DATE: August 30, 2016
TO: Paul Ash, SF-Marin Food Bank
FROM: Wade Wietgrefe, Planning Department
RE: PPA Case No. 2015-015378PPA for 900 Pennsylvania Avenue

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Brett Bollinger, at (415) 575-9024 or brett.bollinger@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

[Signature]
Wade Wietgrefe, Senior Planner
Preliminary Project Assessment

Date: September 1, 2016
Case No.: 2015-015378PPA
Project Address: 900 Pennsylvania Avenue
Block/Lot: 4224/045
Zoning: PDR-1-G (Production, Distribution & Repair) Zoning District
Area Plan: Eastern Neighborhoods Plan Area
Project Sponsor: Paul Ash – SF-Marin Food Bank

Staff Contact: Brett Bollinger – 415-575-9024
brett.bollinger@sfgov.org

DISCLAIMERS:
This Preliminary Project Assessment (PPA) letter provides feedback to the Project Sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on May 26, 2016, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:
The project site is located on a block bounded by Pennsylvania Avenue to the east, Texas Street to the west, 25th Street to the south and Block 4167 to the north. The project site is located within the Eastern Neighborhoods Showplace Square/Potrero Hill Plan Area. The project site contains an existing two-story, 38-foot-tall, approximately 54,190-square-foot (sf) building. The existing building was constructed in 1997 and includes approximately 43,850 sf of production, distribution, and repair (PDR), 10,340 sf of accessory office uses, 43 off-street vehicular parking spaces, and three off-street freight loading spaces. The existing building is occupied by the SF – Marin Food Bank. The proposed project would include a horizontal and vertical addition to the existing building for a portion of the project site that is currently occupied by surface parking. The proposed addition would be 58-feet in height. The proposed addition would
consist of approximately 22,400 sf of accessory office space and 25,070 sf of new PDR space for a total addition of 47,470 sf. The proposal would redesign a portion of the project site’s vehicular circulation system to accommodate one net new vehicular parking space. No changes to the number of off-street freight loading spaces are proposed. SF-Marin Food Bank would occupy the existing space and proposed addition of the building. Proposed construction would result in excavation of approximately four feet below ground surface (bgs).

BACKGROUND:
The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission, East South of Market (SoMa), Showplace Square/Potrero Hill (location of project site), and Central Waterfront neighborhoods. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR) by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.1,2 The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

ENVIRONMENTAL REVIEW:
The proposed project requires environmental review either individually, with a project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR). The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the Eastern Neighborhoods Program EIR (PEIR). However, the proposed project is not consistent with the development density identified in the Eastern Neighborhoods Area Plan, and it is therefore not eligible for a Community Plan Exemption (CPE) under the Eastern Neighborhoods PEIR. A final determination will be made during the scoping of the environmental document. If the proposed project were redesigned to be consistent with the development density in the Eastern Neighborhoods Area Plan, the proposed project may be eligible for a CPE.

Formal environmental review begins with Planning Department review of the Environmental Evaluation Application (EEA) filed by the project sponsor. The EEA can be submitted at the same time as the PPA application or subsequent to issuance of the PPA letter.

The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator. EEA s 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 “Environmental Applications” on page 2 of the current Fee Schedule for a calculation of environmental application fees.3

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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 (EEA) for the full scope of the project. EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for calculation of environmental application fees. Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.

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. Should you choose to have the initial study prepared by an environmental consultant, contact Devyani Jain at (415) 575-9051 for a list of three eligible consultants. 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, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631.

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 will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Below is a list of topic areas addressed through the environmental review process. Some of these would require additional study based on the preliminary review of the project as it is proposed in the PPA application.

1. **Historic Resources.** The existing building on the project site is less than 45 years of age; however, the property is located in an area that has not been previously surveyed for historic districts. Therefore, the proposed new construction is subject to review by the Department's Historic Preservation staff. The Department's Historic Preservation staff will review the proposed project and determine if a Historic Resource Evaluation (HRE) report is required.

2. **Archeological Resources.** The proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department

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The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of one of the Planning Department’s three standard archeological mitigation measures (archeological testing, monitoring, or accidental discovery), or other appropriate measures.

3. Tribal Cultural Resources. Tribal cultural resources (TCRs) are a class of resource established under CEQA in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.

4. Transportation. Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA.

Transportation Demand Management Program: On April 28, 2016, the Planning Commission adopted a resolution to initiate Planning Code amendments that would require development projects to comply with a proposed Travel Demand Management (TDM) Program. The intent of the proposed TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces that the project intends to provide for that land use category. To meet each target, the project sponsor must select TDM measures—each worth a specified number of points—from a menu of options. In general, if a project sponsor proposes more parking, the target for that land use category—and thus, the number of TDM measures that the sponsor must implement to meet it—would increase. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project’s target(s). Project sponsors would be required to implement and maintain TDM measures for the life of the project.
The proposed project includes an addition of 22,399 square feet of office space and an addition of 25,072 square feet of PDR space, and thus would be subject to the proposed TDM Program. Based on the proposed addition of one (1) parking space associated with the office use and zero (0) parking space for the PDR use, the project would be required to meet or exceed a target of 13 points for land use category B (Office) and three (3) points for land use category D (Other).

5. Noise. 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. The EEA application should indicate whether pile driving or other particularly noisy construction methods are required.

6. Air Quality. The proposed project's addition of 47,471 square-feet of office and industrial space does not exceed the Bay Area Air Quality Management District's construction screening levels for criteria air pollutants. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to 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 proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. The proposed project is also required to prepare a Construction Dust Control Plan for review and approval by DPH.

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Equipment exhaust measures during construction may be required. Please provide detailed information related to construction equipment, phasing and duration of each phase, and the volume of excavation as part of the EEA.

If the project would generate new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors and additional measures will likely be required to reduce stationary source emissions. Based on the information in the PPA application, the proposed project would not likely require a backup diesel generator due to the proposed height, but this will be confirmed at the time of the EEA submittal.

7. 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

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5 BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.
Analysis Compliance Checklist. The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information 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.

8. Shadow. The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on a Recreation and Parks Department property subject to Planning Code Section 295, or other non-Recreation and Parks Department public open spaces.

9. Geology. The project site is located within a Seismic Hazard Zone (on a slope greater than 20% and within a landslide zone). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review. A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.

10. Hazardous Materials. The proposed project is located on a site with known or suspected soil and/or groundwater contamination. 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 ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit. DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: http://www.sfdph.org/dph/EH/FEes.asp#haz. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

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

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release serpentine into the atmosphere. Serpentine commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. To address health concerns from exposure to NOA, the California Air Resources Board enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations Title 17, Section 93105, and are enforced by the Bay Area Air Quality Management District. 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 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 the Tree Planting and Protection Checklist with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."

13. **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. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at [http://www.sfethics.org](http://www.sfethics.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. A **Legislative Amendment Application** for a Zoning Map Amendment is required. A Zoning Map amendment is the reclassification of real property from one district to another. This includes changing the height of a parcel, zoning of a parcel, or the creation of a Special Use District (SUD) for a parcel (or combination of parcels). The parcel is currently zoned PDR-1-G, with a Height and Bulk limit of 40-X. Development above 40 feet in height is not permitted. The Height District must be amended through the legislative amendment process pursuant to Planning Code Section 302.

2. A **Conditional Use Authorization Application** is required for an expansion of a Social Service or Philanthropic Facility Use over 5,000 Gross Square Feet in a PDR-1-G Use District. The request for Conditional Use Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Section 303(c).

3. A **Building Permit Application** is required for the proposed building alteration on the subject property.

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:
Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

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 under the “Permits & Zoning” tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the “Resource Center” tab.

**Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

PRELIMINARY PROJECT COMMENTS:
The following comments address specific Planning Code and other general issues that may substantially impact the proposed project:
1. **Showplace Square/Potrero Area Plan.** The subject property falls within the area covered by the Showplace Square/Potrero Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The Project Sponsor is encouraged to read the full plan, which can be viewed at: [http://www.sf-planning.org/ftp/General_Plan/Showplace_Square_Potrero.htm#SHP_LUS](http://www.sf-planning.org/ftp/General_Plan/Showplace_Square_Potrero.htm#SHP_LUS).

2. **Required Streetscape and Pedestrian Improvements.** Because the project is adding more than 20% of gross floor area to an existing building, and per Planning Code Section 138.1, the Project Sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, 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. See [http://www.sfbetterstreets.org/design-guidelines/street-types/](http://www.sfbetterstreets.org/design-guidelines/street-types/) to identify relevant street types for the project frontage.

   Under the Better Streets Plan (BSP), Pennsylvania Avenue is classified as Industrial, with a minimum recommended sidewalk width of 8' and recommended width of 10'.

   If street improvements are being considered, Project Sponsors should contact San Francisco Public Works as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to [www.sfbetterstreets.org](http://www.sfbetterstreets.org).

   Any streetscape improvement associated with the project will be reviewed to determine consistency with the preliminary or adopted recommendations outlined in the Central Waterfront/Dogpatch Public Realm Plan. The Central Waterfront/Dogpatch Public Realm Plan will set the framework for public space improvements in the neighborhood, guiding the investment of impact fees and other sources in the streetscapes and parks which tie the area together. The Central Waterfront/Dogpatch Public Realm Plan is currently in its Design Development phase, working with neighbors, residents, businesses, and property owners to produce detailed design for the highest priority projects. Please visit the Plan's website for more information and to find out about future developments: [http://sf-planning.org/central-waterfront-dogpatch-public-realm-plan#outputs](http://sf-planning.org/central-waterfront-dogpatch-public-realm-plan#outputs)

3. **Height.** A Legislative Amendment Application for a Zoning Map Amendment is required. A Zoning Map Amendment is the reclassification of real property from one district to another. This includes changing the height of a parcel, zoning of a parcel, or the creation of a Special Use District (SUD) for a parcel (or combination of parcels). The parcel is currently zoned PDR-1-G, within a 40-X Height and Bulk District. Development above 40 feet in height is not permitted. The Height District must be amended through the legislative amendment process pursuant to Planning Code Section 302.

4. **Use.** In the PDR-1-G Zoning District, the SF-Marin Food Bank would be considered a Social Service or Philanthropic Facility Use as defined by Planning Code Section 102. Per Section 102, a Social Service or Philanthropic Facility Use is defined as, “An Institutional Community Use providing assistance of a charitable or public service nature, and not of a profit-making or commercial nature.” In the PDR-1-G Zoning District, expansion of a Social Service or Philanthropic Facility Use over 5,000 Gross Square Feet requires Conditional Use Authorization. The request for Conditional Use
Authorization is subject to a public hearing before the Planning Commission and must meet the findings of Section 303(c).

5. Floor Area Ratio (FAR). In the PDR-1-G Zoning District, the maximum allowable FAR is 3.0 to 1 in a 40-ft Height District per Sections 210.3 and 124 of the Planning Code. Given the existing lot size of approximately 213,504 square feet (sf), this equates to a maximum allowable floor area of approximately 640,512 sf. As proposed, the floor area is approximately 101,657 sf; therefore, the project is within the allowable FAR. As a note, if the Height and Bulk District is modified through the Zoning Amendment process to a 58-ft Height District, the maximum allowable FAR would increase to 4.0 to 1. If the Height and Bulk District is modified to a 65-ft Height District, the maximum allowable FAR would increase further to 5.0 to 1.

6. Standards for Bird Safe Buildings. Planning Code Section 139 outlines bird-safe standards for new construction and building additions 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 may need to be mitigated. Please refer to the published document Standards for Bird-Safe Building, available online at www.sfplanning.org, under the "Resource Center/Department Publications" tab.

7. Off-Street Parking. The quantity of parking, as proposed, is within the permitted maximum per Planning Code Section 151.1.

8. Required Freight Loading. Per Planning Code Section 152, and in the PDR-1-G Zoning District, three off-street freight loading spaces are required for uses primarily engaged in the handling of goods if such use exceeds 100,000 Gross Square Feet. As the three off-street freight loading spaces exist on the project site, and are proposed to be retained, the project meets this requirement.

9. Bicycle Parking. Bicycle parking spaces are required in at least the minimum quantities specified in Table 155.2 for an addition to a building or lot that increases the building's Gross Floor Area by more than 20 percent per Planning Code Section 155.2. Section 155.2 requires one Class 1 bicycle parking space for every 5,000 square feet of Occupied Floor Area and one Class 2 bicycle parking space for each additional 50,000 occupied square feet. As approximately 101,657 square feet of floor area is proposed, approximately twenty Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces are required. Please refer to Zoning Administrator Bulletin No. 9 titled, "Bicycle Parking Requirements: Design and Layout" for design and layout standards for bicycle parking spaces. Zoning Administrator Bulletin No. 9 can be accessed on www.sf-planning.org. Please specify the number and location of these bicycle parking spaces on the plans.

10. Shower Facilities and Lockers. Planning Code Section 155.4 requires four showers and twenty-four clothes lockers where the Occupied Floor Area of an Institutional Use exceeds 50,000 square feet. Please specify the shower facility and lockers location on the plans.

11. Diaper Changing Accommodations. Pursuant to Planning Code Section 168, Institutional uses which exceed 5,000 square feet are required to provide and maintain baby diaper-changing accommodations. At each floor level containing publicly accessible restrooms, at least one baby
diaper-changing station must be made accessible to both men and women. Please indicate baby diaper-changing accommodations in restrooms on each applicable floor.

12. Shadow Analysis (Section 295). Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. As indicated previously, Department staff has prepared a shadow fan that indicates the project would not cast new shadow on Recreation and Park property.

13. First Source Hiring Agreement. A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:
   
   Ken Nim, Workforce Compliance Officer  
   CityBuild, Office of Economic and Workforce Development  
   City and County of San Francisco  
   50 Van Ness Avenue, San Francisco, CA 94102  
   (415) 581-2303

14. Impact Fees. This project will be subject to various impact fees. Please refer to the Planning Director's Bulletin No. 1 for an overview of Development Impact Fees, and to the Department of Building Inspection's Development Impact Fee webpage for more information about current rates.

   Based on an initial review of the proposed project, the following impact fee, which is assessed by the Planning Department, will be required:

   a. Transportation Sustainability Fee (411A). The Transportation Sustainability Fee may not apply if the property on which the project is located is exempt from real property taxation or possessory interest taxation under California Constitution, Article XIII, Section 4, as implemented by California Revenue and Taxation Code Section 214. Please review “Charitable Exemptions” per Planning Code Section 411A.3(b)(7).

   b. Eastern Neighborhoods Impact Fees (423)

PRELIMINARY DESIGN COMMENTS:

The project is located in a PDR-1-G – Production, Distribution & Repair – 1 - General zoning district and in the Showplace Square/Potrero Hill (EN) planning area. The following comments address preliminary design issues that may substantially affect the proposed project:

1. Site Design, Open Space, and Massing. The Planning Department is generally supportive of the site design for the addition and appreciates the thoughtful entry expression at the corner. The Department further encourages any additional opportunities for the project to express the mission of the food bank, including things such as program enhancements at the entry or a green roof on the addition that supports urban agriculture and mitigates the view from the neighborhood above.

2. Architecture. As the architecture is assumed to be preliminary, the Planning Department will provide further detailed design review on the subsequent submission. The initial depicted intent—a more
volumetric and industrial expression—seem promising. The Department requests the use of high-quality materials and the inclusion of significant depth in the fenestration in street-facing facades.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Legislative Amendment Application, Conditional Use Authorization, and Building Permit Application, as listed above, must be submitted no later than **February 1, 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.

cc: Paul Ash, Property Owner  
Jonathan DiSalvo, Current Planning  
Brett Bollinger, Environmental Planning  
Maria De Alva, Citywide Planning and Analysis  
Maia Small, Design Review  
Jonas Ionin, Planning Commission Secretary  
Charles Rivasplata, SFMTA  
Jerry Sanguinetti, Public Works  
Pauline Perkins, SFPUC  
Planning Department Webmaster (planning.webmaster@sfgov.org)