



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 7, 2017
TO: John Kevlin, Reuben, Junius & Rose LLP
FROM: Richard Sucre, Planning Department
RE: PPA Case No. 2017-002136PPA for 340 Townsend Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Esmeralda Jardines, at (415) 575-9144 or esmeralda.jardines@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script, appearing to read "Richard Sucre", written over a horizontal line.

Richard Sucre, Senior Planner/Team Leader, Southeast Quadrant-Current Planning Division, Preservation Technical Specialist



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: June 7, 2017
Case No.: **2017-002136PPA**
Project Address: 340 Townsend Street
Block/Lot: 3786/014B
Zoning: WMUO (Western SOMA Mixed Use Office) Zoning District
Western SoMa Special Use District
65-X and 85-X Height and Bulk Districts
Existing Area Plan: Western SoMa (EN)
Proposed Area Plan: Central SoMa
Project Sponsor: John Kevlin, Reuben, Junius & Rose LLP
415-567-9000
Staff Contact: Esmeralda Jardines – 415-575-9144
esmeralda.jardines@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 9, 2017, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

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

PROJECT DESCRIPTION:

The Project Sponsor proposes to convert an existing parking garage accessory to the on-site office to establish a new public parking garage and provide 188 independently accessible off-street spaces to the public.

The Project does not propose physical changes to the exterior of the existing building. The subject building already contains two garage door openings which provide ingress and egress for the operation. The ingress and egress of vehicles occurs on Bluxome Street and no new curb cuts are proposed.

BACKGROUND:

The proposed project is located within the area covered by the *Western SoMa Community Plan*, which was evaluated in the Programmatic EIR for the *Western SoMa Community Plan*, *Rezoning of Adjacent Parcels*, and *350 Eighth Street Project (Western SoMa PEIR)*, certified in 2008.¹

PRELIMINARY PROJECT COMMENTS:

The following comments address general issues that may affect the proposed project.

- 1. Western SoMa Area Plan.** The subject property falls within the area covered by the Western SoMa Area Plan in the General Plan. 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://generalplan.sfplanning.org/index.htm>.
- 2. Central SoMa Area Plan.** The subject parcel is within the Central SoMa Plan Area (formerly known as the Central Corridor Plan). The Central SoMa Draft Plan for Public Review was published in April 2013, and an updated Draft Plan was published in August 2016, as well as the Draft Environmental Impact Report in December 2016. The Central SoMa Plan process is anticipated to be completed in 2017. The proposals in the Draft Plan are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors.

The Draft Plan includes recommendations for new land use controls as well as new height and bulk controls for the subject property. The Draft Plan is available for download at:

<http://sf-planning.org/central-soma-plan>

- a) Land Use.** The project site is located within the WMUO (Western SoMa Mixed-Use Office) Zoning District. The proposed commercial parking garage use is permitted under this zoning. In order for the project to proceed, the Planning Commission must grant a Conditional Use Authorization.

The zoning concepts included in the Central SoMa Draft Plan indicate that a reclassification to MUO (Mixed-Use Office) is being considered for the site. The proposed commercial parking garage would also be permitted under the Central SoMa Area Plan. Please see further discussion in the Preliminary Project Comments section.

¹ Available for review on the Planning Department's Area Plan EIRs web page at: <http://sf-planning.org/area-plan-eirs>.

- b) **Height District Reclassification.** The project site is located within the 65-X and the 85-X feet height and bulk district. No height changes are proposed as part of this project; thus, existing height limits would not be exceeded.

The zoning concepts published in the Central SoMa Draft Plan indicate that height and bulk limits of 130-CS are being considered for this site. The proposed project would conform with these height limits. The proposed project's height appears to be consistent with the proposed height and bulk controls. However, this proposal could be changed during adoption of the Plan and is not a guarantee that the Planning Commission or the Board of Supervisors will approve the proposed height (130-CS). Please see further discussion in the Preliminary Project Comments section.

ENVIRONMENTAL REVIEW:

Based on the PPA Application, and if the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project could be eligible for a Class 1 Categorical Exemption under California Environmental Quality Act (CEQA) Guidelines Section 15301. If a Class 1 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption. A determination would be made subsequent to the submittal of the Environmental Evaluation Application.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Planner.** 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.²

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.

1. **Historic Resources.** The existing building on the project site is less than 45 years of age and is in an area that was previously surveyed. No historic district was identified in this area. Thus, the proposed

² San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.

2. **Transportation.** Based on the PPA submittal, a transportation impact study is anticipated; an official determination will be made subsequent to submittal of the EEA. However, the project site is located on a high injury corridor as mapped by Vision Zero.³ In order to facilitate the determination of whether a transportation impact study is required, Planning staff propose the following recommendations:
 - Please provide further details on the existing operations of the parking garage including current occupancy, hours of operation, and other information.
 - Please provide the hours of operation, days open and other information such as valet operations (if applicable).
3. **Disclosure Report for Developers of Major Projects.** San Francisco Campaign and Governmental Conduct Code Section 3.520 et seq. requires the developer of any project with estimated construction costs exceeding \$1,000,000 to submit a *Disclosure Report for Developers of Major City Projects* if the project requires the issuance of a Community Plan Evaluation (CPE), certification of an Environmental Impact Report (EIR), adoption of a Final Mitigated Negative Declaration, or a project approval by the Planning Commission that adopts CEQA Findings (EIR certification). A residential development project with four or fewer dwelling units is not required to file this report. The first (or initial) report must be filed within 30 days of the date of EIR certification, or within 30 days of the date that the final environmental determination under CEQA is adopted. Please submit a *Disclosure Report for Developers of Major City Projects* directly to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

The following comments address preliminary Planning Code issues that may substantially affect the design and massing of the proposed project:

1. **Central SoMa Plan.** The subject property falls within the ongoing Central SoMa Plan Area, generally bounded by 2nd Street to the east, 6th Street to the west, Townsend Street to the south, and an irregular border that generally jogs along Folsom, Howard, and Stevenson Streets to the north. A Draft Plan was published in April 2013, and a revised Draft Plan was published in August 2016. The Draft Plan has been evaluated in a Draft Environmental Impact Report (EIR), published in December 2016. The Draft Plan proposes changes to the allowed land uses, building heights, and bulk controls, and includes strategies for improving all the streets and sidewalks, increasing parks and recreational opportunities, and improving the neighborhood's environmental sustainability. The EIR, the Plan, and the proposed rezoning and affiliated Code changes are anticipated to be before decision-makers for approval in mid-2017. The Draft Plan is available for download at:

<http://centralsoma.sfplanning.org>

³ This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

Further comments in this section of the PPA are based on the 2016 draft Central SoMa Plan and Implementation Strategy.

2. **Land Use.** The Draft Central SoMa Plan recommends rezoning the subject property to the (Mixed-Use Office) Zoning District, in which the proposed project use would be allowed. The public parking use is generally not consistent with key objectives of the Central SoMa Plan, which include providing support for substantial development in this transit-rich area.

One of the objectives of the plan is to encourage mode shift away from private automobile use. When thinking of the future redevelopment of the site, the project sponsor is encouraged to consider physical improvements necessary to encourage efficient and environmentally sustainable modes of transportation, and commensurate reduction in private automobile trips.

In order to create a diverse and dynamic 24-hour neighborhood characteristic of SoMa, the Central SoMa Area Plan's preliminary land use principles envision a mixed-use neighborhood in which substantial office development is balanced with retail, arts, entertainment, industrial, and residential uses. When considering options for the future development of the site, the project sponsor is encouraged to ensure that the ground floor of the building contributes to the activation, safety, and dynamism of the neighborhood. For example, the ground floor use of the building could actively engage the street rather than being dominated by internally oriented or non-public uses like parking and offices (as it is now). The project sponsor is also encouraged to explore residential, additional office, and commercial land use opportunities as permitted under the proposed land use zoning and height and bulk requirements of the Draft Central SoMa Plan.

3. **Urban Form: Height and Bulk.** In recognition of the desire to accommodate more growth in the area, the Draft Central SoMa Plan recommends changing the height limit of the subject property to 130-160 feet. The project is proposed to be in the new 130-CS (Central SoMa) Height and Bulk District. Setback requirements and bulk restrictions do not apply to the proposed parking use.
4. **Western SoMa Special Use District.** 340 Townsend Street is within the Western SoMa Special Use District; additional standards and controls for the aforementioned SUD are referenced in Planning Code Section 823.
5. **Land Use.** Planning Code Sections 845.41 and 890.12 state that a Conditional Use Authorization is required to establish a new public automobile parking garage. Pursuant to Planning Code Section 890.12, a public automobile parking garage is defined as a use which provides temporary parking accommodations for: automobiles, trucks, vans, bicycles or motorcycles in a garage open to the general public, without parking of recreational vehicles, mobile homes, boats or other vehicles, or storage of vehicles, goods or equipment.
6. **Floor Area Ratio.** Per Planning Code Sections 124 and 845.03, the maximum floor area ratio within a 65-foot Height District is 5.0 to 1 and within a 85-foot Height District is 6.0 to 1 within the WMUO Zoning District. With a lot size of 24,000 square feet, half of which is within the 65-X and the other half within the 85-X Height and Bulk Districts, the maximum floor area for a non-residential use is

60,000 and 72,000 square feet, respectively, and 132,000 square feet cumulatively. With an existing and proposed 120,622 gross square feet of non-residential use, the project complies with the FAR limits.

7. **Off-Street Parking.** Per Planning Code Section 151.1, off-street parking is not required in the WMUO or MUO Zoning Districts; rather, off-street parking is optional and is guided by maximum amounts.

Since off-street parking for the existing office use is not required, the removal/change in use of the accessory parking to a public parking garage is permitted. Planning Code Section 151.1 does not limit the number of parking spaces provided in a public parking garage.

8. **Required Off-Street Freight Loading.** Per Planning Code Section 152.1, office uses in the MUO and WMUO Zoning Districts shall require .1 off-street freight loading space per 10,000 square feet of gross floor area (to the closest whole number per Section 153). Since the existing office use measures 48,000 square feet, off-street freight loading is not required.

9. **Dimensions for Off-Street Parking Spaces.** Per Planning Code Section 154, the required parking spaces are as follows:

Off-Street Parking Spaces. Each independently accessible off-street parking space shall have a minimum area of 144 square feet (8 feet by 18 feet) for a standard space and 112.5 square feet for a compact space (7.5 feet 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. Please demonstrate compliance with required minimum dimensions for off-street parking spaces.

10. **Bicycle Parking (Class I).** Planning Code Section 155.2 does not require this project to provide Class I bicycle parking spaces for the commercial parking garage. For a commercial parking garage use, if Class I spaces can be rented on an hourly basis are provided, they may count toward the garage's requirement for Class II spaces. The proposed project contains a bicycle area but the amount of Class I bicycle parking spaces has not been identified. Please demonstrate compliance with bicycle parking.

11. **Bicycle Parking (Class II).** Planning Code Section 155.2 requires the project to provide at least 9 Class II bicycle parking spaces provided through on-street bicycle racks for the commercial parking garage. SFMTA has final authority on the type, placement and number of Class II bicycle racks within the public right-of-way. Prior to issuance of first architectural addenda, you will be required contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code. The SFMTA bicycle parking guidelines can be found at:

<https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>

12. **Non-Accessory Parking in Mixed-Use Districts.** In considering a Conditional Use Application for a non-accessory parking garage in Mixed Use District, the Planning Commission shall affirmatively find that such facility meets all the criteria and standards of Section 157.1, as well as other requirements of the Planning Code as applicable. Upon submittal of the Conditional Use Authorization, please address the findings set forth in Planning Code 157.1 (c)(1-8).
13. **Car Sharing.** Planning Code Section 166 requires this project to provide at least four car share spaces for the 188 independently accessible parking spaces. Currently, the project provides four car share parking spaces.
14. **Transportation Demand Management (TDM) Program.** The TDM Program was adopted by the Board of Supervisors in February 2017, and it took effect on March 19, 2017. Per Planning Code Section 169(a)(4)(B), any change of use resulting in 25,000 of occupied square feet or more of any non-residential use to another non-residential use, is subject to the TDM Program. The proposed project includes a 71,322 square foot change of use from accessory parking to a commercial parking garage. Per Planning Code Section 169.3(b), parking garages, as defined in Planning Code Section 102, are exempt from the TDM Program.
15. **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.
16. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (creating and/or replacing 5,000 square feet or more of impervious surface), 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. Compliance may occur through a mix of rooftop, sidewalk, and open space treatments and technologies, and is encouraged to be designed as a comprehensive system that maximizes co-benefits for greening, habitat creation, urban heat island reduction, building energy

savings, and beautification. Systems within the public realm should consider adjacencies and opportunities for flow-through systems to neighborhood detention areas. 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.

17. **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.
18. **Refuse Collection and Loading.** San Francisco is a national leader in diverting waste from landfills, has a Mandatory Recycling and Composting Ordinance, and has a goal to achieve zero waste by 2020. In this, the City requires all buildings to be designed with spaces for collecting and loading recycling and composting in common and private areas, and make these options as or more convenient than waste disposal. More information on the complete suite of the City's Zero Waste legislation may be found here: <http://sfenvironment.org/zero-waste/overview/legislation>. Please also see the Guidance on Recycling Design (page 3) resources for designing appropriate areas: http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf. Free design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700.

PRELIMINARY DESIGN COMMENTS:

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

19. **Street Frontage.** The Central SoMa Area Plan, currently in progress, encourages active ground floor uses (as defined in Planning Code Section 145.1) which would be appropriate here either on Bluxome or Townsend. See also Chapter 8 Objective 8.1 in the Draft Central SoMa Plan. There may also be an opportunity along the adjacent 330 Townsend property to provide active uses or access along a future mid-block alley. Consider reaching out to the property owner for more information.
20. **Vision Zero.** In 2014, the City adopted the [Vision Zero Policy](#) which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like people walking and people on bikes.

This project is located on a bicycle high-injury corridor along Townsend Street, and is encouraged to incorporate safety measures into the project.

DEVELOPMENT 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. Please note that this list only reflects fees and requirements referenced in the Planning Code. For projects in ongoing plan areas (e.g. Central SoMa, the Hub, etc.) the below list may not accurately reflect all fees that may become applicable to this project.

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

21. **Central SoMa Public Benefits Requirements.** The Central SoMa Plan is proposing to raise requirements for public benefits requirements commensurate with additional development potential granted by the Plan. For more information, please see Section II.C of the Draft Plan, "Requirements for New Development," available at:

http://default.sfplanning.org/Citywide/Central_Corridor/Central_SoMa_Plan_Part02C-Requirements_for_New_Development_FINAL.pdf

22. **Transportation Sustainability Fee (TSF) (§411A)**

23. **Eastern Neighborhoods Impact Fees (§423)**

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. **Environmental Application.** In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA).
2. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 157.1, 303 and 845.41 for the establishment of a commercial parking garage.
3. A **Building Permit Application** is required for the change of use from accessory off-street garage to a commercial parking garage at the subject property.

All 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 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.

1. **Pre-Application Meeting.** 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.
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Conditional Use Authorization. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who live within 300' of the project as well as all registered neighborhood organizations for the South of Market neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the aforementioned Planning Commission hearing. The purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Commission taking action on the hearing.
3. **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 ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, Building Permit Application and a Transportation Demand Management Plan, as listed above, must be submitted no later than **December 7, 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: 340 Townsend SF Owner, LLC, Property Owner
Esmeralda Jardines, Current Planning
Christopher Espiritu, Environmental Planning
Andrea Nelson, 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)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STA	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103		0 acabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Crocker Amazon, Excelsior, Mission, Ocean View, Outer Mission, South of Market
Carolyn	Diamond	Executive Director	Market Street Association	870 Market Street, Suite 456	San Francisco	CA	94102	415-362-2500	msadv@pacbell.net	South of Market
Corinne	Woods		0 Mission Creek Harbor Association	300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	corinnewoods@cs.com	Potrero Hill, South of Market
Eric	Lopez	President	SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA	94141	415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ethan	Hough	Secretary	One Ecker Owners Association	16 Jessie Street Unit 301	San Francisco	CA	94105	415-847-3169	ethanhough@gmail.com	Financial District, South of Market
Gerald	Wolf	President	Hallam Street Homeowners Association	1 Brush Place	San Francisco	CA	94103	415-626-6650	wolfgk@earthlink.net	South of Market
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	jane.kim@sfgov.org; April.ang@sfgov.org; Ivy.Lee@sfgov.org; barbara.lopez@sfgov.org	Potrero Hill, South of Market
Janet	Carpinelli	Board President	Dogpatch Neighborhood Association	934 Minnesota Street	San Francisco	CA	94107	415-282-5516	jc@jcarpinelli.com	Potrero Hill, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenders@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, Mission, South of Market
Jaime	Whitaker	Administrator	SOMA Leadership Council	201 Harrison Street Apt. 229	San Francisco	CA	94105	415-935-5810	somajournal@yahoo.com	Mission, South of Market
Katy	Liddell	President	South Beach/Rincon/ Mission Bay Neighborhood Association	403 Main Street #813	San Francisco	CA	94105	415-412-2207	clliddell@me.com	South of Market
Kaye	Griffin	Director	LMNOP Neighbors	1047 Minna Street	San Francisco	CA	94103	415-724-1953	LMNOP@yak.net	South of Market
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Laura	Magnani		0 American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-565-0201	sfoffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Patsy	Tito	Executive Director	Samoan Development Centre	2055 Sunnydale Avenue #100	San Francisco	CA	94134-2611		0	0 Bayview, South of Market
Reed	Bement	President	Rincon Hill Residents Association	75 Folsom Street #1800	San Francisco	CA	94105	415-882-7871	rhbement@sbcglobal.net	South of Market
Rodney	Minott	Chair	Potrero Hill Neighbors/Save the Hill	1206 Mariposa Street	San Francisco	CA	94107	415-553-5969	rodminott@hotmail.com	Potrero Hill, South of Market
Sonja	Kos	Community Advocate	TODCO Impact Group	230 Fourth Street	San Francisco	CA	94103	415-426-6819	sonja@todco.org	South of Market
Ted	Olsson	Chair	TJPA CAC	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Financial District, South of Market
Nadia	Sesay	Interim 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		0 nadia.f.sesay@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitacion Valley
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
York	Loo		0 York Realty	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Michelle	De Guzman	Development Specialist	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 michelle.deguzman@sfgov.org	South of Market
Gail	Baugh	President	Hayes Valley Neighborhood Association	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission,

Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA	94102 415-552-3242	info@ahasf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Downtown/Civic Center, Financial District, South of Market, Treasure Chinatown, Downtown/Civic Center, Financial District, Marina, Nob Hill, North Beach, Pacific Heights, Russian Hill, Downtown/Civic Center, South of Market
David	Lal	Executive Director	SF CityWide	870 Market Street, #815	San Francisco	CA	94102 415-735-4609	info@sfcitywide.org	
Moe	Jamil	Chair	Middle Polk Neighborhood Association	PO Box 640918	San Francisco	CA	94164	0 moe@middlepolk.org	
Ramon	Quintero	Community Planner	Tenderloin Neighborhood Development Corporation	149 Taylor Street	San Francisco	CA	94102 415-358-3900	rquintero@tndc.org	
Marc	Salomon	Land Use and Transportation Committee Member	NEMNA - Northeast Mission Neighborhood Association	P.O. Box 410244	San Francisco	CA	94141 415-699-7201	nemna-notifications@gmail.com	