



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 17, 2018
TO: John Kevlin
FROM: Rich Sucre, Planning Department
RE: PPA Case No. 2018-001122PPA for 300 Kansas Street

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

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415.558.6378

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Jeffrey Speirs, at (415) 575-9106, or jeffrey.speirs@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 "Rich Sucre", written over a horizontal line.

Rich Sucre, Senior Planner



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Preliminary Project Assessment

Date: April 17th, 2018
Case No.: **2018-001122PPA**
Project Address: 300 Kansas Street
Block/Lot: 3958/006
Zoning: PDR-1-D (Production, Distribution & Repair -1 -Design) Zoning District
68-X Height & Bulk District
Area Plan: Showplace Square/Potrero Hill (EN)
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
415-567-9000
Staff Contact: Jeffrey Speirs – 415-575-9106
jeffrey.speirs@sfgov.org

DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on January 17th, 2018, 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, and federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project proposes the demolition of the existing, one-story Production, Distribution & Repair (PDR) building (measuring approximately 30,814 square feet) and the new construction of a six-story 100% PDR

building. The project will provide approximately 137,475 gross square feet of PDR use and a below-grade parking garage that will accommodate 61 parking spaces, as well as 12 bike parking spaces. The proposal also includes 8,163 square feet of exterior open space including a terrace and roof deck. The project would involve approximately 20,000 cubic yards of excavation to a depth of 25 feet. Primary vehicular access to a basement garage is proposed on Kansas Street, with an additional curb cut for loading access on Vermont Street.

BACKGROUND:

The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission, East South of Market (SoMa), Showplace Square/Potrero Hill, and Central Waterfront neighborhoods. The proposed project site is in the Showplace Square/Potrero Hill plan area of the Eastern Neighborhoods. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)*.^{1,2} The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008. The proposed project appears to be consistent with the development density of the Eastern Neighborhoods Area Plans. A final determination of consistency with the development density in the Eastern Neighborhoods Area Plans would be made during the environmental review process.

PRELIMINARY PROJECT COMMENTS:

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

1. **Showplace Square/Potrero Hill Area Plan.** The subject property falls within the area covered by the Showplace Square/Potrero Hill 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. **PDR Replacement.** The project would demolish approximately 30,814 square feet of existing PDR use, and replace it with approximately 137,475 square feet of new PDR use. The Department supports the construction of new PDR use on the project site.

ENVIRONMENTAL REVIEW:

The proposed project requires environmental review in accordance with the California Environmental Quality Act (CEQA). This section identifies the likely environmental review process and additional information and studies necessary to complete environmental review. Formal environmental review

¹ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://sf-planning.org/area-plans/eirs>, accessed August 17, 2012.

² San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: http://commissions.sfplanning.org/cpcmotions/17659_1268-EN_BOS_Vol4_CEQA_Part7_Web.pdf, accessed August 17, 2012.

begins with Planning Department review of the **Environmental Evaluation Application (EEA)** filed by the project sponsor.

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 project description will be reviewed by the assigned environmental coordinator.** EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at <http://sf-planning.org/permit-forms-applications-and-fees>. See “Environmental Applications” on page 2 of the current Fee Schedule for a calculation of environmental application fees.³ In addition, please see page 4 of the Fee Schedule for monitoring fees applicable to projects that require active monitoring of mitigation measures.

A detailed and accurate description of the proposed project is essential for adequate environmental review. The Planning Department received an environmental application for this project on January 19, 2018 (Case No. 2018-001122ENV). Please submit a revised EEA and project plans as necessary to reflect the feedback provided in this PPA letter, and include the following additional information and/or documents, as further discussed below:

- Preliminary geotechnical study with soil borings
- Greenhouse gas checklist
- Phase I environmental site assessment
- Documentation of enrollment in Department of Public Health’s Maher program
- Information and sections showing proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation
- Construction information, including construction equipment, phasing, duration of each phase, and the volume of excavation
- Description of proposed PDR use.

Environmental Review Document – Community Plan Evaluation

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

As discussed above, the proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods PEIR*. If the proposed project is consistent with the development density identified in the area plan, it would be eligible for a community plan evaluation (CPE). Please note that a CPE is a type of streamlined environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases in project size or intensity after project approval beyond the CPE project description will require reconsideration of environmental impacts and issuance of a new CEQA determination.

³ San Francisco Planning Department. Fee Schedule for Application Fees. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>.

Within the CPE process, there can be three different outcomes as follows:

1. **CPE.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Eastern Neighborhoods PEIR*, and there would be no new significant impacts peculiar to the proposed project or its site. In these situations, all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,910) and (b) the CPE certificate fee (currently \$8,266).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods PEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee; (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (<http://sf-planning.org/consultant-sponsor-resources>). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Below is a list of topic areas that are addressed through the environmental review process. Based on a preliminary review of the project as proposed in the PPA application, some of these topics will require additional study.

1. **Historic Resources.** The existing building on the project site was previously evaluated in the Showplace Square/Northeast Mission Historic Resources Survey and was found ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.
2. **Archeological Resources.** The project site lies within the Archeological Mitigation Zone J-2: Properties with No Previous Studies of the *Eastern Neighborhoods PEIR*. The proposed project will require preliminary archeological review (PAR) by a planning department archeologist. To aid this review, the department archeologist may request a preliminary archeological sensitivity assessment (PASS) by a department-qualified archeological consultant, subject to the review and approval by the

department archeologist. The Department archeologist will provide three names from the qualified archeological consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or hazardous materials reports prepared for the project to assist in this review. If the 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 project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.

3. **Transportation.** A Planning Department transportation planner is likely required for this project. The transportation planner will coordinate with other agencies and the project sponsor, and will prepare a transportation memo to help inform the environmental analysis for the project. The Planning Department will charge time and materials for this effort.

A Streetscape Plan is required pursuant to Planning Code Section 138.1 and should be submitted prior to the initiation of the transportation analysis so that it may be incorporated into that analysis. Please note that the proposed project is located on a high injury corridor (16th Street) as mapped by Vision Zero⁴, and a bicycle lane (Kansas Street); bike and emergency vehicle access will be addressed in the transportation analysis.

4. **Noise.** The proposed project would be subject to Eastern Neighborhoods PEIR noise mitigation measures. If pile driving is proposed for construction, *Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise* would apply to the proposed project. This mitigation measure requires that the project sponsor ensure that piles be pre-drilled wherever feasible to reduce construction-related noise and vibration. Contractors must use equipment with state-of-the-art noise shielding and muffling devices, and to use sonic or vibratory sheetpile drivers, rather than impact drivers. Contractors must also schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

Eastern Neighborhoods PEIR Noise Mitigation Measure F-2: Construction Noise requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to the Department of Building Inspection (DBI) prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

Eastern Neighborhoods PEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses applies to the proposed project because the project would include PDR uses that could generate noise levels in excess of ambient noise, either short-term, at nighttime, or as a 24-hour average, in the project site

⁴ This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

vicinity. A qualified acoustical consultant must prepare an acoustical analysis that demonstrates with reasonable certainty that the project would not adversely affect noise-sensitive uses, and that there are no particular circumstances about the project site that would warrant heightened concern about noise levels generated by the project. The project sponsor should submit with the EEA more information on the proposed project's PDR use.

5. **Air Quality.**

Criteria Air Pollutants. The project's proposed 137,500 sf of PDR use is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁵ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. 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 would 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. In addition, because the project site is over a half acre in size, a construction dust control plan must be submitted to the San Francisco Department of Public Health (DPH) for review and approval.

Local Health Risks and Hazards. The project site is 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. Equipment exhaust measures during construction would likely be required. Please provide with the EEA detailed information related to construction equipment, phasing and duration of each phase, and the volume of excavation.

If the project would generate new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect off-site sensitive receptors, and additional measures would likely be required to reduce stationary source emissions. A backup diesel generator is not generally required for a six-story building, but this should be confirmed at the time of the EEA submittal.

6. **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.⁶ The project sponsor would 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 would be reviewed by the environmental planner during the

⁵ BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3. General light industry land use type.

⁶ Refer to <http://sf-planning.org/consultant-sponsor-resources> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

environmental review process to determine if the project would comply with San Francisco's GHG reduction strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the GHG reduction strategy.

7. **Wind.** The proposed project would not involve construction of a building over 80 feet in height. Therefore, a consultant-prepared wind analysis is not anticipated to be required.
8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on any San Francisco Recreation & Park property subject to Section 295, or other publicly accessible recreational properties, including schoolyards. Therefore, a detailed shadow study is not anticipated to be required.
9. **Geology.** A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should identify geotechnical concerns and provide recommendations for any 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 preliminary geotechnical report with boring logs for the proposed project. This study will also help inform the Planning Department archeologists of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The proposed project would require 20,000 cubic yards of excavation in an area of known site contamination due to prior industrial use and proximity to an elevated roadway; therefore, the project is subject to Article 22A of the Health Code (also known as the Maher Ordinance). Administered by the Department of Public Health (DPH), the Maher Ordinance 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 will determine the potential for site contamination and the level of exposure risk associated with the project. Based on that information, DPH may require soil and/or groundwater sampling and analysis, as well as remediation of any site contamination. These steps are required to be completed prior to the issuance of any building permit.

To enroll in the Maher program, the project sponsor must 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 documentation of enrollment in the Maher program and a Phase I ESA (in electronic format only) with the EEA.

11. **Naturally Occurring Asbestos.** Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.⁷ Project construction activities could

⁷ Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

release serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. To address health concerns from exposure to NOA, the California Air Resources Board enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,⁸ and are enforced by the Bay Area Air Quality Management District (BAAQMD). The proposed project would be required to comply with the requirements of the Asbestos ATCM, which include measures to control fugitive dust from construction activities, in addition to the requirements of the Construction Dust Control Ordinance discussed above.

12. **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). The first (or initial) report must be filed within 30 days of the date of EIR certification or final environmental determination under CEQA. 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. **Use.** Currently, the project calls for new PDR use. Please refine the land use classification and provide information on the types of PDR use (aka. light manufacturing, wholesale storage, catering service, etc.). Additional information on the range of PDR uses can be found in Planning Code Section 102.
2. **Off-Street Parking.** Generally, industrial uses are permitted up to one automobile parking space per 1,500 square feet. Per Planning Code 151.1, non-residential uses in this zoning district may be allowed 50% more off-street parking than the maximum of one space per 1,500 square feet. As proposed, with 61 parking spaces, the project complies with the parking requirement.
3. **Loading.** Per Planning Code Section 152.1, industrial uses over 50,000 square feet of occupied floor area require 0.21 spaces per 10,000 square feet. As proposed, with two loading spaces, the project complies with the off-street loading requirements.

⁸ California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

4. **Bicycle Parking (Class I).** Planning Code Section 155 requires this project to provide at least one Class I bicycle parking space per 12,000 square feet of Occupied Floor Area. Planning Code Section 102 defines Occupied Floor Area, and shall include lobbies and common areas such as hallways. In subsequent submittals, please revise bicycle parking calculations to reflect this change.
5. **Shower Facilities and Lockers.** For industrial uses, Planning Code Section 155.4 requires four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet. No shower facilities or lockers are indicated on plans. Please revise the plans accordingly.
6. **Car Sharing.** Planning Code Section 166 requires this project to provide at least two car share spaces. The proposed project contains no car share spaces.
7. **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, the proposed project includes 10,000 square feet of non-residential new construction; thus, the project is subject to the TDM Program. Based on the proposed 61 parking spaces associated with the PDR use, the project will be required to meet or exceed a target score of 3 points for land use category D.

To find out which TDM measures you can choose from to meet your target point, please visit <http://sftdmtool.org>.

8. **Streetscape Plan – Better Streets Plan Compliance.** Pedestrian and streetscape improvements consistent with the Better Streets Plan are required if your project meets the conditions delineated in Planning Code Section 138.1. Projects that trigger Section 138.1 will be reviewed by the Department's Streetscape Design Advisory Team (SDAT). SDAT is an interagency group that includes representatives from the Planning Department, Department of Public Works and the Municipal Transportation Agency that provides design guidance on private developments that impact the public right-of-way.

For SDAT review, please provide the following information on the site plan:

- Existing/proposed curb cuts and curb cuts to be removed
- Street names
- Dimensions of existing and proposed sidewalk and curb extensions
- Dimensions of existing and proposed curb cuts
- Streetscape features (e.g. bulbouts, trees, transit shelters, benches, bike racks)
- Existing and proposed street tree locations
- Adjacent right-of-way widths
- Existing utility poles and hydrants
- Turn templates for any proposed bulbouts
- Curb-to-curb section, including dimensions of tree wells and path of travel
- Proposed transformer vault location

Based on the submitted plans, the project triggers the requirements of a streetscape plan project because it is new construction, it contains more than 250 feet of frontage on a public right-of-way, and it encompasses a full block. The streetscape plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, curb radii, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets Plan and Section 138.1(c) (2) (ii) for the additional elements that may be required as part of the project's streetscape plan.

9. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan that indicates the project would not cast shadows on any parks. Therefore, a detailed shadow analysis would not need to be prepared.
10. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
50 Van Ness Avenue, San Francisco, CA 94102
(415) 581-2303

11. **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.

12. **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.
13. **Better Roofs Ordinance.** In 2016, San Francisco became the first major city in the U.S. to require the installation of renewable energy facilities or living roofs on new buildings. The Better Roofs Ordinance will require between 15% and 30% of roof space to incorporate solar (photo voltaic and/or solar thermal systems), living (green) roofs, or a combination of both. The legislation goes into effect January 2017. The Ordinance provides guidance for developers, designers, and/or owners might best utilize rooftop space; ideally, projects should pursue holistic design and amenity enhancements for 100% of usable roof space that include open space, habitat, stormwater management, urban agriculture, and other beneficial uses. Please see the Planning Department's Living Roof Manual to learn more: <http://sf-planning.org/department-publications>.
14. **Sustainability and Green Building.** San Francisco has a suite of existing sustainability related regulations, including recycling and composting, solar, and more details outlined in the San Francisco Green Building Code (GBC). Per the GBC, this project must meet the standards of LEED Silver or the equivalent GreenPoint rating system. It is recommended that the project sponsor work with the San Francisco Planning, Building, and Environment departments to determine the most beneficial mix of green building strategies that meet or exceed all current requirements, and best fit the local context. This especially includes the provision of renewable energy on site (PV and solar thermal), living roofs and walls, non-potable water reuse, healthy environments (non-toxic building materials), and other innovative approaches to enhancing performance of the City's environment. The City also encourages projects to maximize energy and water efficiencies, consider zero carbon strategies such as all-electric buildings, and commit to green power purchases for 100% GHG-free electricity. As with non-potable water systems, projects are recommended to consider district-scale energy opportunities on site and in coordination with neighbors.
15. **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:

Site Design, Open Space, and Massing

The street corner of 16th and Vermont Streets has high visibility. The Urban Design Advisory Team (UDAT) recommends that the building's massing and façade design further accentuate this corner. In addition, the building's façade systems should turn the corner to tie the two facades and establish the building's presence at the intersection.

Streetscape and Street Frontage

Please provide an on-street passenger/loading zone 30'-0" in length, minimum, along Vermont Street. To minimize impacts to on-street parking and loading, please reduce the curb-cut for off-street parking ingress/egress to a single vehicle width. Current plans do not show a location for trash/refuse on-site. In subsequent submittals, please provide a trash room and show access. A preferred location for access would be through the loading dock along Vermont Street. In addition, wrap-around bulb-outs are required at the corner of 16th Street and Vermont Street, as well as the corner of 16th Street and Kansas Street.

Architecture

The level of architectural detail provided in the submission is preliminary. The Department will provide further design review with subsequent submissions. In general, façades should (A) be consistent and compatible with the surrounding neighborhood, (B) express significant depth, and (C) feature high-quality materials. Please provide additional detail on the proposed Façade Systems in future submittals.

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 vehicular high-injury corridor, 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:

1. **Transportation Sustainability Fee (TSF) (§411A)**
2. **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 Evaluation Application.**
2. A **Building Permit Application** is required for the proposed demolition and new construction on the subject property.

In order for Planning Department staff to accurately review projects in a timely manner, plan sets must be complete and thorough. All plans submitted as part of an entitlement or building permit application must meet the Department's [Plan Submittal Guidelines](#).

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. **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.

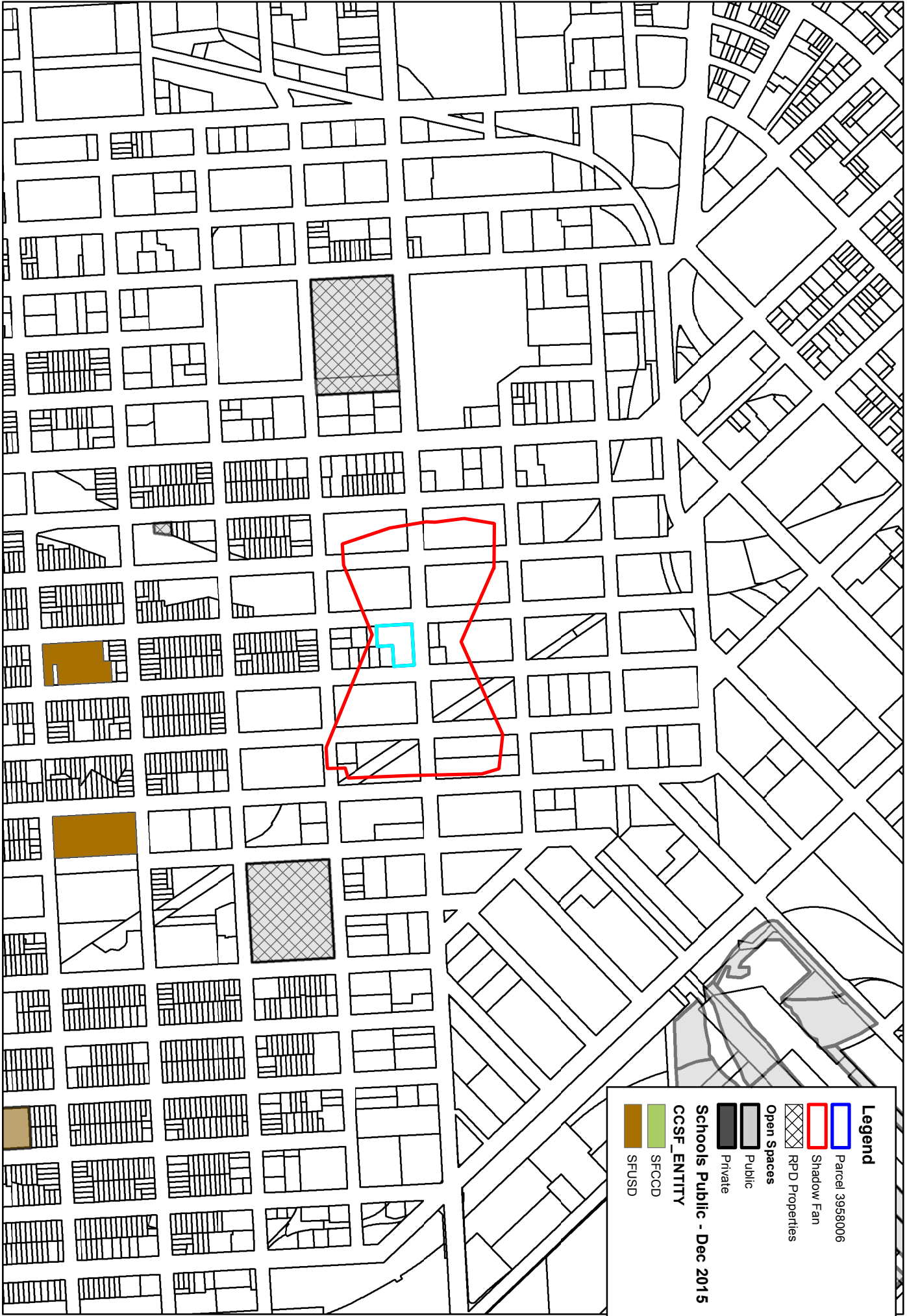
PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation and Building Permit Application, as listed above, must be submitted no later than **October 17, 2019**. 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: Shadow Fan

cc: Marlin Cove, Inc. (Attn: Leigh Chang), Property Owner
 Jeffrey Speirs, Current Planning
 Jeanie Poling, Environmental Planning
 Scott Edmondson, 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)



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	Parcel 3958006
	Shadow Fan
	RPD Properties
	Open Spaces
	Public
	Private
Schools Public - Dec 2015	
	CCSF_ENTITY SFCCD
	SFUSD