, is permitted

only with Conditional Use Authorization. Additionally, all proposals for the subdivision, resubdivision, or lot line adjustments of parcels in PDR Districts shall be evaluated in consideration of the following criteria: first, the proposed parcelization will support light industrial activities in the district, second, if the resulting parcelization will require demolition of a structure, the demolition of the structure complies with the replacement requirement per Section 202.7 of the Planning Code, and third, that the uses proposed for the parcels comply with the cumulative use size limits detailed in the PDR Zoning Control Table. The proposed lot line adjustment requires a Lot Line Adjustment application to be filed with the Department of Public Works. While the Department of Public Works is the lead agency for lot line adjustments, the application also requires Planning Department approval. Department of Public Works application information can be found at www.sfdpw.org.

5. **Ground Floor Standards in Industrial Districts.** Per Section 145.5 of the Planning Code, all new buildings constructed in the PDR-1-G Zoning District shall provide ground floor spaces with a minimum floor-to-floor height of 17 feet, as measured from grade. Please modify the floor-to-floor height to meet this requirement.

6. **Allowance for Uses to Support New PDR Space in PDR-1-G.** Planning Code Section 210.3C allows the new development of certain non-residential uses, such as office and institutional uses, to subsidize and support the development of new Production, Distribution, and Repair (PDR) space in the PDR-1-D and PDR-1-G districts so long as the proportion of gross floor area on the site dedicated to PDR uses remains at least 1/3 of the total gross floor area on the parcel. In order for this code section to be applicable, parcels must meet all of the following criteria as outlined in Section 210.3C(b):

   - Are located in either the PDR-1-D or PDR-1-G Districts;
   - Are located north of 20th Street;
   - Contain a floor area ratio of 0.3 gross floor area or less as of January 1, 2014; and
   - Are 20,000 square feet or larger.

   In regard to the existing floor area ratio for the subject site, due to conflicting measurements of the area of the existing building, please submit a Site Survey, signed by a licensed surveyor registered in California, of the existing lot and building conditions. In addition to the Site Survey, include a full assessment of the Floor Area Ratio calculations.

   If the applicability criteria of Section 210.3C(b) are met, the Planning Commission may permit, per the procedures described in Section 210.3C(d), non-PDR uses on the subject lot pursuant to the provisions of Section 210.3C(c). Please review the provisions of 210.3C(c). As a note, the project sponsor must develop a "PDR Business Plan." The purpose of this PDR Business Plan is to maximize the potential for the project to produce new PDR space that is viable and affordable. The PDR Business Plan should include the required elements as detailed in 210.3C(c)(9)(A) through 210.3C(c)(9)(G).

   Per Section 210.3C(e), all projects seeking entitlement pursuant to Section 210.3C shall be required to receive a Conditional Use authorization, per Section 303 of the Planning Code. In evaluating a proposed authorization under this Section, the Planning Commission shall consider:

- The likely viability of the new PDR space created by the development, as influenced by such factors as the content of the project sponsor's PDR Business Plan, and whether the project sponsor has the commitments of established PDR tenants and/or a demonstrated relationship with organizations established in the PDR community.

- Whether the project is an appropriate location and intensity for the proposed non-PDR use, including but not limited to whether the location of non-PDR uses would be compatible with or disruptive to PDR uses on the site and in the vicinity, recognizing that PDR uses may generate noise, vibrations, odors, trucking activity, or other PDR-related operational characteristics.

Per Section 210.3C(d), upon receiving an application for a project under this Section, the Planning Department shall inform the Director of the Office of Economic and Workforce Development (OEWD) or successor agency, so that OEWD may inform the project sponsor of existing programs and requirements relevant to PDR businesses, including any existing economic incentive and hiring programs.

7. **Demolition of PDR Buildings.** In order to preserve the existing stock of buildings suitable for industrial activities and to create new viable space for industrial operations in PDR Districts, Planning Code Section 202.7 requires that any industrial building that is not unsound and is proposed for demolition must be replaced by a new building that complies with the relevant criteria of that Section. Additionally, the existing building is considered to be sound unless a Soundness Report is submitted which proves the building is unsound. The last legal use of the existing building is a warehouse for a printing use (d.b.a. the Howard Quinn Company), which is defined as a Light Manufacturing Use, and thus qualifies as an Industrial Use per Planning Code Section 102. Therefore, demolition of the existing building is subject to the relevant criteria of Section 202.7. Per Section 202.7, if the building proposed for demolition represents a Floor Area Ratio (FAR) of 0.4 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. If the building proposed for demolition represents a FAR greater than 0.4, then the replacement building shall include at least one square foot of Industrial Use for each square foot of Industrial Use proposed for demolition.

   Per Building Permit Application No. 2000.01.18.293, the existing building has an area of 5,380 square feet; however, this conflicts with the Assessors Report records for the area of the subject existing building (5,043 square feet). Due to conflicting measurements of the area of the existing building, please submit a Site Survey, signed by a licensed surveyor registered in California, of the existing lot and building conditions. In addition to the Site Survey, include a full assessment of the Floor Area Ratio calculations. If the existing Industrial Use building represents a FAR less than 0.4, then the project would be required to provide at least 10,760 square feet of PDR use (if the existing building area is 5,380 sf, then 5,380 sf x 2 sf = 10,760 sf). As the project proposes 13,914 square feet of PDR use, the project would meet this requirement if the existing FAR is found to be less than 0.4.

   Alternatively, if the building proposed for demolition represents an FAR greater than 0.4, then the project would be required to provide at least 5,380 square feet of PDR use (if the existing building area is 5,380 sf, then 5,380 sf x 1 sf = 5,380 sf). As the project proposes 13,914 square feet of PDR use, the project would also meet this requirement if the existing FAR is found to be greater than 0.4.

8. **Land Use: Gym.** In the PDR-1-G Zoning District, a Gym Use is defined as, "A Retail Sales and Service Use including a health club, fitness, gymnasium, or exercise facility when including equipment and space for weight-lifting and cardiovascular activities" per Planning Code Section 102. In the PDR-1-G Zoning District, Conditional Use Authorization from the Planning Commission is required per Section 210.3 to allow a Gym Use larger than 2,500 gsf per lot. Gyms greater than 2,500 gsf must include equipment and space for weightlifting and cardiovascular activities. The request for Conditional Use Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Section 303(c).

9. **Land Use: Light Manufacturing.** In the PDR-1-G Zoning District, Dandelion Chocolate would be defined as a Light Manufacturing use; which, as defined by Planning Code Section 102, includes the following, "An Industrial Use that provides for the fabrication or production of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises, primarily involving the assembly, packaging, repairing, or processing of previously prepared materials. Light manufacturing uses include production and custom activities usually involving individual or special design, or handiwork, such as the following fabrication or production activities defined by the Standard Industrial Classification Code Manual as light manufacturing uses: "(a) Food processing;". A Light Manufacturing Use is permitted in the PDR-1-G Zoning District. If an accessory Retail Use to the Dandelion Chocolate Light Manufacturing Use were proposed, the Retail Use would need to conform to the requirements of Section 204.3(b), and would be limited to a cumulative total of 2,500 gsf per lot.

10. **Land Use: Office.** An Office Use is a Non-Retail Sales and Service Use, and is generally not permitted in a PDR Zoning District per Planning Code Section 210.3. If the Office Use is proposed as a principal use, Conditional Use Authorization pursuant Sections 210.3C and 303 would be required. Additionally, a description of the kinds of non-PDR businesses intended for the site and a plan for how they will co-exist with the PDR businesses and any strategies required to achieve this balance; will be required as part of the "PDR Business Plan" per Section 210.3C.

11. **Floor Area Ratio.** Per Planning Code Section 124 and 210.3, the project site is limited to a maximum Floor Area Ratio (FAR) for non-residential uses of 5.0 to 1 for non-residential uses. Given the existing lot size of approximately 16,827 sf, this equates to a maximum floor area of approximately 84,135 sf. As proposed, the non-residential floor area is approximately 41,743 sf, or an FAR of approximately 2.5. Given the existing lot configuration, the project is within the allowable FAR. As a note, if a lot line adjustment is proposed, FAR must be re-calculated based on the proposed lot configuration.

12. **Mission District Streetscape Plan.** The Mission District Streetscape Plan (MDSP) is the product of a community-based planning process that identified opportunities for the implementation of potential improvements to streets, sidewalks and public spaces in the City's Mission District. The MDSP provides a framework to implement the policies of the Mission Area Plan of the San Francisco General Plan, which was developed through the Eastern Neighborhoods planning process and adopted by the City of San Francisco in December, 2008. The Board of Supervisors adopted Ordinance 67-11, File No. 110.147 on January, 20, 2011 amending Policy 5.3.7 of the General Plan, Mission Area Plan, to ensure streets and sidewalks within the Mission District Plan Area were improved in accordance

with the Mission District Streetscape Plan. The Ordinance specifies that, "Where significant development occurs adjacent to a project identified in the MDSP, the project sponsor should improve the streetscape in accordance with the MDSP." Environmental clearance for the plan was completed and a Mitigated Negative Declaration issued on April 28, 2010.

The proposed project block of Treat Street between 15th and 16th Streets has no sidewalk. In addition to the absence of a sidewalk, the project proposes to dedicate a loading dock driveway space along Treat Street, adjacent to the existing Dandelion Chocolates building. As proposed, there is no proposal to alter the block and public right-of-way of Treat Street between 15th and 16th Streets. The Mission District Streetscape Plan specifically identified the block of Treat Street between 15th and 16th Streets to be improved as a small new open space and potential new community garden area, with a multi-use pathway consistent with the long-term vision of the Mission Creek Bikeway.

The proposal to dedicate a loading dock driveway space along Treat Street, preserve the existing parking lot as is and the informal entrance for employees off of Treat Street with no sidewalk, a street often used by pedestrians and bicyclists and identified as a potential future bikeway (Mission Area Plan Policy 4.7.3) and plaza (Mission District Streetscape Plan), is the subject of conflict in policy direction contained within the Plan. The direction provided by the General Plan is to retain Treat Avenue's accessibility for pedestrians and bicyclists. See details below, under Preliminary Design Comments for Planning Department recommendations.

The Mission District Streetscape Plan can be found at:

http://208.121.200.84/ftp/CDG/docs/missionstreets/MDSP_FINAL_DRAFT_OCT2010.pdf

13. **Betters Streets Plan-Streetscape Plan and Improvements** Planning Code Section 138.1 details the requirements for streetscape and pedestrian improvements for projects located on a lot that contains 250 feet of total frontage on one or more publicly-accessible rights-of-way and includes new construction. The Project Sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. Please coordinate with the Department's Citywide Division, Urban Design Advisory Team and Streets Design Advisory Team to develop the streetscape and pedestrian improvements. The Planning Department may require these elements as part of conditions of approval. Street improvements may include upgrading the building's street frontages up to the City's standards. If street improvements are being considered, Project Sponsors should contact DPW 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.

- Under the BSP, Alabama Street is classified as a Mixed-Use Street, with a recommended sidewalk width of 15'.
- Under the BSP, Treat Street is also classified as a Mixed-Use Street, but this block of Treat Street has been specially called out for unique streetscape improvements in the adopted Mission Streetscape Plan. See details below, under Preliminary Design Comments for Planning Department recommendations.

14. **Off-Street Parking and Loading.** Off-street accessory parking is not required for any use in the PDR-1-G Zoning District. If the applicability criteria are met for Planning Code Section 210.3C, as detailed per comments six and seven of this Preliminary Project Comments Section, then the project must meet the following provisions, subject to Planning Commission review and approval, in regard to parking and freight loading. Per Planning Code Section 210.3C(c)(6) through (8), the PDR space must be served by sufficient off-street loading, have one or more freight elevators in accordance with Planning Code Section 155(j), meet the Transportation Management Program requirements of Section 163(c) of the Planning Code, and accessory parking for such uses as office would be permitted up to one space per 1,500 square feet of occupied floor area, subject to the pricing requirements of Section 155(g). Regardless of whether the applicability criteria are met for Planning Code Section 210.3C, as proposed, the lot line adjustment would locate the parking lot on a separate lot from the use that it serves; therefore, per the requirements of Section 204.5, the proposed parking could not be considered an accessory use, and would rather be defined as a separate principal use. If the lot line adjustment is pursued, Conditional Use Authorization would be required to establish a public or private parking lot per Section 210.3.

15. **Vision Zero.** The project is located on or adjacent to "high-injury corridors", Harrison and 16th Streets, identified through the City's Vision Zero Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.

16. **Off-Street Parking Screening and Greening.** Planning Code Section 142 requires that the perimeter of the off-street parking area provide a screening feature. Screening shall add to the visual diversity of the use and need not be an opaque barrier. It must conform to the features listed under Planning Code Section 142(c).

17. **Bicycle Parking.** Planning Code Section 155.2 requires the installation of approximately 6 Class One and 10 Class Two bicycle parking spaces for new buildings with square foot areas of the proposed project. Please specify the number and location of these bicycle parking spaces. Please review the Department's handout *Bicycle Parking Requirements: Design and Layout* at www.sf-planning.org and incorporate the necessary information and requirements into the proposal.

18. **Parking Lot Lighting and Landscaping.** Section 156(d) requires that all artificial lighting used to illuminate a parking lot for any number of automobiles in any District shall be so arranged that all direct rays from such lighting fall entirely within such parking lot. While no lighting is indicated on plans for the proposed parking lots, please keep this requirement in mind should the plans be revised to provide such lighting. Additionally, Section 156(h) requires all permanent parking lots to provide one tree per five parking spaces in a manner that is compliant with the applicable water use requirements of Administrative Code Chapter 63 and a minimum of 20 percent permeable surface, as defined by Planning Code Section 102. The trees planted in compliance with this Section shall result in canopy coverage of 50 percent of the parking lots' hardscape within 15 years of the installations of these trees. Permeable surfaces and grading shall be coordinated so that stormwater can infiltrate the surface in areas with less than 5 percent slope. Parking lots shall meet the street tree requirements of Section 138.1 and the directives of the Better Streets Plan.

19. **Historic Mission Creek & Future Green Infrastructure Opportunities.** The project falls within the Channel Watershed, one of San Francisco's eight watersheds, and is located along the historic path of

Mission Creek and Mission Creek Slough. Historically, Mission Creek flowed through the project area and into Mission Bay. Today, underground sewer lines convey the creek's water flows to a treatment facility. As part of the SFPUC Sewer System Improvement Program (SSIP), an Urban Watershed Assessment is being conducted to identify potential green infrastructure improvements in the Channel Watershed. While not identified as a priority improvement, opportunities to daylight portions of the historic Mission Creek and implement related green infrastructure improvements exist. Although there is no proposal to alter the block and public right-of-way of Treat Street between 15th and 16th Streets, the suggested improvement before mentioned under the Mission District Streetscape Plan section could positively impact future creek daylighting opportunities. The area's public right-of-way could play an important role in the future restoration of the neighborhood's natural hydrological function and ecology as well as response to sea-level rise.

20. **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 Mission 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 421.3(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.

    See comments in the Public Realm Improvements section below regarding potential In-Kind improvement opportunity on Treat Street.

21. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and may need to be mitigated. Please refer to the published document *Standards for Bird-Safe Building,* available online at www.sfplanning.org, under the "Resource Center/Department Publications" tab.

22. **Shower Facilities and Lockers.** Planning Code Section 155.4 requires the installation of 2 showers and 12 lockers for new buildings at the proposed square footage for the short-term use of the tenants or employees in that building.

23. **Diaper Changing Stations.** Per Planning Code Section 168, all Public Serving Establishments over 5,000 sf must provide a safe, sanitary, and convenient baby diaper-changing station, deck table, or similar amenity which is installed or placed in a separate, designated location in a Public-Serving Establishment subject to the provisions of this Section. Such accommodations may include, but are not limited to, stations, decks, and tables in women's and men's restrooms or unisex/family restrooms. Please incorporate this requirement into the proposal.

24. **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

25. **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.

26. **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.

27. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit sfwater.org/index.aspx?page=687.

28. **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 Sustainability Fee (TSF)
b. Jobs-Housing Linkage (413)
c. Eastern Neighborhoods Impact Fees (423)

PRELIMINARY DESIGN COMMENTS:

The project is located in a PDR-1-G zoning district and in the Mission (EN) planning area. The following comments address preliminary design issues that may substantially affect the proposed project:

Architecture, Site Design and Massing

1. **Site Design, Open Space, and Massing.** The Planning Department supports the overall site design and massing for the project.

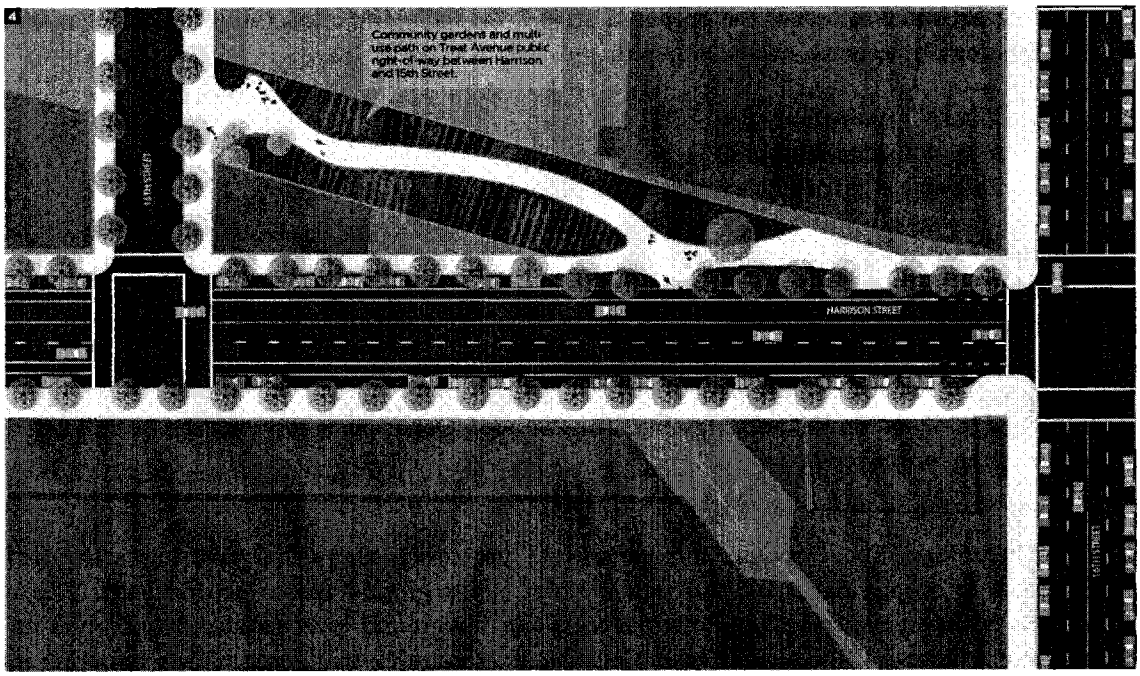
2. **Street Frontage.** The Department recommends providing compelling and interactive building frontages to engage the street and public realm at the ground and/or second level. This would include transparency and multiple entrances along the ground level facades or balconies or large operable windows at the second level. Consider programming the more publicly engaging interior activities near entrances and more transparent façade elements.

3. **Architecture.** As the project is diagrammatic, the Department has little comment on the architecture at this time but recommends that the project express significant façade depth, provide high-quality materials and meet the architectural detailing and character of the neighborhood. Consider the use of masonry as it is common in the area.

Public Realm

1. **Mission District Streetscape Plan**

The Mission District Streetscape Plan, as described above is specifically identified the block of Treat Street between 15th and 16th Streets to be improved as a small new open space and potential new community garden area, with a multi-use pathway consistent with the long-term vision of the Mission Creek Bikeway. The block would be completely closed to cars to create this community open space. The conceptual design for this space is shown below and the relevant pages from the MDSP are attached with this letter.



New Open Space on Treat Street. Given the approved and environmentally cleared conceptual plan for a new open space on Treat Street in the adopted Mission Streetscape Plan, and in lieu of required sidewalk widening and other streetscape improvements under section 138.1 of the San Francisco Planning code, Treat Street should be redesigned as a new green open space with a multi-use path, in partnership with the City's Pavement to Parks Program which is currently working on a design for the space. A major encroachment permit will be required for this new open space.

The project sponsor shall dedicate funds that would otherwise go to building a required sidewalk on this frontage towards the new plaza within the Treat Street ROW. To pursue this, the project sponsor would need to enter in an In-Kind Agreement Please with the City. For more information, please see Option for In-Kind Provision of Community Improvements and Fee Credits comments above. Contact Ilaria Salvadori at: ilaria.salvadori@sfgov.org or (415)575-9086.

Vehicle access to the proposed project should be from Alabama Street, not Treat Street so as not to preclude the ability to implement the concept vision for Treat Street.

Please see attached PDF to view pages from the Mission Streetscape Plan that relate to this block of Treat Street. **268 Alabama_MDSP_FINAL_DRAFT_TreatStPlazaPagesONLY.pdf**

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. A Large Project Authorization, Conditional Use Authorizations, Building Permit Applications and Environmental Evaluation Application as listed above, must be submitted no later than February, 22, 2018. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such

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

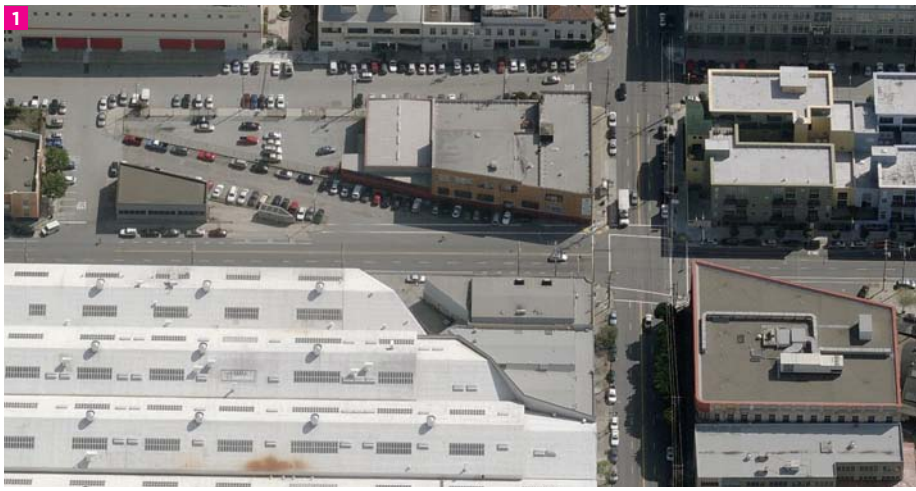
Enclosure: Neighborhood Group Mailing List
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: Dandelion Chocolates Real Estate LLC, Property Owner
Jonathan DiSalvo, Current Planning
Jenny Delumo, Environmental Planning
Audrey Harris, Citywide Planning and Analysis
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)

PLAZAS & GATEWAYS

16TH/HARRISON/TREAT TRIANGLE

Treat Avenue was historically the railroad r.o.w., which has since been removed. As a result, there is significant roadway space that is little used by vehicles, providing an opportunity to improve the space by expanding the West sidewalk on Harrison Street and narrowing the vehicle entrance to Treat Street. The new plaza could have an industrial aesthetic to reflect the area's character. On the northwest corner of the intersection, Treat Street would be completely closed to cars to create a small park. Because of a lack of pedestrian traffic in this area, the new space would be programmed with uses that bring people to the site, such as community garden plots, and other active park elements.



1. Treat and Harrison Street intersection today - aerial view looking east.
2. Treat Avenue in 1959 with active Southern Pacific railroad tracks.
3. Treat and Harrison Street intersection today.
4. Proposed Concept for a new plaza and community gardens at the intersection of 16th, Harrison, and Treat Streets.

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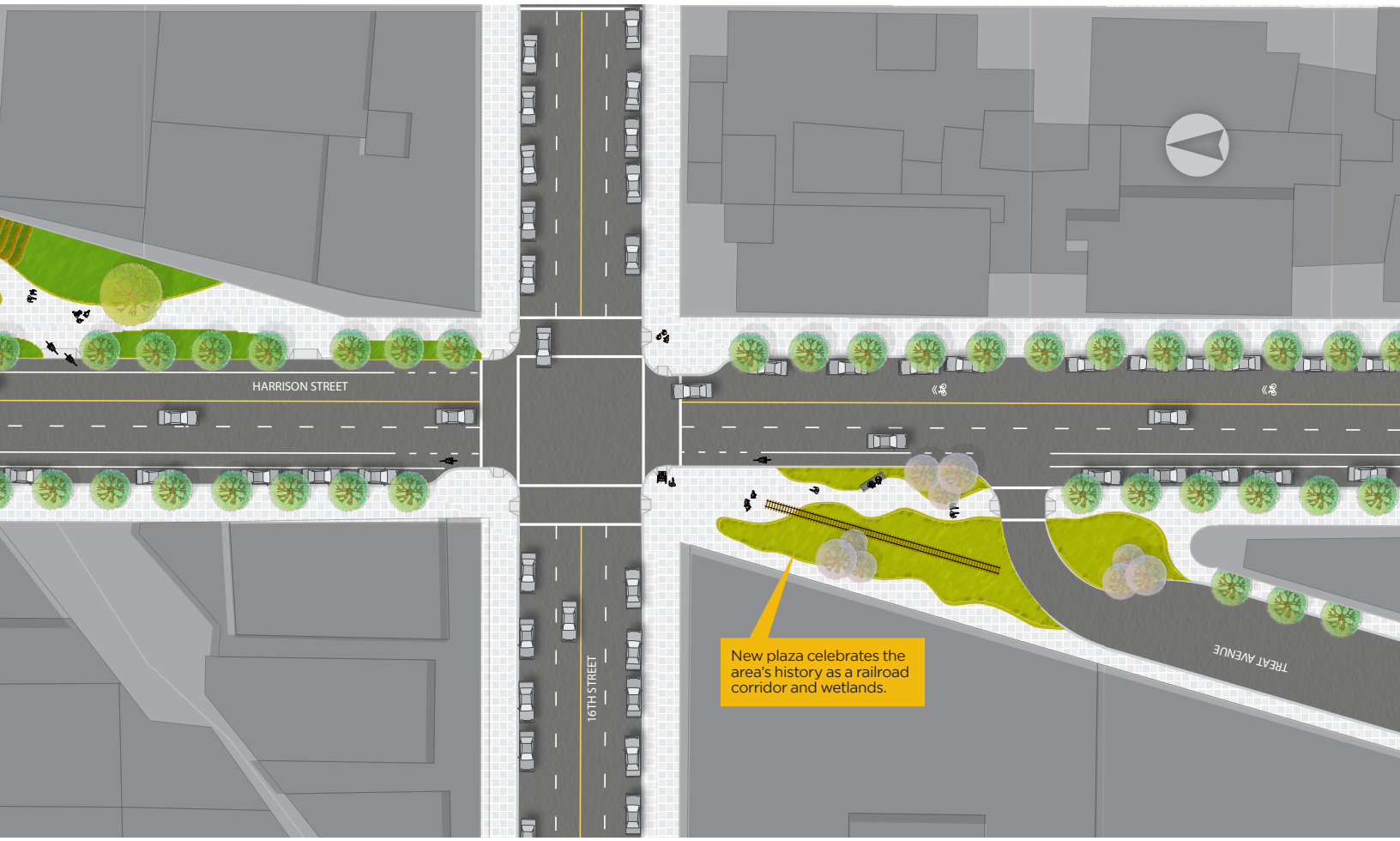
HARRISON STREET
16TH STREET
TREAT AVENUE
New plaza celebrates the area's history as a railroad corridor and wetlands.