DATE: August 29, 2014
TO: Steve Perry, Brand & Allen Architects, Inc.
FROM: Devyani Jain, Planning Department
RE: PPA Case No. 2014.0999U for 2750 19th Street

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Debra Dwyer, at (415) 575-9031 or Debra.Dwyer@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Devyani Jain, Senior Planner
Preliminary Project Assessment

Date: August 29, 2014
Case No.: 2014.0999U
Project Address: 2750 19th Street
Block/Lot: 4023/004A
Zoning: UMU (Urban Mixed Use)
Mission Alcohol Restricted Use District
Fringe Financial Services Restricted Use District
68-X
Area Plan: Mission Area Plan
Project Sponsor: Steve Perry, Brand & Allen Architects, Inc.
415-441-0789
Staff Contact: Debra Dwyer – 415-575-9031
Debra.Dwyer@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, San Francisco Public Utilities Commission, 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 proposal is to partially or totally demolish the existing on-site 10,934 square foot industrial building and construct a six-story, approximately 68-foot tall mixed use building. The existing building on the 15,000 square foot project site was constructed in 1907, according to the Assessor’s Records, and is currently an office building. The proposed building would total 92,500 gross square feet and would include 60 dwelling units, 31 parking spaces, or 62 parking spaces with stackers, in a basement level garage, and 10,112 square feet of ground floor commercial retail space at the northeast corner of 19th and York Streets. Residential access would be through a lobby fronting on Bryant Street. The garage would be accessed from Bryant Street. The project plans dated June 24, 2014 and submitted with the PPA application show an on-street loading space would be provided on 19th Street.
ENVIRONMENTAL REVIEW:

Community Plan Exemption

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

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR, which was certified in 2008. Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination. Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Eastern Neighborhoods Rezoning and Area Plans Final EIR (“Eastern Neighborhoods FEIR”), and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently $13,659); (b) the CPE certificate fee (currently $7,580); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.

2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the Eastern Neighborhoods FEIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods FEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently $13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.

3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods FEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR also applied to the proposed project. With this outcome, the applicable fees

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are: (a) the CPE determination fee (currently $13,659); (b) the standard environmental evaluation fee (which is based on construction value); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Eastern Neighborhoods FEIR.

In order to begin formal environmental review, please submit an Environmental Evaluation Application. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current Fee Schedule for calculation of environmental application fees. **Note that until an approval application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** Below is a list of topic areas that would require additional study based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated June 30, 2014.

- **Archeological Resources.** The project site lies within the Archeological Mitigation Zone J-2: Properties with No Previous Studies of the Eastern Neighborhoods Rezoning and Area Plans FEIR that would require either a Preliminary Archeological Review (PAR) for the proposed project, conducted in-house by the Planning Department archeologist or the preparation of a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant subject to the review and approval by the Department archeologist. The project site has been identified as a site that may be sensitive for archeological resources associated with the Overseas Chinese settlement in San Francisco. Therefore, it is likely that a Qualified Archeological Consultant would need to be retained from the Planning Department’s rotational Qualified Archeological Consultants List (QACL) in order to prepare additional studies. The scope of such studies would be determined by the Department archeologist once the project plans have been provided with the environmental evaluation application.

The PAR will first determine what type of soils disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soils improvements, site remediation, etc.; second, whether or not the project site is located in an area of archeological sensitivity and; third, what additional steps are necessary to identify and evaluate any potential archeological resources that may be affected by the project. The availability of geotechnical or soils characterization studies prepared for the project is helpful to the PAR process. The results of this review will be provided in a memorandum to the Environmental Planner assigned to the project.

Alternatively, preparation of a PASS would require the project sponsor to retain the services of a qualified archeological consultant from the Planning Department’s rotational Qualified Archeological Consultants List (QACL). The project sponsor must contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The whole QACL is available at [http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf).

The Preliminary Archeological Sensitivity Study (PASS) should contain the following:
Preliminary Project Assessment

1) The historical uses of the project site based on any previous archeological documentation and Sanborn maps;
2) Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the CRHR;
3) Determine if the 19th or 20th century soils-disturbing activities may have adversely affected the identified the potential archeological resources;
4) Assess potential project effects in relation to the depth of any identified potential archeological resources;
5) Conclusion: assessment of whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action.

Based on the PAR or the PASS, the Department archeologist will determine if and what additional measures are necessary to address potential effects of the project to archeological resources. These measures may include implementation of various archeological mitigations such as accidental discovery, archeological monitoring, and/or archeological field investigations. In cases of potential higher archeological sensitivity, preparation of an Archeological Research Design/Treatment Plan (ARD/TP) by an archeological consultant from the QACL may be required.

**Historical Resources.** The proposed project consists of alteration, or possible demolition, of a potential historic resource (building constructed 50 or more years ago). While the former factory building was determined not to be a historical resource for architecture in the historic resource surveys conducted for the Eastern Neighborhoods, it has not been evaluated for significance under Criterion A/1 or B/2 for associations with persons or events. Therefore, the project is subject to the Department’s Historic Preservation review, which would include preparation of a focused Historic Resource Evaluation (HRE) by a qualified professional who meets the Secretary of the Interior’s Professional Qualification Standards. It is likely that the focus of this study would be on the resident Chinese labor, who both lived and worked at this factory. The Department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool, which shall be known as the potential consultant list or PCL. Once the Environmental Evaluation Application is submitted, please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for the list of three consultants. Upon selection of the historic resource consultant, the scope of the Historic Resource Evaluation shall be prepared in consultation with Department Preservation staff.

**Transportation Study.** Based on the PPA submittal, a transportation study is not anticipated. However, an official determination will be made subsequent to submittal of the environmental evaluation application.

In addition, the project plans were reviewed by the Environmental Planning Transportation Team members, and the following comments regarding the site circulation and access characteristics of this project are provided for your consideration. Please add the street names to the project plans. Show the existing curb cuts and widths as well as proposed curb cuts and widths on the project plans. Consider relocating the garage entrance to 19th Street off of the transit route. Consider reducing the amount of vehicle parking, which is too high for this area. Please show the Planning Code required
Class I and Class II bicycle parking spaces on the project plans. The preferred location for bicycle parking is on the ground floor and not on the basement level.

- **Hazards and Hazardous Materials.** The proposed project would partially or totally demolish the existing 10,934 square foot industrial building and construct a six-story, approximately 68-foot tall mixed use building. The project site is within a designated Maher Area. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. 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 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: http://www.sfdph.org/dph/EH/FEES.asp#haz. Please provide a copy of the submitted Maher Application and Phase I ESA with the Environmental Evaluation Application (EEA).

  *Mitigation Measure L-1—Hazardous Building Materials* from the Eastern Neighborhoods FEIR would be applicable to the proposed project, and specifies the following. The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

- **Air Quality (AQ) Analysis.**

  **Criteria Pollutants.** The proposed project at 60 units (53,355 gsf of residential use) and 10,112 square feet of retail use is below the Bay Area Air Quality Management District’s (BAAQMD) construction and operational screening levels for criteria air pollutants. Therefore an analysis of the project’s criteria air pollutant emissions would not likely be required.

  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, 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

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Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

**Local Health Risks and Hazards.** 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 may be recommended for the proposed project for consideration by City decision-makers such as exhaust measures during construction and enhanced ventilation measures as part of building design.

- **Greenhouse Gases.** *The City and County of San Francisco’s Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco’s Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco’s Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco’s Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The project sponsor is required to submit the completed table regarding project 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. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.

- **Noise.** *Eastern Neighborhoods FEIR Noise Mitigation Measure F-1: Construction Noise* addresses requirements related to the use of pile-driving during construction. If pile-driving is required, *Noise Mitigation Measure F-1* would apply to the proposed project. This mitigation measure requires that contractors use equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

*Eastern Neighborhoods FEIR Noise Mitigation Measure F-2: Construction Noise* requires that the Planning Director require that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. The applicability of this mitigation measure would be determined during the environmental review process for this project. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

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Based on the Eastern Neighborhoods FEIR, the project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). Therefore, Eastern Neighborhoods FEIR Noise Mitigation Measure F-3: Interior Noise Levels is applicable to the proposed project. It requires that the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use, residential use. Noise Mitigation Measure F-4 requires that a noise analysis be prepared for new development including a noise-sensitive use, prior to the first project approval action. The mitigation measure requires that such an analysis include, at a minimum, a site survey to identify potential noise-generation uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) shall be included in the analysis. The analysis shall be prepared by person(s) qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses would not apply to the proposed project because the project would not include commercial, industrial, or other uses that would be expected to generate noise levels substantially in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity.

Finally, Eastern Neighborhoods FEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments would apply to the proposed project as it includes new development of a noise-sensitive use (residential use). This mitigation measure requires that open space required under the Planning Code be protected from existing ambient noise levels. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and the on-site open space, and appropriate use of both common and private open space in multi-family dwellings. Additionally, mitigation and implementation should also be undertaken consistent with other principles of urban design.

- **Geotechnical Study.** The project site is located in an area of potential geotechnical hazard, specifically liquefaction hazard, as identified in the San Francisco General Plan (or other area hazard maps. A geotechnical study that provides foundation recommendations is required for the proposed project, and the project sponsor is required to hire a qualified professional to prepare this study.
• **Shadow Study.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis has been prepared by Planning Department staff, and indicates that the proposed project would not cast shadows on recreational resources. Therefore, no further shadow analysis would be required.

• **Wind Study.** The proposed project would not involve construction of a building over 80 feet in height. Therefore, the project would not require wind analysis.

• **Stormwater.** If the project results in a ground surface disturbance of 5,000 square feet 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). At this time since it is unclear if the proposed project would demolish or only partly demolish the structure onsite, it is unclear to what degree these requirements apply. However, this information is provided for your consideration.

Projects that trigger the stormwater management requirements must prepare of 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).

• **Tree Planting and Protection.** 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 such trees must be shown on the Site Plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit a *Tree Planting and Protection Checklist* with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.

• **Notification of a Project Receiving Environmental Review.** Notice is 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. Please be prepared to provide mailing addresses on a CD upon request following submittal of the Environmental Evaluation Application.

• **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any “major project.” A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding...
$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units.

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a community plan exemption plus a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a community plan exemption with a focused initial study/EIR. A community plan exemption and a community plan exemption plus a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a community plan exemption with a focused initial study/EIR would need to be prepared by a consultant on the Planning Department’s environmental consultant pool (http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

Please see “Studies for Project inside of Adopted Plan Areas - Community Plan Fees” in the Planning Department’s current Fee Schedule for Applications. Environmental evaluation applications are available at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org.

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. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 to allow the construction of a new building greater than 25,000 gross square feet. Exceptions are permitted under an LPA, however the Department recommends that you redesign the project to eliminate or reduce the number of exceptions. As proposed, the project will be required to seek specific Code modifications from the Planning Commission, for the following provisions:
   a. Rear yard
   b. Dwelling unit exposure
   c. Open space
   d. Parking
   e. Loading

2. **A Building Permit Application** is required for the demolition of the existing building on the subject property.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

4. A **Conditional Use Authorization** is required for any individual retail use over 4,000 gross square feet.

Large Project 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.

This project is required to conduct a **Pre-application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at [www.sfplanning.org](http://www.sfplanning.org) under the “Permits & Zoning” tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) under the “Resource Center” tab.

**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. The Interdepartmental Project Review application may be found at the following link on the Planning Department Web site: [http://sfplanning.org/Modules/ShowDocument.aspx?documentid=522](http://sfplanning.org/Modules/ShowDocument.aspx?documentid=522).

2. **Rear Yard.** Planning Code Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. Because this project is located on a corner site, one of the street frontages must be designated as the front of the property, and the rear yard would then be provided based on that determination. The interior court configuration proposed for the rear yard is not permitted in Eastern Neighborhood Mixed Use Districts, except as an approved modification through the Large Project Authorization process. While such configurations can be supported, a minimum of 25 percent of the lot area is preferred, or 3,750 square feet.

3. **Open Space.** Section 135 requires 80 square feet of private open space for each dwelling unit, and 1 square foot of open space for each 250 square feet of occupied floor area for a retail use. The required
open space is 4,800 square feet for the residential use, and 40 square feet for the retail use. The proposed plans show open space calculations on the title sheet, but the proposed floor plans do not indicate code complying balconies, and only 2,500 square feet of open space at the second level. Please revise plans in subsequent submittals to comply with a required open space, or seek and justify an open space modification under the LPA.

4. **Exposure.** Planning Code Section 140 requires that all dwelling units have at least one room, with a minimum area of 120-square-feet, with a window of at least 10-square-feet that faces onto an open area with minimum horizontal dimensions of 25 feet or a code-complying rear yard. When an inner court as defined by Planning Code Section 102.4 is used, an additional setback of 5 feet in every horizontal direction at each subsequent floor beyond the second. As currently proposed, the rear units do not meet this requirement. Please revise the plans or submit and justify an exposure modification under the LPA.

5. **Street Frontage.** As new construction located within an Eastern Neighborhoods Mixed Use District, the proposed project would be subject to the requirements for street frontage, as outlined in Planning Code Section 145.1, including the requirements for active uses, ground floor ceiling heights, transparency and fenestration, among others. Please refer to Planning Code Section 145.1.

6. **Bicycle Parking.** Planning Code Section 155.2 requires the proposed project to provide Class 1 and Class 2 bicycle parking. For the residential uses, a total of 60 Class 1 bicycle parking spaces are required. For the non-residential uses, at least seven Class 2 bicycle parking spaces are required. On subsequent submittals please indicate the location of each class of bicycle parking, with dimensions, or seek and justify a bicycle parking modification under the LPA. The Department is generally not supportive of bicycle parking exceptions.

7. **Diaper-Changing Stations.** Planning Code Section 168 outlines the requirement for diaper-changing stations for projects proposing more than 5,000 square feet of retail or entertainment use. Please ensure that the project meets this requirement.

8. **Automobile Parking.** Planning Code Section 151.1 allows up to 0.75 parking spaces per 1 bedroom residential unit, and up to 1.0 parking space per 2 bedroom residential unit with 1,000 square feet of occupied floor area per Sections 151.1(g). Under Sections 151.1(g) and 329 (LPA), a maximum of 50 parking spaces are allowed. The allowable amount of parking for retail depends on the type of retail use, per Section 151.1. In subsequent submittals, please delineate retail parking spaces from residential parking spaces.

Furthermore, per Planning Code Section 166, 1 car-share parking space is required for projects proposing between 50 to 200 residential units.

9. **Loading.** Per Planning Code Section 152.1, the proposed project is required to provide one off-street freight loading parking space for the 10,112 square feet of retail space. Please refer to Planning Code
Sections 154 and 155 for the specific dimension and arrangement requirements for freight loading, and specify on the project plans how the project would comply.

10. **Unbundled Parking.** Planning Code Section 167 outlines a requirement for unbundled parking spaces for newly constructed residential buildings of ten dwelling units or more. All off-street parking spaces accessory to residential uses shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. The Planning Commission may grant an exception from this requirement for projects which include financing for affordable housing that requires that costs for parking and housing be bundled together.

11. **Shadow Analysis.** 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 that indicates the project will not cast new shadow on any property under the jurisdiction of the Recreation and Parks Department.

12. **Street Trees.** Pursuant to Section 138.1 of the Planning Code, new construction projects or the addition of a new dwelling unit requires the installation of 1 street tree for every 20 feet of frontage. Please include the tree specifications as required on revised plans. San Francisco Friends of the Urban Forest may be able to assist you directly with the entire permit process including tree planting. FUF is a non-profit, neighborhood tree-planting organization which also offers tree-maintenance programs. FUF can be reached at (415) 561-6890. Otherwise, applications for street trees are available from the Department of Public Work’s Bureau of Urban Forestry at 2323 Cesar Chavez Street or on their website at [www.sfdpw.org](http://www.sfdpw.org).

13. **Bird Safety.** Standards for Bird Safe Buildings. Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards.” Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable.

14. **Formula Retail.** Per Planning Code Section 803.6, formula retail uses require the review of the Planning Commission as a conditional use. In subsequent submittals, please use the affidavit in the Web link provided below: [http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8313](http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8313)

15. **Use Size Limitations.** Per Planning Code Section 843.45, all retail sales and services not listed in Sections 843.46 – 843.51 are permitted up to 25,000 gross square feet per lot, 3,999 gross square feet per use. Any retail use over 4,000 gross square feet requires a Conditional Use Authorization by the
Planning Commission. Please provide additional information regarding proposed tenants for this space and plans to subdivide the space.

16. **UMU Affordable Housing Requirements.** The proposed project is located on a property with a Tier B classification for the purposes of the UMU Affordable Housing Requirement. Per Planning Code Section 419.3, Tier B properties are subject to the requirement that 16 percent of the total units constructed shall be affordable. The proposed project with 60 units would require 10 units to be affordable. Please refer to Planning Code Section 419.3(b)(2) for details regarding additional affordable housing requirements within the UMU Zoning District.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable unit is either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

a. direct financial construction from a public entity  
b. development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

17. **Priority Processing.** Please be advised that in response to the *Mayor’s Executive Directive 13-01* the Planning Department now facilitates priority processing for market-rate projects that include at least 20 percent on-site below-market-rate units (eight units for this proposal) or 30 percent off-site below-market-rate units. Priority processing for these housing projects will be the highest of the priority processed projects, excepting 100-percent affordable projects, and will have a target timeline of one week for application assignment and two weeks for application review. The project’s obligations with respect to affordable housing shall be memorialized as Conditions of Approval and shall be recorded as a Notice of Special Restrictions with the County Recorder’s Office in a form approved by the Zoning Administrator.

An application for Priority Application Processing must be filed prior to the submittal of the associated permit and/or entitlement applications. Please review Director’s Bulletin No. 2 (Priority Processing Bulletin) to obtain an application and review the procedures.

18. **First Source Hiring.** Chapter 83 of the San Francisco Administrative Code, passed in 1998, established the First Source Hiring Program to identify available entry-level jobs in San Francisco and match them with unemployed and underemployed job-seekers. The intent is to provide a resource for local employers seeking qualified, job ready applicants for vacant positions while helping economically disadvantaged residents who have successfully completed training programs and job readiness classes.
The ordinance applies to (1) any permit application for commercial development exceeding 25,000 square feet in floor area involving new construction, an addition or a substantial alteration which results in the addition of entry level positions for a commercial activity; or (2) any application which requires discretionary action by the Planning Commission relating to a commercial activity over 25,000 square feet, but not limited to conditional use; or (3) any permit application for a residential development of ten units or more involving new construction, an addition, a conversion or substantial rehabilitation.

The project proposes more than ten dwelling units and therefore, is subject to the requirement. For further information or to receive a sample First Source Hiring Agreement, please see contact information below:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
1 South Van Ness, San Francisco, CA 94102
Direct: 415.701.4853,
Email: ken.nim@sfgov.org
Fax: 415.701.4897
Website: http://oewd.org/Workforce-Development.aspx

19. Transportation Impact Development Fee. The project is subject to the Transportation Impact Development Fee as outlined in Planning Code Section 411 for the retail space. The exact fee is determined by the final area of each use subject to the Fee and rate in effect at the time of building permit issuance.

20. Eastern Neighborhoods Impact Fees. This project is subject to the applicable fees outlined in Section 423. The exact fee is determined by the final area of each use subject to the Fee and rate in effect at the time of building permit issuance. Fees would be assessed at a Tier 1 rate for residential, and Tier 2 for non-residential.

21. 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 San Francisco Public Utilities Commission (SFPUC) for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to http://stormwater.sfwater.org/. Applicants may contact stormwaterreview@sfwater.org for assistance.

22. Neighborhood Notification Materials. This project is subject to neighborhood notification as required by Planning Code Section 312.

PRELIMINARY DESIGN COMMENTS:
The following comments address preliminary design issues that may significantly impact the proposed project:
1. Site Design, Open Space, and Massing. As currently proposed, the 25-foot-wide courtyard is a minimal provision for a rear yard and does not comply with the intent of the minimum required rear yard area. The Planning Department recommends providing a rear yard area with the equivalent of 25 percent of the lot area to create usable open space, and to preserve a potential future mid-block open space. The rear yard should also be open to the north.

2. Parking and Access. The Planning Department does not support any parking over the maximum principally permitted by code. Consider reducing the overall quantity of parking.

   The Planning Department recommends that the parking entrance be reduced in width to a single lane width (12’). The limited number of parking combined with the familiarity of use will enable a narrower dimension. If queuing is to be accommodated, it may occur inside the building, and be facilitated with signal devices. Consider locating the parking entrance to align with the existing curb cut on 19th street to preserve more of the brick structure and enhance the differentiation between the new and the existing adjacent building.

3. Street Frontage. Explore locating the transformer vault in sidewalk to provide more frontage devoted to active uses.

4. Architecture. For textural and material continuity with the existing context, consider retaining the brick façade which could also serve to distinguish the ground floor uses from the residential uses above. Vertically modulate the building facades. The Planning Department recommends that the façade exhibit volumetric modulation rather than just a superficial change of materials.

5. Public Realm Improvements

   Per Planning Code Section 138.1, the project will be subject to improvements per the Better Streets Plan, which may include landscaping, site furnishings, and/or corner curb extensions (bulb-outs) at intersections (see Better Streets Plan Section 4 for Standard Improvements and Section 5.3 for bulb-out guidelines). The project sponsor is required to submit a Streetscape Plan illustrating these features, and the Department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design. Standard street improvement would be part of basic project approvals not count for as credit towards in-kind contributions.

   The Planning Department recommends exploring bulb-out at Bryant and 19th streets along with other standard streetscape improvements and will work with the sponsor further as the design evolves. Refer to the Better Streets Plan for more information.

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 29, 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.

Enclosures: Neighborhood Group Mailing List – Citywide, Mission, Potrero
Shadow Fan

cc: Mary Pat Moylan, Willin Properties LLC, Property Owner
MT Ventures, Agent
Steve Perry, Brand & Allen Architects, Inc.
Jeffrey Speirs, Current Planning
Debra Dwyer, Environmental Planning
Kimia Haddadan, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Jerry Robbins, SFMTA
Jerry Sanguinetti, DPW
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<td>Jeff</td>
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<td>Rodney</td>
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<td>8</td>
<td>Scott</td>
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<td>415-704-8747</td>
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</tr>
<tr>
<td>9</td>
<td>Sean</td>
<td>Quigley</td>
<td>Valencia Corridor Merchant Association</td>
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<td>Kelly</td>
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</table>
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Title: 2750 19th Street Shadow Analysis
Comments: Analyzed as Full Lot Coverage, 68' Height Limit with 16' Permitted Height Obstruction, with Slope.
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