



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 10, 2016
TO: Marc Dimalanta, D-Scheme Studio, Primary Project Contact
FROM: Jessica Range, Planning Department
RE: PPA Case No. 2016-006393PPA for 175 Bay Shore Blvd

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

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415.558.6378

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415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Alana Callagy, at (415) 575-8734 or alana.callagy@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Jessica Range, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: August 10, 2016
Case No.: **2016-0006393PPA**
Project Address: 175 Bay Shore Boulevard
Block/Lot: 5559/008
Zoning: PDR-2 Production, Distribution, and Repair
Bayshore Blvd Home Improvement
Within ¼ mile of the Fringe Financial Services Restricted Use District
65-J Height and Bulk District
Area Plan: Bayview Hunters Point Area Plan
Project Sponsor: Marc Dimalanta, D-Scheme Studio
415-252-0888
Staff Contact: Alana Callagy – 415-575-8734, alana.callagy@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 May 12, 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 (DBI), Public Works, the Municipal Transportation Agency, Department of Public Health (DPH), San Francisco Public Utilities Commission (SFPUC), 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 an approximately 14,100 square-foot through lot on the block bound by Jerrold Avenue to the north, Barneveld Avenue to the east, Block 5560 to the south, and Bay Shore Boulevard to the west. The site is currently occupied by a one-story, 15-foot tall, 2,815 square foot industrial building constructed in 1939 and fronting Bay Shore Boulevard, a second, smaller open storage shed of unknown age, and a

paved lot area. The site is currently used for storage by a plumbing supply business. The proposed project would demolish the existing structures and construct a one-story, 24-foot-tall, approximately 11,700 square foot auto body repair and paint shop building. The new building would front Bay Shore Boulevard and contain a parking lot on the eastern side of the parcel. The proposed building would contain an office, restrooms, an employee lounge, storage, and approximately 19 auto body work stations. A vehicle entrance to the auto body repair and paint shop would be located on Bay Shore Boulevard.

The outdoor parking area on the eastern side of the lot would contain approximately seven parking spaces for loading, after hour towing, and general parking (with one handicap parking spot). The outdoor parking area would be accessed via Barneveld Avenue.

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. In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)** for the full scope of the project. 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 calculation of environmental application fees.¹ **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.**

It is likely that the project would result in significant construction air quality impacts that can be reduced to less than significant by implementing construction air quality mitigation measures. Therefore, the project will require preparation of an Initial Study. The Initial Study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the Initial Study prepared by an environmental consultant, contact Jessica Range at (415) 575-9018 for a list of three eligible consultants. If the Initial Study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the Initial Study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an environmental impact report (EIR) will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

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

- 1. Historic Resources.** The project site contains one or more buildings or structures considered to be a potential historic resource (constructed 45 or more years ago); therefore, the proposed project is subject to review by the Planning Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EEA and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Planning Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.
- 2. Archeological Resources.** The proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Planning Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to review and approval by the Planning Department archeologist. The Planning 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, and soils improvement 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 Planning Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of one of the Planning Department's three standard archeological mitigation measures (archeological testing, monitoring, or accidental discovery), or other appropriate measures.
- 3. Tribal Cultural Resources.** Tribal cultural resources (TCR) are a class of resource established under 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 PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. However, the project site is located on a high injury corridor (Bay Shore Boulevard) as mapped by Vision Zero² and the sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.
5. **Noise.** Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during the construction, measures to reduce construction noise may be required as part of the proposed project. The EEA application should indicate whether pile driving or other particularly noisy construction methods are required.
6. **Air Quality.** The proposed project, with approximately 11,700 square feet of an auto body repair and paint shop, is below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria air pollutants. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, the project would include auto body repair and painting and the BAAQMD regulates emissions of volatile organic compounds from automotive refinishing operations through Regulation 8, Rule 45 (Rule 8-45).³ Please submit documentation demonstrating compliance with BAAQMD's permit requirement for paint spray booths. Also, provide detailed information related to 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 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 proposed project is also required to prepare a Construction Dust Control Plan for review and approval by DPH.

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. To the west within 500 feet of the project site are sensitive land uses (e.g., residential uses along Holladay Avenue), therefore, the project will likely require construction mitigation measures related to minimizing the potential impact of construction emissions on residential uses in the vicinity of the project site.

² This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

³ BAAQMD Rule 8-45 information is available at:

<http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Rules%20and%20Regs/reg%2008/rg0845.ashx>

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.⁴ 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 not result in construction of a building greater than 40 feet in height and there are no open spaces in the vicinity of the project site. Therefore a preliminary shadow fan analysis was not prepared by Planning Department staff and a shadow study is not likely to be required.
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.⁵ A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The proposed project would demolish two existing structures and construct a new building in an area determined to have potential soil and/or groundwater contamination on site due to the area's history of industrial use. 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 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.

⁴ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

⁵ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

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.

Because at least one of the existing buildings was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The BAAQMD is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact DBI for requirements related to the demolition of buildings that may contain lead paint.

- 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 an EIR; adoption of a Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PLANNING DEPARTMENT APPROVALS:

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

1. A **Conditional Use Authorization** is required for the establishment of an automotive use within the Bayshore Boulevard Home Improvement Special Use District (SUD), per Planning Code Section 249.65.
2. A **Variance** application is required if not providing the required bicycle parking, as defined in Planning Code Section 155.2. The Zoning Administrator may administratively waive or grant a

variance from bicycle parking requirements or approve alternative locations for bicycle parking under the procedures of Sections 305 and 307(k) of the Planning Code.

3. A **Building Permit Application** is required for the demolition of the existing buildings on the subject property.
4. A **Building Permit Application** is required for the proposed new construction on the subject property.

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.

Notification of a Conditional Use Authorization. A conditional use authorization in this zoning district requires a notice to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners of properties within 300 feet of the project site prior to the Planning Commission hearing. Please be prepared to provide mailing addresses on a CD upon request.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project. The project is located in the Bayview Hunters Point Plan Area (Plan Area) and the Bayshore Boulevard Home Improvement SUD. The Plan Area and SUD placed a strong emphasis on the creation and retention of jobs in production, distribution, and repair (PDR) industries in order to provide quality employment opportunities for local residents. Objectives 8 and 9 of the Area Plan specifically call for the strengthening of industrial activities within the Bayview and linking employment opportunities with area residents. The project would replace an older structure with a modern and expanded building serving an auto repair business, creating additional space for PDR employment in an appropriate location.

1. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. Please submit the appropriate application.
2. **Use Size Limits.** Per Planning Code Section 210.3A, automotive repair uses are principally permitted with no use size limits within the PDR-2 Zoning District.
3. **Floor Area Ratio.** Per Planning Code Sections 124 and 210.3, the maximum floor area ratio within a 65-foot Height District is 5.0 to 1 within the PDR-2 Zoning District. With a lot size of 14,100 square feet, maximum floor area for a non-residential use is 70,500 square feet. With a proposed 11,690 gross square feet of non-residential use, the project complies with the Floor Area Ratio (FAR) limits.
4. **Street Trees.** San Francisco Public Works requires the planting of Street Trees pursuant to Article 16, Section 805(a) and (d) and 806 (d). Generally, one street tree for every 20 feet of frontage for new construction will be required. You may contact Carla Short at Public Works for additional information (carla.short@sfdpw.org). You may also view the code requirements at the following link: view the requirements at the following link:

[http://www.amlegal.com/nxt/gateway.dll/California/publicworks/article16urbanforestryordinance?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_806](http://www.amlegal.com/nxt/gateway.dll/California/publicworks/article16urbanforestryordinance?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_806).
5. **Screening and Greening of Parking and Vehicle Use Areas.** Pursuant to Planning Code Section 142, off-street parking spaces in parking lots shall meet the requirements of Section 156 and other applicable provisions of Article 1.5 of this Code. Such parking areas shall be screened from view as provided in Section 156(d) of this Code. Please demonstrate compliance with the screening of parking and vehicle use areas less than 25 linear feet adjacent to a public right-of-way and with vehicle use areas that are greater than 25 linear feet along the public right-of-way (Barneveld Avenue). All lots containing vehicular use areas where such area has more than 25 linear feet along any public right-of-way shall provide screening in accordance with the requirements of this Section and the Ornamental Fencing Section 102.
6. **Ground Floor Standards in Industrial Districts.** Per Planning Code Section 145.5, all new buildings constructed in Industrial Districts, as defined in Section 201, shall provide ground floor spaces with a minimum floor-to-floor height of 17 feet, as measured from grade. Any building permit that seeks to reduce the floor-to-floor height to less than 17 feet shall require a variance as set forth in Section 305 of the Planning Code. Upon submittal, please demonstrate compliance with ground floor standards per Planning Code requirements within the PDR-2 Zoning District. The conceptual sections submitted thus far imply these requirements are met; however, please clearly demonstrate a 17-foot ceiling height clearance.
7. **Off-Street Parking.** Per Planning Code Section 249.65, no off-street parking shall be required within the Bayshore Boulevard Home Improvement SUD. The maximum permitted number of accessory off-street parking spaces shall be that which would apply to accessory parking for a PDR-2 District absent the SUD.

Per Planning Code Section 151.1, the off-street parking permitted as accessory for integrated PDR is one for each 1,500 square feet of occupied floor area. For an 11,690 square foot automotive repair expansion, eight off-street parking spaces would be permitted as accessory. The proposed seven off-street parking spaces are within the permitted maximum allowable number of parking spaces.

8. **Required Off-Street Freight Loading.** Per Planning Code Section 152, retail, wholesaling, manufacturing, live/work units in newly constructed structures, and all other uses primarily engaged in the handling of goods, shall require one off-street freight loading space if the gross floor area is between 10,001 and 60,000 square feet. The proposed automotive repair shop with a new 11,690 square foot structure would require one loading area. Please update the project plans and demonstrate compliance with required off-street freight loading requirements.
9. **Dimensions for Off-Street Parking, Freight Loading Spaces.** Per Planning Code Section 154, the required parking and freighting loading spaces are as follows:

Parking Spaces. Each independently accessible off-street parking space shall have a minimum area of 144 square feet (8 by 18 feet) for a standard space and 112.5 square feet for a compact space (7.5 by 15 feet), except for the types of parking spaces authorized by the Planning Code and spaces specifically designated for persons with physical disabilities, the requirements for which are set forth in the Building Code. Every required space shall be of usable shape. The area of any such space shall be exclusive of driveways, aisles, and maneuvering areas.

Freight Loading Spaces. Every required off-street freight loading space shall have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance including entry and exit of 14 feet, except as provided below. Minimum dimensions specified herein shall be exclusive of platform, driveways, and maneuvering areas except that minimum vertical clearance must be maintained to accommodate variable truck height due to driveway grade. The first such space required for any structure or use shall have a minimum width of 10 feet, a minimum length of 25 feet, and a minimum vertical clearance, including entry and exit, of 12 feet.

Please demonstrate compliance with required minimum dimensions for off-street parking spaces as well as off-street freight loading spaces.

10. **Bicycle Parking.** Bicycle parking is required for new buildings and an addition to a building or lot that increases the building's gross floor area by more than 20 percent. Planning Code Section 155.2 requires automotive uses to provide one Class I space for every 12,000 square feet of occupied floor area, except not less than two Class I spaces for any use larger than 5,000 occupied square feet. Further, for any use less than 50,000 occupied square feet projects are required to provide a minimum of two Class II spaces.

With a proposed 11,690 square foot building, this project is required to provide at least two Class I bicycle parking spaces and at least two Class II spaces. The proposed project contains no bicycle parking spaces. Please revise the plans to specify the location of bicycle parking. Please confirm compliance with the bicycle parking requirements and/or seek and justify a variance as set forth in

Planning Code Section 305. In general, the Department encourages project to provide code-complying bicycle parking.

11. **Diaper Changing Stations.** Per Planning Code Section 168, each new Public-Serving Establishment, including a new retail sales and service use that is 5,000 square feet or more in size, shall be required to install and maintain, at each floor level containing restrooms accessible to the public, at least one Baby Diaper-Changing Accommodation that is accessible to women and one that is accessible to men, or a single Diaper-Changing Accommodation that is accessible to both. Please update the plans accordingly.
12. **Demolition of Industrial Buildings.** In order to preserve the existing stock of buildings suitable for industrial activities and to create new viable space for Industrial Uses, in PDR Districts, an industrial building that is not unsound and is proposed for demolition must be replaced by a new building that complies with the criteria set forth below. Per Planning Code Section 202.7, if the building proposed for demolition represents greater than 0.4 FAR, then the replacement building shall include at least one square foot of Industrial Use for each square foot of Industrial Use in the building proposed for demolition. If the building proposed for demolition represents 0.4 FAR or less, then the replacement building shall include at least two square feet of Industrial Use for each square foot of Industrial Use in the building proposed for demolition. The existing building measuring 2,815 square feet, per the sponsor's PPA application, is 0.19 FAR of the 14,100 square foot parcel. Because the aforementioned is less than 0.4 FAR, at least 3,520 square feet are required for replacement. The proposed 11,690 square feet of new construction exceeds the required replacement minimum whilst still within the FAR limits and thus, demonstrates compliance as proposed.
13. **Bayshore Boulevard Home Improvement Special Use District.** The project site falls within the Bayshore Boulevard Home Improvement SUD. The SUD requires a Conditional Use Authorization for the establishment of an automotive use. The proposed change of use from a plumbing supply warehouse to automotive repair is subject to the criteria of Section 249.65. The SUD also restricts off-street parking; no off-street parking shall be required. The maximum permitted number of accessory off-street parking spaces shall be that which would apply to accessory off-street parking for a PDR-2 District absent this SUD. In evaluating any Conditional Use Authorization application pursuant to these controls, the Planning Commission shall consider the following:
 - The proposal is in conformity with the purpose and intent of the Bayshore Boulevard Home Improvement SUD;
 - The proposal contributes to the sustainable character and function of the Bayshore Boulevard Home Improvement SUD;
 - The proposal is consistent with the policies and guidelines of the Bayshore Boulevard Home Improvement District Design Guidelines.
14. **Bayshore Boulevard Home Improvement Special Use District Design Guidelines.** The intent of the design guidelines is to give the Bayshore Boulevard Home Improvement SUD a more coherent and attractive built form, while at the same time allowing a wide range of light-industrial and retail uses.

The Bayshore Boulevard Home Improvement SUD is envisioned for larger scale retail and more industrial-like uses, with a wider regional draw focused on home improvement. The guidelines are informed by the following four basic principles:

1. Buildings should be designed and sited to encourage walking, bicycling, and transit use, and to encourage multiple-stop visits.
2. Street frontages should be active and transparent, to increase interest and perceived safety.
3. Buildings and landscaping should contribute to the unique image of the district, with a particular focus on sustainability.
4. The configuration of parking and loading should minimize adverse impacts on the street, and allow for flexible parking arrangements such as shared parking.

The aforementioned principles are articulated in guidelines grouped as: Site Design and Orientation, Building Mass Articulation, Parking and Loading, Open Areas, Green factors, Signage and lighting. Please follow the aforementioned design guidelines, which are available for download here: [http://default.sfplanning.org/publications reports/Guidelines for Bayshore Boulevard HID Design FINAL.pdf](http://default.sfplanning.org/publications_reports/Guidelines%20for%20Bayshore%20Boulevard%20HID%20Design%20FINAL.pdf).

15. **Vision Zero.** Per the San Francisco Property and Transportation Information Maps, Bayshore Boulevard is a “vehicular high-injury corridor,” identified through the City’s Vision Zero Program. The sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.
16. **Bayview Hunters Point Citizens Advisory Committee.** Since the proposed project includes construction of a new building or addition to an existing building of 10,000 square feet or more of non-residential space, is a project that requires Conditional Use Authorization from the Planning Commission, and is within Zone 2 (a specified boundary subject to the review of the Bayview Hunters Point Citizens Advisory Committee [BVHP CAC]), the Planning Department shall notify the CAC of the project to obtain community input and guidance. Upon receipt of an application, the Planning Department shall issue a notice form to the BVHP CAC. Should the BVHP CAC request a presentation from the project sponsor, the BVHP CAC will follow up directly to coordinate those efforts and provide feedback to the Planning Department thereafter.
17. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more of commercial floor area. The proposed structure is 11,690 gross square feet and therefore, does not require a first source hiring agreement. Please submit an application demonstrating this requirement does not apply. 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

18. **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.
19. **Stormwater.** If the project results in a ground surface disturbance of 5,000 square feet 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@sfgwater.org for assistance.
20. **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 DBI's Development Impact Fee webpage for more information about current rates.

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

- a. Transportation Sustainability Fee (411A)

PRELIMINARY DESIGN COMMENTS:

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

1. Ensure compliance with the Bayshore Home Improvement SUD measures.
2. Limit curb cut to 12 feet on Bay Shore Boulevard.

3. Ensure screening and landscaping per Bayshore Home Improvement SUD guidelines.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, Variance, and Building Permit applications, as listed above, must be submitted no later than **February 10, 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

cc: Chris Alioto, Property Owner
Esmeralda Jardines, Current Planning
Alana Callagy, Environmental Planning
Pedro Peterson, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Brent	Plater		Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		oplater@widequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seaciff, Twin Peaks
Bruce	Murphy	President	Eureka Valley Trails/Art Network	170 Yukon Street	San Francisco	CA	94114-2306	415-663-0207	luckyacwai.sf@gmail.com	Bayview, Castro/Upper-Market
David	Gilliam	President	Porota Place Homeowners Association	P.O. Box 24181	San Francisco	CA	94124-0181	415-467-8587		0 Bayview
Jason	Casleberry	Chair	Exeter Street Bayview Triangle	55 Exeter Street	San Francisco	CA	94124	415-728-1509	jacstleberry@ymcast.org	Bayview, Visitacion Valley
Lena	Miller	CEO	Hunters Point Family	1800 Oakdale Avenue	San Francisco	CA	94124	415-822-8895	lena@hunterspointfamily.org	0 Bayview
Linda	Burton		0 Anna Warden Library	5075 3rd Street	San Francisco	CA	94124	415-715-4100		Bayview, Potrero Hill, Visitacion Valley
Malia	Cohen	Supervisor, District 10	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7670	Malia.Cohen@sfgov.org; Yoyo.Chan@sfgov.org; Andrea.Bruss@sfgov.org;	
Marsha	Pendergrass	President	Bayview Hill Neighborhood Association	803 Meade Avenue	San Francisco	CA	94124	415-466-9168	cohenstaff@sfgov.org	Bayview
Mary	Raiciuff	Editor	SF Bay View Newspaper	4917 Third Street	San Francisco	CA	94124	415-671-0789	MarshaPer@gmail.com	Bayview, Potrero Hill, Visitacion Valley
Maverick	Madison	President	Shafter Avenue Community Club	1629 Shafter Avenue	San Francisco	CA	94124	415-822-1089	editor@sfbayview.com	Bayview
Michael	Hamman	Chair	India Basin Neighborhood Association	702 Earl Street	San Francisco	CA	94124	415-643-1376	misterfingers04@yahoo.com; mhamman@igc.org; info@indiasbasin.org	Bayview
Patsy	Tilo	Executive Director	Samoa Development Centre	2055 Sunnydale Avenue #100	San Francisco	CA	94134-2611			0 Bayview, South of Market
Paul	Gawlowski	Father	St. Paul of the Shipwreck Church	1122 Jamestown Avenue	San Francisco	CA	94124	415-467-0660	spwoffice@aol.com	Bayview
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		tiffany.bohee@sfgov.org; mike.grisso@sfgov.org;	Bayview, Downtown/Civic Center, South of Market, Visitacion Valley
Timothy	Ho	Community Organizer	Bayview Hunters Point Citizens Advisory Committee	1 Dr. Carlton B Goodlett Place, Room #362	San Francisco	CA	94102	415-554-4928	courtney.pash@sfgov.org; tim.ho@sfgov.org	Bayview
Andrea	Taciol	SFPUC Building Manager	Southeast Community Facility	1800 Oakdale Avenue	San Francisco	CA	94124	415-821-1534		0 Bayview
Jonathan	G	Manager	Equality/SF	P.O. Box 24297	San Francisco	CA	94124		sw6844@sherwin.com	0 Bayview
Francesca	Panullo	Manager	Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112 203-376-6668			Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks