



PRELIMINARY PROJECT ASSESSMENT

Project Address: 1338-1370 MISSION ST
Case Number: 2021-003622PPA
Date: June 28, 2021
To: John Kevlin
From: Claudine Asbagh, Planning Department
Linda Ajello Hoagland, Planning Department

This Preliminary Project Assessment (PPA) provides feedback from the Planning Department regarding the proposed project at the property listed above, based on the information provided in the PPA application, 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.

Please be advised that the PPA application does not constitute an application for development with the Planning Department. This PPA does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not supersede any required Planning Department approvals.

A Project Application may be submitted with the Planning Department within 18 months following the issuance of this PPA. After that time, this PPA is considered expired and a new PPA application will be required. The Project Application should include any supplemental applications for entitlement or required information for environmental review, as indicated in this PPA. The Project Application, and all supplemental applications, may be found here: <https://sfplanning.org/applications>

The Planning Department may provide additional comments once a Project Application has been 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, the project will likely require approvals from other City agencies. For more, see the Appendix C: Additional Policies and Requirements. You may contact Linda Ajello Hoagland, at 628-652-7320 or Linda.AjelloHoagland@sfgov.org, to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

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I. EXECUTIVE SUMMARY

Site Details

| | |
|---------------------------------|---|
| Block/Lot(s): | 3508 / 022, 052, 024 and 025 |
| Parcel Area: | 18,901 sq. ft. |
| Zoning District(s): | C-3-G (Downtown Commercial) Zoning District |
| Height/Bulk District(s): | 120-X and 150-S Height and Bulk District |
| Plan Area: | Downtown Area Plan |

Project Description

The project would demolish four existing office buildings, totaling approximately 61,811-square-feet (sf), and construct a 30-story, 327-foot -tall mixed-use building. The proposal would include 287 dwelling units, 49 vehicular parking spaces, 266 Class 1 bicycle parking spaces and 1,514 sf of commercial space along Mission Street. Additionally, the Project is seeking to utilize the Individually Requested State Density Bonus Program. The California State Density Bonus Law ("State Law") offers development incentives to projects that provide on-site affordable housing. The State Law offers three categories of benefits to incentivize on-site affordable housing: 1). A project may seek up to 50% additional residential density or receive form-based density if the project is 100% affordable; 2). A project may receive up to four incentives or concessions (generally, defined as a reduction of development standards, modifications of zoning code requirements, or approval of mixed-use zoning) to offset the costs of providing affordable housing on-site; and 3). The City must waive any local development standard required to construct the onsite affordable housing and the incentives or concessions. The amount of the density bonus and the number of incentives or concessions depends on the amount and level of affordability of the affordable units in the project.

Key Project Considerations

Any Project Application for the proposed project should consider and, to the extent feasible, address the following issues:

- 1. State Density Bonus.** Based on the design submitted, the Project will use State Density Bonus to seek waivers and concessions /incentives for building height, required rear yard, tower separation, and dwelling unit exposure. Please specify which are waivers or concessions/incentives. Please provide written documentation for any requested Concessions/Incentives to support that they will *result in financially sufficient and actual cost reductions*. In addition, please provide graphics in the plan set to depict all requested waivers and/or, concessions/waivers. Please note that the density bonus law allows waivers for development standards that would preclude the construction of the density bonus project. It appears as though the project includes a lot of “amenity space” that could be used for the additional density that has been requested. The sponsor should consider reducing the massing and height by relocating dwelling units into those spaces. In addition, please demonstrate a code-compliant base project, including a code-complying rear yard and bulk/massing, and the corresponding square footage. Refer to [Planning Director Bulletin No. 6: Implementing the State Density Bonus Program](#).
- 2. Building Height and Urban Form.** The proposed building heights of up to 327-foot 4-inch-tall far exceed the Zoning Map maximum height of 150 feet. The Department’s priority is to maximize the development of housing units, including on-site affordable housing units, that can be reasonably accommodated under the site’s zoning and applicable density bonus programs, while maintaining quality of life and adherence to applicable standards. At the same time, given the project’s significant departure from the current height limits, the sponsor is encouraged to consider how the tower can best respond to urban patterns, relate to its immediate context, maintain appropriate tower separation, as per Downtown Area Plan Objectives HB.13 and SW.14. See Appendix D for additional design comments.
- 3. Filipino Cultural Heritage District.** The subject property is located within the boundaries of SoMa Pilipinas, the Filipino Cultural Heritage District, established by the Board of Supervisors Resolution No. 119-16. Please contact Shelly Caltagirone at shelley.caltagirone@sfgov.org for additional information about the Filipino Cultural Heritage District and the SoMa Pilipinas strategy and implementation plan as it relates to the proposed project.
- 4. Community Outreach.** Project Sponsors are encouraged, to conduct public outreach with the surrounding community and neighborhood groups early in the development process.

Planning Code Review

The proposed project will be reviewed for conformity with the requirements of the San Francisco Planning Code, and as required by the California Environmental Quality Act (CEQA), upon submittal of a Project Application. Based on the information provided in the PPA application, a Project Application for the proposed project must include the following supplemental applications:

- 1. [Downtown Large Project Authorization Supplemental Application](#)**

2. [Individually Requested State Density Bonus Supplemental Application](#)
3. [Conditional Use Authorization](#)
4. [Transportation Demand Management Program](#)
5. [Shadow Analysis](#)

A Preliminary Housing Development Project application pursuant to the Housing Crisis Act (SB 330) was submitted for this project on April 13, 2021. Planning Code requirements pertaining to the project shall generally remain applicable as in effect on this date, with limited exceptions, provided that a **complete [Project Application must be submitted within 180 days of the Preliminary Housing Development application, or by October 9, 2021.](#)** For more information, refer to [Planning Director's Bulletin No. 7](#) available at <https://sfplanning.org/>.

For more information, including conformity of the proposed project with Planning Code requirements, and applicable Development Impact Fees, see **Appendix A: Planning Code Review Checklist**. In addition, applicants should review **Appendix C: Additional Policies and Requirements** prior to the submittal of any Project Application.

Environmental Review

The proposed project would require environmental review in accordance with the California Environmental Quality Act (CEQA). Based on preliminary review of the proposed project, the following would be likely to apply:

Likely Environmental Documents: Initial Study resulting in preparation of an **Environmental Impact Report (EIR)**
The proposed project requires an initial study to determine potentially significant impacts to the physical environment and to identify mitigation measures that would reduce the impacts to less than significant, if feasible. Based on the department's understanding of the scope of the project and its location, the initial study review is likely to lead to the need for an Environmental Impact Report. As indicated in the Environmental Planning (EP) PPA Checklist, the following topics require analysis that may result in identification of significant environmental impacts: historic resources, transportation, noise and/or vibration, air quality, wind, shadow, and archeological resources.

The Project Application must include the following information to be deemed accepted:

- **Environmental Review Fees.** The sponsor will be notified of the fee amount after the department receives and processes the Project Application and updated plans.
- Environmental Consultant Scope of Work for the Environmental Review
- Historic Resource Evaluation, Part 1
- Transportation Consultant-prepared Site Circulation Study Scope of Work
- Transportation review fees for both Planning Department and the SFMTA
- Consultant-prepared Noise Study Scope of Work
- Application for Article 38 Compliance Assessment with confirmed receipt by the Department of Public Health

- Air Quality Study Scope of Work for Criteria Air Pollutants AND Health Risk
- Greenhouse Gas Analysis Compliance Checklist
- Scope of Work for Consultant-prepared Quantitative Wind Study with Tunnel Testing
- Consultant-Prepared Shadow Fan
- Geotechnical Study with Foundation recommendations
- Maher Application with confirmed receipt by the Department of Public Health
- Phase I Environmental Site Assessment
- Additional information noted in items:
 - 2.1(b) General-Project (Construction) Phasing , if applicable;
 - 2.1(c) General-Changes to public facilities or infrastructure, excluding roadways;
 - 2.3(a) Transportation-Roadway changes – during construction;
 - 2.3(b) Transportation-Roadway changes – operation;
 - 2.4(b) Noise-Mechanical equipment or other noise sources;
 - 2.5(a) Air Quality-Stationary sources;
 - 2.8 Wind/Shadow-Building setbacks;
 - 2.10(a) Biological Resources-Trees; and
 - 2.13 Additional information-Transportation consultation with SFMTA.

For more information on what is required to be submitted as part of the Project Application, see **Appendix B: Preliminary Environmental Review Checklist**.