DATE: August 5, 2014
TO: Dennis A. Smith
FROM: Doug Vu, Planning Department
RE: PPA Case No. 2014.0894U for 1200 Mississippi

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Brittany Bendix, at (415) 575-9114 or brittany.bendix@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Doug Vu, Acting Southeast Quadrant Team Leader
Preliminary Project Assessment

Date: August 5, 2014
Case No.: 2014.0894U
Project Address: 1200 Mississippi Street
Block/Lot: 4288/003
Zoning: Core Production, Distribution and Repair (PDR-2) Zoning District
Industrial Production Zone Special Use District
65-J Height and Bulk District
Area Plan: Bayview Hunters Point
Project Sponsor: Dennis A. Smith
(415) 420-8279
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org

DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or 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, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The subject property is approximately 260,960 square feet and currently accommodates 350 off-street surface parking spaces, a fueling station, car wash facility, accessory offices and storage space. The proposed project involves the construction of four-story, approximately 149,940 square foot, taxi fleet storage building (d.b.a. Yellow Cab Cooperative) including: 483 parking spaces and approximately 680 square feet of office space on the ground floor level. The proposal will also reconfigure the parking lot to accommodate 225 off-street parking spaces, thereby resulting in a total of 708 off-street parking spaces on-site.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an Environmental Evaluation Application for the full scope of the project (demolition and construction).
Environmental Evaluation 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 under the “Publications” tab. See “Studies for Project outside of Adopted Plan Areas” on page 2 of the current Fee Schedule for calculation of environmental application fees.1

A Mitigated Negative Declaration (Case No. 1999.162E) was issued on July 30, 2001 for a previous project, which is similar in scale and nature to the proposed project.2 It has preliminarily been determined that the previous Mitigated Negative Declaration would likely not be relied upon in undertaking the environmental review concerning the proposed project because of two main reasons. First, several projects have recently been proposed in the project site vicinity. The cumulative effects of these projects have not been addressed in the Mitigated Negative Declaration and should be addressed as part of the environmental review for the proposed project. Second, a number of changes have been made in the applicable state and local laws relative to environmental review since the Mitigated Negative Declaration was issued, and some of these changes must be addressed as part of the environmental review for the proposed project. A formal determination as to whether the previous Mitigated Negative Declaration can be relied upon would be made after submittal of the Environmental Evaluation Application.

The following environmental issues would likely be addressed as part of the project’s environmental review based on our preliminary review of the proposed project as it is described in the Preliminary Project Assessment (PPA) submittal dated June 6, 2014:

1. **Historic Architectural Resources.** According to the Planning Information Map (PIM), the project site is not a historic resource and not located in an existing or proposed historic district. The existing buildings on the project site were constructed in 1986. Based on this, no further historic architectural review would be required for the proposed project.

2. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately three feet below ground surface (bgs).3 According to the Planning Department’s data, the project site is not located within a known archeologically sensitive area. Based on this, the project would likely not require a Preliminary Archeological Review (PAR), which would be conducted in-house by the Planning Department Archeologist.

A formal determination as to whether a PAR is required will be made after submittal of the Environmental Evaluation Application. If it is found that the project has the potential to affect an archeological resource, the PAR memorandum would identify any additional measures to be

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3 Dennis Smith, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Air Quality: 1200 Mississippi Street (2014.0894U),* July 10, 2014. This email is available for review as part of Case File No. 2014.0894U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.
implemented. Such actions may include application of appropriate archeological mitigation measures and/or requiring additional archeological studies as part of the environmental evaluation. If an additional archeological study is required, it must be prepared by a qualified archeological consultant. The qualified consultant must be selected from a list of three archeological consultants from the Planning Department’s archeological resources consultant file provided by the Planning Department during the environmental review process. The Planning Department Archeologist will be informed by the geotechnical study of the project site’s subsurface geological conditions (see Item 9, Geology, below).

3. **Transportation and Circulation.** The proposed project would involve the construction of an approximately 149,940-sf taxi fleet storage building including: 483 parking spaces and approximately 680 sf of office space on the ground floor level. The proposed project would result in a total of 708 parking spaces on the project site, including 36 of the existing 350 parking spaces to be retained and 189 new spaces to be constructed through restriping. Based on this, a Transportation Impact Study (TIS) would most likely be required for the proposed project.

A formal determination as to whether a TIS is required will be made after submittal of the Environmental Evaluation Application. If a TIS is required, the Planning Department will provide additional guidance related to the process for selecting a transportation consultant and assist in the development of the scope of work for the analysis. The consultant must be selected from a list of three transportation consultants from the Planning Department’s transportation consultant file provided by the Planning Department during the environmental review process.

4. **Noise.** Based on the City’s GIS-based traffic noise model map, the project site fronts a segment of 25th Street between Connecticut Street and Pennsylvania Avenue with existing noise levels between 70 and 75 dBA L_{dn} (a day-night averaged sound level). The project site also fronts a segment of Missouri Street between 25th and Cesar Chavez Streets with noise levels between 65 and 70 dBA L_{dn}. The Land Use Compatibility Chart for Community Noise in the *San Francisco General Plan*, Environmental Protection Element states that construction of new offices should generally be discouraged in an area with noise levels above 73 dBA L_{dn} and that a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design of the building. The Land Use Compatibility Chart also indicates that construction of new offices should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design in an area with noise levels between 65 and 75 dBA L_{dn}. Based on this, a noise analysis prepared by a qualified acoustical consultant may be required for the project. A formal determination as to whether a noise analysis is required and as to the scope of the noise analysis will be made after submittal of the Environmental Evaluation Application.

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Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during the construction, measures to reduce construction noise may be required as part of the proposed project.

5. **Air Quality.** The Bay Area Air Quality Management District’s (BAAQMD’s) does not provide screening levels for criteria air pollutants concerning taxi fleet storage facilities. It appears that the potential criteria air pollutant emissions from the proposed project would be similar to those from warehouses.\(^7\) Based on that, the proposed project, involving the construction of an approximately 149,940-sf taxi fleet storage building, would not exceed the Bay Area Air Quality Management District’s (BAAQMD) operational or construction screening level for criteria air pollutants. A formal determination as to whether an analysis of the project’s criteria air pollutant emissions is required will be made after submittal of the Environmental Evaluation Application. Detailed information related to construction equipment, phasing and duration of each phase (if applicable), and cubic yards of soil disturbance shall be provided as part of the Environmental Evaluation Application.

Project implementation would entail soil-disturbing activities associated with building construction, including soil removal of approximately 3,400 cubic yards.\(^8\) 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 San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to prepare a Construction Dust Control Plan for review and approval by the San Francisco Department of Public Health (DPH).

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the “Air Pollutant Exposure Zone,” were identified. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project’s activities would expose sensitive receptors to substantial air pollutant concentrations. Although the proposed project is not within an Air Pollutant Exposure Zone, improvement measures, such as exhaust measures during construction, may be recommended for consideration by City decision makers.

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\(^7\) Jessica Range, San Francisco Planning Department. *Email to Wade Wietgrefe and Kei Zushi, San Francisco Planning Department, PPA: 1200 Mississippi St (Case No. 2014.0894U),* July 7, 2014. This email is available for review as part of Case File No. 2014.0894U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

\(^8\) Dennis Smith, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Air Quality: 1200 Mississippi Street (2014.0894U),* July 10, 2014. This email is available for review as part of Case File No. 2014.0894U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.
6. **Greenhouse Gases.** Potential environmental effects related to greenhouse gas (GHG) emissions from the revised project need to be addressed in a project’s environmental evaluation. The project sponsor would be required to submit a completed GHG Compliance Checklist Table 1 for Private Development Projects\(^9\) demonstrating that the project is in compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco’s Greenhouse Gas Reduction Strategy.\(^10\) Projects that do not comply with a GHG-related regulation may be determined to be inconsistent with San Francisco’s Greenhouse Gas Reduction Strategy.

7. **Wind.** Wind impacts are generally caused by large building masses extending substantially above their surroundings. The proposed project would result in construction of a 40-foot-tall, four-story, approximately 149,940-sf building in the northeast corner of the project site. The project vicinity primarily includes two- to three-story buildings. Furthermore, based on the Planning Department’s topographical data the portion of the 25th Street right-of-way that abuts the project site (to the north) would be approximately 40 to 60 feet higher in elevation than the roof level of the proposed 40-foot-tall building after the proposed building is constructed. Based on this, no further wind analyses would be required for the proposed project.

8. **Shadow.** The proposed project would result in construction of a 40-foot-tall, four-story, approximately 149,940-sf building. Given that the proposed building is within the 40-foot height threshold, no shadow analyses would be required for the proposed project.

9. **Geology.** The project site is located in a Seismic Hazard Zone, specifically a landslide zone, as identified in the San Francisco General Plan. Any new construction on the project site is subject to a mandatory Interdepartmental Project Review because it is located within a Seismic Hazard Zone.\(^11\) A portion of the project site also contains steep slopes greater than 20 percent. A geotechnical study prepared by a qualified consultant must be submitted with the Environmental Evaluation Application. 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, as assured through DBI’s permit review process, would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. This study will also help inform the Planning Department Archeologist of the project site’s subsurface geological conditions.

10. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater, it is subject to San Francisco’s stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that

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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. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. 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. The project’s environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to [http://sfwater.org/sdg](http://sfwater.org/sdg).

11. Hazardous Materials. Project implementation would entail soil-disturbing activities associated with building construction, including soil removal of approximately 3,400 cubic yards\(^\text{12}\) and the project site is located within the Maher zone according to the Planning Department’s GIS records. Therefore, the project would be subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by DPH, requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I 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.


Please provide a copy of the submitted Maher Application and Phase I ESA with the Environmental Evaluation Application.

Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.\(^\text{13}\) Project construction activities could release serpentine 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

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\(^{12}\) Dennis Smith, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Air Quality: 1200 Mississippi Street (2014.0894U),* July 10, 2014. This email is available for review as part of Case File No. 2014.0894U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

\(^{13}\) 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.
asbestos unless appropriate control measures are implemented. To address health concerns from exposure to NOA, ARB 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, 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. **Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any tree identified in the Affidavit for Tree Disclosure must be shown on the Site Plans with the size of trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit along with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.

13. **Bird-Safe Building Ordinance.** The project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards. The project’s environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.

14. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site. Please be prepared to provide these mailing labels upon request during the environmental review process.

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department’s environmental consultant pool or by Department staff. If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR must be prepared by an environmental consultant from the Planning Department’s environmental consultant pool. For example, if the archeological review determines that the proposed project would result in a significant impact on archeological resources, which cannot be reduced by mitigation measures agreed to by the project sponsor to a less-than-significant level, the Planning Department would require the preparation of an EIR focused on archeological resources. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review for a period of 20 calendar days, during which time concerned parties may comment on and/or appeal the determination. If an appeal is filed, the Planning Commission would hold a hearing to decide the appeal. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND).

Based on the preliminary review of the proposed project, the project appears to be consistent with the existing zoning designation and regulations applicable to the project site. In addition, the project site is located within the city limits and less than five acres in size. It also appears that the project can be adequately served by all required utilities and public services. For these reasons, if the project would not result in a significant impact on the environment, including traffic, noise, air quality, water quality, habitats for endangered, rare, or threatened species, the project could be eligible for a Class 32 infill development project categorical exemption from environmental review under CEQA Guidelines Section 15332. If a Class 32 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

**PLANNING DEPARTMENT APPROVALS:**

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

1. A **Conditional Use Authorization** application is required if the project should seek exemptions from the Planning Code as a **Planned Unit Development** pursuant to Planning Code Section 304, because the subject property has an area in excess of ½ acre.

2. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use Authorization 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 Inspections at 1660 Mission Street.

**NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:**

Project Sponsors are encouraged 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.
PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.

2. **Vehicular Storage of Commercial Passenger Vehicles.** Planning Code Section 223(t) principally permits a storage garage for commercial passenger vehicles. Additionally, Planning Code Section 223(u) also permits a storage yard for commercial vehicles if the yard is completely enclosed by a wall or concealing fence not less than six feet high. At this time, it is unclear if the proposal includes adequate screening of the storage yard. Please consider this requirement in conjunction with the Parking Screening and Streetscape Plan requirements listed below.

3. **Screening and Greening of Parking Use Areas.** Per Planning Code Section 142, any vehicular use areas that are greater than 25 linear feet along the public right-of-way must provide screening by means of one of the following options:

   a. Ornamental fencing or a solid wall that is four feet in height and a five foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way and compliant with the applicable water use requirements of Administrative Code Chapter 63; or,

   b. A combination of permeable landscaping compliant with the applicable water use requirements of Administrative Code Chapter 63 and ornamental fencing where the permeable surface and landscaping is the equivalent area of a 5 foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

4. **Street Trees.** Planning Code Section 138.1(c)(1) requires one street tree for every 20 feet of frontage for new construction. The proposal has approximately 560 feet of frontage on 25th Street, 50 feet of frontage on Mississippi Street and 466 feet of frontage on Missouri Street. Accordingly, the project must include 28 street trees on 25th Street, three street trees on Mississippi Street and 23 street trees on Missouri Street. Please note on the plans that the project will comply with the following standards:

   a. Comply with Public Works Code Article 16 and any other applicable ordinances;
   b. Be suitable for the site;
   c. Be a minimum of one tree of 24-inch box size for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located either within a setback area on the lot or within the public right-of-way along such lot.
d. Provide a below-grade environment with nutrient-rich soils, free from overly-compacted soils, and generally conducive to tree root development;

e. Be watered, maintained and replaced if necessary by the property owner, in accordance with Sec. 174 and Article 16 of the Public Works Code and compliant with applicable water use requirements of Chapter 63 of the Administrative Code.

5. Streetscape Plan. In addition to the street trees required above, the project must provide streetscape improvements consistent with Planning Code Section 138.1(c)(2). The Project Sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type (industrial), including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval. For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org. Suggestions for street improvements in Industrial areas are provided on pages 72-73 of the Better Streets Plan.

6. Parking Lots. The project application materials indicate that the landscaping, lighting and permeability requirements of Planning Code Section 156 (f) and (j) are incorporated in the proposal. Please make notes to this effect on future plan submittals and identify any qualifying landscaping or permeable areas.

7. Off-Street Parking. Planning Code Section 151 requires the project to provide off-street parking. However, the Planning Department needs more information regarding the anticipated off-street parking need and the proposed manner in which employees who use automobiles to arrive at the site will park their automobiles. Once the Planning Department receives this information a minimum number of off-street parking spaces will be indicated.

8. Bicycle Parking. Planning Code Section 155.2 requires this project to provide bicycle parking at a ratio of one Class 2 bicycle parking space for every 20 non-accessory off-street parking spaces. The proposed project contains no bicycle parking. Class 2 bicycle parking spaces are generally racks located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use. At present, the project does not include bicycle parking spaces. Consider integrating the bicycle parking spaces into the streetscape plan and areas convenient for employees.

9. Car sharing. Planning Code Section 166 requires the provision of one car share parking space for every 50 off-street parking spaces for a non-accessory parking garage that accommodates over 50 parking spaces. At present, the proposed project contains no car share spaces.

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
11. **Transit Impact Development Fee (TIDF).** Pursuant to Planning Code Section 411 et seq., the Transit Impact Development Fee will apply to the non-residential uses of this project. Please be aware that an ongoing process, the Transportation Sustainability Program, may eventually replace the Transit Impact Development Fee. You can find more information about this program at: [http://www.sf-planning.org/index.aspx?page=3035](http://www.sf-planning.org/index.aspx?page=3035)

12. **Flood Notification.** The project site is located in a flood-prone area. Please see the attached bulletin regarding review of the project by the San Francisco Public Utilities Commission.

13. **Stormwater.** Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to [http://stormwater.sfwater.org/](http://stormwater.sfwater.org/). Applicants may contact stormwaterreview@sfwater.org for assistance.

**PRELIMINARY DESIGN COMMENTS:**

The proposed project is for a four story parking structure on a 261,000 square foot lot in a PDR-2 district. It is located in the Potrero Neighborhood and in an area characterized by large industrial buildings with a less active public realm. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** As the project is located remotely on the site with the primary public interface from a distance high above the rear of the building, the Planning Department does not have comments about the massing or scale. It generally seems appropriate to the adjacent uses and building types. Bike parking should be provided as close as possible to the garage entrance and as public realm improvements.

2. **Street Frontage.** The new construction does not face a public street. It is near the back of the property and well-below grade. The roof will be most visible and, appropriately, street trees will be provided along this frontage.

3. **Architecture.** The Planning Department recommends an architectural treatment of the railing systems that screen the auto headlights from view, especially at the upper floors, per the intent of Planning Code Section 142. Although not especially proximate to a street, the view from above will be significant and obligate the design to respond with screening and greening of the garage that mitigates its visual impact. In the same vein, lighting should be carefully considered to minimize the glare from public view, especially on the roof level.
Preliminary Project Assessment

1200 Mississippi Street

Preliminary Project Assessment Expiration:

This Preliminary Project Assessment is valid for a period of 18 months. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than February 5, 2016. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List
          Interdepartmental Project Review Application
          Flood Notification: Planning Bulletin

cc: Taxi Property Company, LLC, Property Owner
    Brittany Bendix, Current Planning
    Kei Zushi, Environmental Planning
    Audrey Desmuke, Citywide Planning and Analysis
    Maia Small, Design Review
    Jonas Ionin, Planning Commission Secretary
    Jerry Robbins, MTA
    Jerry Sanguinetti, DPW
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<td></td>
<td>0 Anna Waden Library</td>
<td>5075 3rd Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-715-4100</td>
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</tr>
<tr>
<td>Malia</td>
<td>Cohen</td>
<td>Supervisor, District 10</td>
<td>Board of Supervisors</td>
<td>1 Dr. Carlton B Goodlett Place, Room #244</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102-4689</td>
<td>415-554-7670</td>
<td></td>
<td><a href="mailto:Malia.Cohen@sfgov.org">Malia.Cohen@sfgov.org</a>; <a href="mailto:Yooyo.Chan@sfgov.org">Yooyo.Chan@sfgov.org</a>; <a href="mailto:Andrea.Brusa@sfgov.org">Andrea.Brusa@sfgov.org</a>; <a href="mailto:cohenstaff@sfgov.org">cohenstaff@sfgov.org</a></td>
</tr>
<tr>
<td>Marsha</td>
<td>Pendergrass</td>
<td>President</td>
<td>Bayview Hill Neighborhood Association</td>
<td>803 Meade Avenue</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-468-9168</td>
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<tr>
<td>Mary</td>
<td>Ratcliff</td>
<td>Editor</td>
<td>SF Bay View Newspaper</td>
<td>4917 Third Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-671-0789</td>
<td><a href="mailto:editor@sfbayview.com">editor@sfbayview.com</a></td>
<td>Bayview, Potrero Hill, Visitacion Valley</td>
</tr>
<tr>
<td>Maretok</td>
<td>Madison</td>
<td>President</td>
<td>Shafter Avenue Community Club</td>
<td>1629 Shafter Avenue</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-822-1069</td>
<td><a href="mailto:reisterfingerstink@yahoo.com">reisterfingerstink@yahoo.com</a></td>
<td>Bayview</td>
</tr>
<tr>
<td>Michael</td>
<td>Hamman</td>
<td>Chair</td>
<td>India Basin Neighborhood Association</td>
<td>702 Earl Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-643-1376</td>
<td><a href="mailto:mhamman@igc.org">mhamman@igc.org</a></td>
<td>Bayview</td>
</tr>
<tr>
<td>Patsy</td>
<td>Tito</td>
<td>Executive Director</td>
<td>Samoan Development Centre</td>
<td>2055 Sunnydale Avenue #100</td>
<td>San Francisco</td>
<td>CA</td>
<td>94134-2611</td>
<td></td>
<td><a href="mailto:info@indiabasin.org">info@indiabasin.org</a></td>
<td>Bayview, South of Market</td>
</tr>
<tr>
<td>Paul</td>
<td>Gawlowski</td>
<td>Father</td>
<td>St. Paul of the Shipwreck Church</td>
<td>1122 Jamestown Avenue</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-467-0690</td>
<td><a href="mailto:spswofford@aol.com">spswofford@aol.com</a></td>
<td>Bayview</td>
</tr>
<tr>
<td>Tiffany</td>
<td>Bohee</td>
<td>Executive Director</td>
<td>Office of Community Investment and Infrastructure, City and County of San Francisco</td>
<td>1 South Van Ness Avenue, 5th Floor</td>
<td>San Francisco</td>
<td>CA</td>
<td>94103</td>
<td></td>
<td><a href="mailto:mike.grisco@sfgov.org">mike.grisco@sfgov.org</a>; <a href="mailto:mke.grisco@sfgov.org">mke.grisco@sfgov.org</a>; <a href="mailto:courtney.pash@sfgov.org">courtney.pash@sfgov.org</a>; <a href="mailto:tim.ho@sfgov.org">tim.ho@sfgov.org</a></td>
<td>Bayview, Downtown/Civic Center, South of Market, Visitacion Valley</td>
</tr>
<tr>
<td>Timothy</td>
<td>Ho</td>
<td>Community Organizer</td>
<td>Bayview Hunters Point Citizens Advisory Committee</td>
<td>1 Dr. Carlton B Goodlett Place, Room #362</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-554-4928</td>
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<tr>
<td>Willie</td>
<td>Kennedy</td>
<td>BVHP Project Area Committee</td>
<td>Southeast Community Facility</td>
<td>1800 Oakland Avenue Ste. B, Room B</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-821-1534</td>
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</tr>
<tr>
<td>Jonathan</td>
<td>G</td>
<td></td>
<td>Protect MLK Pool/Equality SF</td>
<td>P.O. Box 24297</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td></td>
<td></td>
<td>Bayview</td>
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Note: The table includes the first name, last name, title, organization, address, city, state, zip, telephone, email, and neighborhood of interest for each person listed.
Interdepartmental Project Reviews are mandatory for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the aboverereferenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). A representative from each of these City Agencies will attend your meeting.

**Interdepartmental Project Review fees:**

1. **$1,308** for five or fewer residential units and all affordable housing projects.
2. **$1,859** for all other projects.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at (415) 575-9091.

*Please note: All returned checks are subject to a $50.00 bank fee.*

*Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.*
Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

All projects subject to the mandatory Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.
APPLICATION DATE: ________________________________________________

PROJECT CONTACT:
Name ___________________________ Phone No. ( )________________________
Address __________________________________________________________________
City _____________________________ Zip Code ________________________________
FAX No. ( )________________________ E-Mail Address __________________________
Name of Property Owner __________________________________________________

PROJECT INFORMATION:
Address __________________________________________________________________
How many units does the subject property have? _____________________________
Assessor’s Block/Lot(s) _______________________ Zoning District ________________
Height and Bulk Districts _______________________ Located within Geologic Hazard Zone? Y ☐ N ☐

PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:
(Use separate sheet, if necessary)
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

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<tr>
<th>Land Use Type</th>
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<th>Proposed</th>
<th>Net Change</th>
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<td>Office</td>
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<td>Number of Hotel Rooms</td>
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<td>Other Uses: ______________</td>
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<tr>
<td>Number of Parking Spaces</td>
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<td></td>
<td></td>
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<tr>
<td>Number of Stories</td>
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Will this project be publicly funded? (specify) ________________________________
Previously contacted staff (if applicable) ____________________________________
(Please submit four (4) copies/sets of the Application Form, Floor Plans, Pictures, etc.)
Review of Projects in Identified Areas Prone to Flooding

<table>
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<th>Date:</th>
<th>References:</th>
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<tr>
<td>APRIL 2007</td>
<td>Administrative Code Section 2A.280-2A.285</td>
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<tr>
<td>Reprinted:</td>
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<tr>
<td>OCTOBER 2009</td>
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<td></td>
<td>Formerly known as: Planning Department Bulletin</td>
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PURPOSE:

This bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

BACKGROUND:

Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather), and there can be backups or flooding near these streets and sewers. The attached graphic illustrates areas in the City prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or, more importantly, below the hydraulic grade line or water level of the sewer. The City is implementing a review process to avoid flooding problems caused by the relative elevation of the structure to the hydraulic grade line in the sewers.
PERMIT APPLICATION PROCESS:

Applicants for building permits for new construction, change of use, change of occupancy, or major alterations or enlargements will be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the process to determine whether the project would result in ground-level flooding during storms. 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, the Department of Building Inspection, or the Redevelopment Agency.

The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The SFPUC will receive and return the application within a two-week period from date of receipt. The permit applicant must comply with SFPUC requirements for projects in flood-prone areas. Such requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, special sidewalk construction, and deep gutters.

[Map showing SOMA flood zone]
FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479
TEL: 415.558.6378
FAX: 415 558-6409
WEB: http://www.sfplanning.org

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479
TEL: 415.558.6377
Planning staff are available by phone and at the PIC counter. No appointment is necessary.