



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: April 17, 2018  
TO: Florence Fang, Project Sponsor  
FROM: Debra Dywer, Planning Department  
RE: PPA Case No. 2018-001156PPA for 1201 and 1241 Evans Avenue

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, Sherie George, at (415) 575-9039 or [sherie.george@sfgov.org](mailto:sherie.george@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in blue ink that reads "Debra Dywer".

Debra Dywer, Principal Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* April 17, 2018  
*Case No.:* **2018-001156PPA**  
*Project Address:* 1201 and 1241 Evans Avenue  
*Block/Lot:* 5237/038 & 039  
*Zoning:* PDR-2 (Core Production, Distribution & Repair) Zoning District  
India Basin Industrial Park Special Use District  
40-X Height and Bulk District  
*Area Plan:* Bayview Hunters Point  
*Project Sponsor:* Florence Fang  
(650) 342-2251  
*Staff Contact:* Sherie George – (415) 575-9039  
[sherie.george@sfgov.org](mailto:sherie.george@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 January 17, 2018 with plans dated December 8, 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, and federal regulations as of the date of this document, all of which are subject to change.

**PROJECT DESCRIPTION:**

The project site is located on two approximately 32,000-square-foot (sf) lots on a block surrounded by Evans Avenue to the north, Keith Street to the east, Fairfax Avenue to the South, and Mendell Street to the west. The project site fronts Evans Avenue, Keith Street, and Fairfax Avenue. The Assessor's Office records indicate the addresses for these lots are 1201 and 1241 Evans Street, respectively. The existing buildings on the subject lots were constructed in 1986 (lot 038) and 1990 (lot 039). The existing site plan appears to show one building on lot 038 and three buildings on lot 039. The PPA application is incomplete and does not provide required information regarding the existing uses and structures on the project site. This lack of information limits the feedback that may be provided for certain topics.

The proposal is to demolish the existing approximately 34,950-square-foot (sf) gross area of all four industrial buildings that occupy two lots and construct a 7-story, 75-foot-tall mixed use building. The proposed new building would include 220 residential dwelling units, 25,000 sf of ground floor Production, Distribution, and Repair (PDR) space, and a 10,500 sf outdoor residential courtyard on the second floor. The project would remove the two existing approximately 30-foot wide driveways/curb cuts located on Evans Avenue and one approximate 25-foot wide driveway/curb cut on Fairfax Avenue. The project would create one new driveway accessed from Evans Avenue and located on the northeast corner of the site that would lead to the basement level parking. The project proposes 110 basement level parking spaces in addition to 220 class 1 bicycle spaces. The proposed site improvements also include installation of 18 class 2 bicycle parking racks on the sidewalks of Evans Avenue and Fairfax Avenue; and new street trees in the public rights-of-ways surrounding the site. The pedestrian access to the PDR uses would be located on Evans Avenue and a residential lobby on Keith Street would be provided for access to the dwelling units. The proposed project has estimated an excavation area of approximately 64,000 sf, to a depth of approximately 15 feet, and removal of approximately 965,200 cubic yards of excavation.

**BACKGROUND:**

The project site is in the Bayview Hunters Point Area Plan. The Bayview Hunters Point Area Plan was most recently amended by the Planning Commission and Board of Supervisors in 2010. The bulk of the plan was adopted on July 20, 1995 as part of the General Plan. The 1995 plan replaced the South Bayshore Area Plan adopted on February 19, 1970. The plan is a tool for residents and the City to guide future development of the Bayview Hunters Point district of San Francisco. Currently, the proposed project does not appear to be consistent with the development density of the Bayview Hunters Point Area Plan. A final determination of consistency with the development density in the Bayview Hunters Point Area Plan for the project would be made during the environmental review process and review for entitlements.

**PRELIMINARY PROJECT COMMENTS:**

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

1. **General Plan.** The project site falls within the Bayview Hunters Point Area Plan and has a land use designation of Light Industrial. Residential uses are not an encouraged land use in Light Industrial areas. A General Plan Amendment would be required in order for the site to be developed as residential use.

Establishing space for PDR activities that is protected from encroachment by other uses responds to existing policy set forth in the city's General Plan, particularly the Commerce and Industry Element, that includes the following pertinent policies:

- Seek to retain existing commercial and industrial activity and to attract new such activity to the city (Objective 2, Policy 1)
- Promote the attraction, retention, and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers (Objective 3, Policy 1)
- Avoid public actions that displace existing viable industrial firms (Objective 4, Policy 3)
- When industrial firm displacement does occur, attempt to relocate desired firms within the city (Objective 4, Policy 4)
- Avoid encroachment of incompatible land uses on viable industrial activity (Objective 4, Policy 5)
- Maintain an adequate supply of space appropriate to the needs of incubator industries (Objective 4, Policy 11)

The Project Sponsor is encouraged to read the plan element, which can be viewed at:

[http://www.sf-planning.org/ftp/General\\_Plan/I2\\_Commerce\\_and\\_Industry.htm](http://www.sf-planning.org/ftp/General_Plan/I2_Commerce_and_Industry.htm)

2. **Bayview Hunters Point Area Plan.** The subject property falls within the area covered by the Bayview Hunters Point Area Plan (the Plan) in the General Plan. As proposed, the project is not consistent with the overarching objectives of the Plan, since the project proposes residential use within a Core Production, Distribution and Repair area. Additionally, the Plan strategy calls for the protection and expansion of industrial areas that offer greatest potential for increasing local job and income opportunities and strengthening and diversifying the economy of the city as a whole.

There are notable policies and objectives that further underscore the importance of preserving PDR uses in this location:

- Maintain buffer zones where housing and industry occur in close proximity to each other to better define the configuration of residential neighborhoods and areas reserved for industrial activity. (Objective 1, Policy 1.3)
- Strengthen the role of Bayview's Industrial sector in the economy of the district, the city and the region. (Objective 8) Refer to Figure 3 Generalized Land Use attached.

The Project Sponsor is encouraged to read the full plan, which can be viewed at:

[http://generalplan.sfplanning.org/Bayview\\_Hunters\\_Point.htm](http://generalplan.sfplanning.org/Bayview_Hunters_Point.htm)

3. **Zoning Map Amendment.** The project site is located in the PDR-2 Zoning District, which does not allow residential uses. A Zoning Map Amendment would be required to allow residential uses in this location. Planning Department staff do not support a zoning map amendment to allow residential use on this site given the current General Plan and Area Plan policies and the City's goal to protect and preserve space for PDR uses. It is crucial for San Francisco to preserve the remaining cohesive industrial areas to protect the viability of industrial uses in the city. San Francisco undertook a lengthy planning process in the 2000s to evaluate and rezone industrial land which resulted in the



current PDR districts today. The 1201 and 1241 Evans parcels are situated in the middle of a large contiguous PDR district.

In general, PDR activities, provide critical support to the drivers of San Francisco's economy, including the tourist industry, high tech industry and financial and legal services, to name a few. The PDR sector provides essential space for critical functions needed to support the day-to-day-function of the City and its population. These include key back-of-house functions for public agencies, including transit maintenance, storage, corporation yards, vehicle fleets, and utilities, as well as support for basic day-to-day function of the daily needs of residents and businesses, including distribution and repair facilities for food, transportation, construction, media, waste, and other basic goods. The PDR sector also includes a growing light manufacturing sector serving both local population and export, and is a key component of diversification for the city's economy.

There are several reasons why San Francisco, like many other large U.S. cities, provides protection for PDR activities through zoning in some areas. 1) Competition for land: San Francisco has very limited land available. Residential and office uses can afford to pay far more to buy land or lease space, and have been gradually displacing PDR space and activities. 2) Land use conflicts: Many PDR businesses use large trucks, stay open late, make noise or emit odors or vibrations. Experience has shown that residences and offices located adjacent to these PDR businesses create conflicts, sometimes forcing the PDR businesses to curtail operations or even leave the city and substantially reducing the functional viability of PDR adjacent spaces and districts.

It is important for the health and diversity of the city's economy and population that space in San Francisco be preserved for Production, Distribution, and Repair (PDR) activities. These jobs tend to pay above average wages, provide jobs for residents of all education levels, particularly immigrants, and offer good opportunities for advancement. PDR businesses tend to provide stable and well-paying jobs for the 50 percent of San Francisco residents who do not have a college degree. PDR is also a valuable export industry. PDR businesses that design or manufacture products in San Francisco often do so because of advantages unique to being located in the city. These export industries present an opportunity to grow particular PDR sectors, strengthening and diversifying our local economy. PDR also supports the competitiveness of knowledge industries by providing critical business services that need to be close, timely and often times are highly specialized.

While the Department sees no merit in such a rezoning, we remain cognizant of the need to explore holistic approaches to generating much-needed housing at all levels of affordability, and recognize that a limited number of industrial properties may be part of that solution. Nonetheless, we remain strongly disinclined to fragment our industrially-zoned lands in the piecemeal fashion that would be required in order to move forward with this proposal.

4. **India Basin Industrial Park Special Use District.** The Project site is located within the India Basin Industrial Park Special Use District. The purpose of the District is to *provide continued enhancement and protection of certain retail, office, and social service uses in the India Basin Industrial Park area, and to generally retain setback requirements previously required under the India Basin Industrial Park Redevelopment Plan.* As proposed, the residential component of the Project does not comply with the purpose and intent of this District.

5. **Height and Bulk District Map Amendment.** The project site is located within a 40-X Height and Bulk District. The proposed building height is 75 feet, which far exceeds the maximum height allowed, thus an amendment to the Height and Bulk District Map would be required. Department staff are not aware of any justification for the required height and bulk map amendment.

## 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 for any future development project proposed at this location. Formal environmental review begins with Planning Department review of the **Environmental Evaluation Application (EEA)** filed by the project sponsor.

A Development Application, and any supplemental applications including for Environmental Evaluation (EEA), may be submitted with the Planning Department at any time following the issuance of this PPA. The Development Application should, to the extent necessary or feasible, provide materials requested and propose a project that is responsive to the comments and issues identified in this PPA. The Development Application, and all supplemental applications, may be found here: <http://sf-planning.org/permit-forms-applications-and-fees>.

The PPA application and plans provide no information regarding the existing uses on the site. In addition, the project would require amendments to the Bayview Hunters Point Area Plan of the General Plan, as well as to the Zoning Map and Height and Bulk maps which are not supported by the Planning Department. As proposed, the residential component of the Project does not comply with the purpose and intent of the India Basin Industrial Park Special Use District.

A detailed and accurate description of the proposed project as well as accurate information regarding the existing site conditions and existing uses onsite is essential for determining the level of environmental review that would be required. Based on the Preliminary Project Comments provided above, the project description and application would need to be updated to reflect feedback provided in this PPA letter. The additional information and/or documents requested herein and listed again below are also required in order to proceed with environmental review.

- A complete 'Project Summary Table' that includes existing gross square footage (gsf) and existing project features (e.g., parking spaces, number of buildings) in addition to proposed gsf by use and proposed project features.
- The project site is located on the Maher map, and the PPA application should be corrected to reflect this information in Item 5 as well as to respond to the second part of Item 5 whether the project involves a change of use from industrial to commercial and/or residential.
- The project would impact public right(s)-of-way as it proposes changes to existing curb cuts and sidewalks. The PPA application should be corrected to reflect this information in Item 6.
- Based on information available, Item 8 of the PPA application needs to be corrected. The project site, as mentioned above, is within the Bayview Hunters Point Area Plan.
- The site plan should accurately dimension the subject lot and adjacent lots public rights-of-way to account for existing and proposed changes to curb cuts/driveways.

The environmental review may be done in conjunction with the review for required approvals listed below, but must be completed before any project approval may be granted. However, as indicated above the identified approvals for this project would not be supported by the Department. Accordingly, limited information regarding the environmental review process is being provided in this letter.

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.<sup>1</sup> In addition, please see page 4 of the Fee Schedule for monitoring fees applicable to projects that require active monitoring of mitigation measures.

### *Environmental Review Document*

As noted above, limited information regarding the level of environmental review for this proposed project is not provided due to an incomplete PPA application regarding existing site conditions and since the proposed project is not permitted within the current zoning. As noted above, the Department would not support a rezoning to allow additional height and to permit housing on the project site.

The following information regarding environmental review is provided that would generally apply to the project site for any future development on the site.

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment and no rezoning is requested, the project could be eligible for a Class 32 infill development categorical exemption under CEQA Guidelines Section 15332.

As proposed, the project would not be eligible for a Class 32 infill development categorical exemption since it would require rezoning. Therefore, an initial study would be prepared. For your information, the initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Once an environmental evaluation application is filed and should you choose to have an initial study prepared by an environmental consultant, contact Jessica Range at (415) 575-9018 for a list of three eligible consultants. If an 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://sf-planning.org/environmental-review-process>.

If an initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (<http://sf-planning.org>).

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<sup>1</sup> San Francisco Planning Department. Fee Schedule for Application Fees. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>.



[planning.org/consultant-sponsor-resources](http://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 may be addressed through the environmental review process based on the known conditions at the project site and the project description as proposed. Topics that may require additional study but which are not addressed in this PPA letter due to insufficient information include: Archeological Resources, Tribal Cultural Resources, Transportation, Noise, and Greenhouse Gases. This information will be re-evaluated once an EEA is filed.

1. **Historic Resources.** The existing building on the project site is less than 45 years of age, and is located in an area that has not been previously surveyed. There is no indication that the surrounding area encompasses a potential historic district, therefore preservation review is not required. The proposed project will be reviewed for contextual compatibility by the Urban Design Advisory Team (UDAT). A Historic Resource Evaluation (HRE) report is not required.
2. **Air Quality.** The proposed project's 220 dwelling units and 965,160 cubic yards of excavation would exceed the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.<sup>2</sup> Therefore, an analysis of the project's construction criteria air pollutant emissions would likely to be required. Detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation would be required as part of an 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, any proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. The project site is also greater than ½ acre and any future project would be required to prepare a Construction Dust Control Plan for review and approval by the San Francisco Department of Public Health (DPH).

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on and modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the project site is not within an Air Pollutant Exposure Zone, no additional measures or analysis related to local health risks would be anticipated. However, if a project would include new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Detailed information related to any proposed stationary sources would be required as part of an EEA.

3. **Wind.** The project as proposed would not involve construction of a building over 80 feet in height. Therefore, a consultant-prepared wind analysis would not be anticipated to be required.

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2 BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3. Available online at: <http://www.baaqmd.gov/-/media/Files/Planning%20and%20Research/CEQA/BAAQMD%20CEQA%20Guidelines%20May%202011.ashx?la=en>.



4. **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 for the proposed 75-foot-tall building indicates that the proposed project could cast shadows on Youngblood-Coleman Playground. Because the Youngblood-Coleman Playground is under the jurisdiction of the Recreation and Park Department, the proposed project would also subject to Planning Code Section 295. For more information, see “Preliminary Planning Code and Procedural Requirements” below. The project sponsor would therefore be required to hire a qualified consultant to prepare a detailed shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department’s website (<http://sf-planning.org/permit-forms-applications-and-fees>). A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis.
5. **Geology.** The project site is located within a designated 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.<sup>3</sup> In addition, 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.
6. **Hazardous Materials.** The project site is located in an area that it is known or suspected to contain contaminated soil and/or groundwater. Therefore, the project any future project is subject to Article 22A of the Health Code, also known as the Maher Ordinance should a proposed project require the disturbance of more than 50 cubic yards of soil. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

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

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<sup>3</sup> San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>.

7. **Naturally Occurring Asbestos.** Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.<sup>4</sup> Project construction activities could 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,<sup>5</sup> 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.
8. **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 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. **Zoning Map Amendment.** Please see the discussion in Preliminary Project Comments above.
2. **General Plan Amendment.** Please see the discussion in Preliminary Project Comments above.
3. **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 shadow fan for

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<sup>4</sup> 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.

<sup>5</sup> California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

the proposed 75-foot-tall building that indicates the project may cast new shadow on Youngblood-Coleman Playground. Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow in that results in an adverse impact to Youngblood-Coleman Playground, pursuant to Section 295. If this detailed shadow analysis finds that the project would cast shadow on Youngblood-Coleman Playground, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the park. As previously noted, this would be confirmed should there be project modifications to address the PPA comments.

4. **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.
5. **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

6. **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 Planning Director Bulletin No. 4: <http://sf-planning.org/departments-publications>.
7. **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](mailto:stormwaterreview@sfwater.org) for assistance.

8. **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](http://sfwater.org/index.aspx?page=687).
9. **Non-Potable Water Reuse.** Beginning November 1, 2016, all new buildings of 250,000 square feet or more of gross floor area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. Your project meets these thresholds and will therefore need approvals from the San Francisco Public Utilities Commission and permits from both the Department of Public Health and DBI to verify compliance with the requirements and local health and safety codes. For more information about the requirements, please visit <http://www.sfwater.org/np> and/or contact [nonpotable@sfwater.org](mailto:nonpotable@sfwater.org) for assistance. Non-potable water systems may be designed to optimize co-benefits for stormwater management, living roofs, and streetscape greening. Regardless of size, project sponsors are encouraged to consider a district-scale system that serves an entire larger project and/or connects smaller projects with adjacent development through shared systems to maximize efficiency and effectiveness.
10. **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>.

11. **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.
12. **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](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.

## 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)**

## PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. Please note, this list of approvals is preliminary and project changes to address the PPA comments may result in modifications to the approvals needed. Project 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** is required for the proposed demolition and new construction on the subject property and to analyze the proposed project under CEQA.
2. **Legislative Amendments.** The Project site is located in the PDR-2 Zoning District, which does not allow residential uses. Several [Legislative Amendments](#) would be required to rezone the property and amend the General Plan. Department staff would not support said amendments to allow residential use on this project site.
3. A **Building Permit Application** is required for the proposed demolition and new construction on the subject property.
4. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls.

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 available at this link](#).

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](http://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 <http://sf-planning.org/permit-forms-applications-and-fees> listed under "N" for Neighborhood Notification Pre-Application Meeting. The registered neighborhood group and organizations mailing list is available online at <http://sf-planning.org/departments-publications> listed under "N".
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Legislative Amendment. 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 Bayview 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.



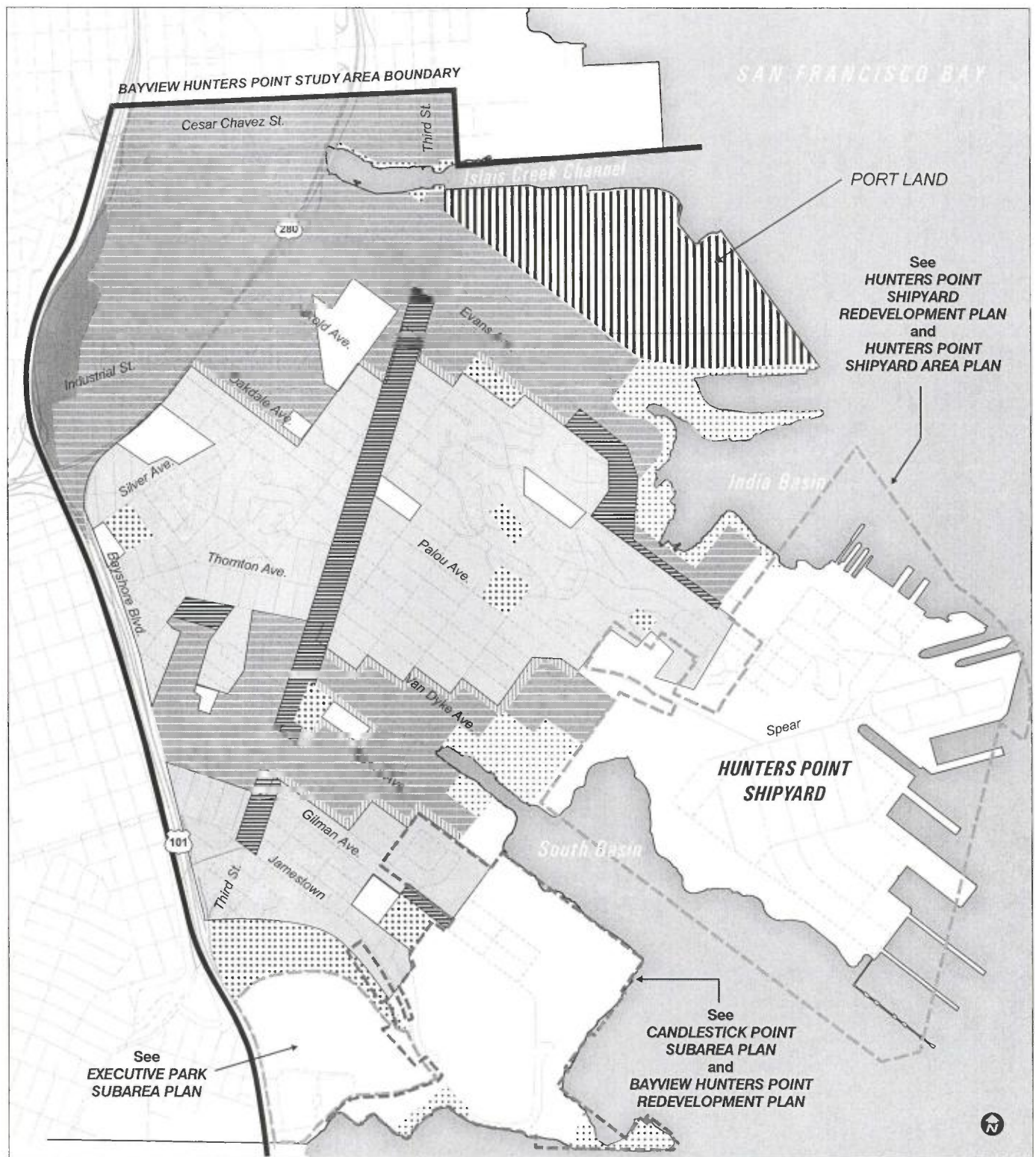
3. **Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation 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, Legislative Amendment or Building Permit Application, as listed above, must be submitted no later than **October 16, 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:      Figure 3 Generalized Land Use  
                         Preliminary Shadow Fan

cc:    Brandon Hubbard, AIA, Applicant Contact  
      Linda Ajello Hoagland, Current Planning  
      Sherie George, Environmental Planning  
      Kay Cheng, Citywide Planning and Analysis  
      Jonas Ionin, Planning Commission Secretary  
      Charles Rivasplata, SFMTA  
      Jerry Sanguinetti, Public Works  
      Pauline Perkins, SFPUC  
      Planning Department Webmaster ([planning.webmaster@sfgov.org](mailto:planning.webmaster@sfgov.org))



**GENERALIZED LAND USE**

**FIGURE 3**





