



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** July 8, 2016  
**TO:** Nik Sernande  
**FROM:** Jessica Range, Planning Department  
**RE:** PPA Case No. 2016.004268PPA for 1400 16<sup>th</sup> Street

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

Reception:  
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Brett Bollinger, at (415) 575-9024 or [brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
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Jessica Range, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* July 8, 2016  
*Case No.:* **2015-004268PPA**  
*Project Address:* 1400 16<sup>th</sup> Street  
*Block/Lot:* 3938/001  
*Zoning:* PDR-1-D (Production, Distribution & Repair - 1 – Design)  
58-X, 68-X  
*Area Plan:* Eastern Neighborhoods Plan Area – Showplace Square  
*Project Sponsor:* Nik Sernande  
925-202-6252  
*Staff Contact:* Brett Bollinger – 415-575-9024  
[brett.bollinger@sfgov.org](mailto:brett.bollinger@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 March 30, 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 proposed project site is located within the Showplace Square/Potrero Hill area of the Eastern Neighborhoods Area Plan on a block bounded by De Haro Street to the west, 15<sup>th</sup> Street to the north, Carolina Street to the east and 16<sup>th</sup> Street to the south. The proposal is a change of use of approximately 28,451 square-feet of industrial/PDR space to laboratory space on the ground floor within an existing two-story, approximately 50-foot in height, 103,626 square-foot industrial/PDR building. Currently, the 1400 16<sup>th</sup> Street building includes approximately 38,591 square feet of industrial/PDR space on the first floor, with the second floor continuing to be office space. No exterior changes are proposed.

**ENVIRONMENTAL REVIEW:**

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. Note that until an approval application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator. In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA) for the full scope of the project.

Based on the preliminary review of the proposed project, the project would qualify for a Class 1 categorical exemption from environmental review under CEQA Guidelines Section 15301 – Existing Facilities (Class 1). The project involves change of use of approximately 28,451 square-feet of industrial/PDR space to laboratory space on the ground floor within an existing two-story, approximately 50-foot in height, 103,626 square-foot industrial/PDR building. The project as proposed would be eligible for the Class 1 categorical exemption using the Planning Department Categorical Exemption Checklist since it would not result in an intensification of use.

The subject property is an eligible historic resource. Any exterior modifications would be subject to review by the Department’s Historic Preservation staff.

**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 proposed change of use 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.

**PRELIMINARY PROJECT COMMENTS:**

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

1. **Eastern Neighborhoods - Showplace Square / Potrero Hill Area Plan:** The project is located within the boundary of the Showplace Square / Potrero Hill (SS/PH) Area Plan of the Eastern Neighborhoods. Showplace Square and Potrero Hill are diverse neighborhoods with a rich mixture of housing, commercial and Production, Distribution & Repair (PDR) uses. Development should be compatible with the scale of surrounding development and consistent with neighborhood character. It should also reinforce the vision to retain Showplace Square’s role as an important location for PDR activities. In particular, in the PDR-1-D zones, where this project is located new controls protect PDR

businesses by prohibiting new residential development and limiting new office and retail development.

This project proposes to establish a laboratory as the principal use for its proposed tenant (d.b.a. Invitae), which is a permitted use in the PDR-1-D Zoning District.

Please refer to the SS/PH Area Plan for more guidance and to ensure general conformity with the policies of the Plan. Information on the SS/PH Plan can be found on the Planning Department's website at: <http://easternneighborhoods.sfplanning.org>

2. **Option for In-Kind Provision of Community Improvements and Fee Credits:** Project sponsors may propose to directly provide community improvements to the City and satisfy relevant Area Plan Development Impact fees through such improvements. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fees and Public Benefit Fund. The project sponsor, City, and CAC coordinate the design, valuation, and terms of the agreements. This is not a required process; however an in-kind improvement must be determined to be eligible, be prioritized, and recommended by the Planning Department and (when applicable) the relevant CAC. This process is further explained in Section 423.3(d) of the Planning Code and in the following Department resource: <http://www.sfplanning.org/Modules/ShowDocument.aspx?documentid=8601>
3. **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 safety streetscape measures into the project.
4. **Curb Cuts.** Planning Code Section 155(r) prohibits curb cuts along certain protected pedestrian, cycling and transit corridors. This site is located on 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts, which is a protected corridor. No curb cuts are currently proposed, however, please note new curb cuts would not be allowed along 16<sup>th</sup> Street.
5. **Accessory Use.** Planning Code Section 204.3 limits the amount of an accessory use to a lawful principal or conditional use in any PDR or M District that involves or requires the use of more than one-third (1/3) of the total floor area occupied by such use. The project as proposed has a total of 10,140 sf of accessory office which meets this code requirement as accessory. Additional conversion of laboratory space to office will require Planning Department review to ensure office use remains accessory to the principal land use of laboratory.
6. **Principal Land Use.** The project proposes to convert a portion (38,591 including accessory office) of the ground floor of the existing site from light manufacturing to a laboratory. The proposed use is principally permitted in the PDR-1-D Zoning District pursuant to Section 210.3, but is considered a change of use from PDR to Non-Residential for purposes of impact fee calculations.
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.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

- a. Transportation Sustainability Fee (411A)
- b. Eastern Neighborhoods Impact Fee (423)

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. A Building Permit Application, as listed above, must be submitted no later than **January 8, 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.

cc: Nik Sernade, Project Applicant  
Kimberly Durandet, Current Planning  
Brett Bollinger, Environmental Planning  
Claudia Flores, Citywide Planning and Analysis  
Planning Department Webmaster ([planning.webmaster@sfgov.org](mailto:planning.webmaster@sfgov.org))