DATE:      May 3, 2016
TO:        Ali Gaylord, Bridge Housing Corp.
FROM:      Richard A. Sucre, Planning Department
RE:        PPA Case No. 2016-001514PPA

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kimberly Durandet at (415) 575-6816 or kimberly.durandet@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Richard A. Sucre, Acting Team Leader
Preliminary Project Assessment

Date: May 3, 2016
Case No.: 2016-001514PPA
Project Address: 1950 Mission Street
Block/Lot: 3554/005
Zoning:
- Mission NCT (Neighborhood Commercial Transit, Mission) District
- Mission Alcohol Special Use District
- Fringe Financial Service Restricted Use District
- 45-X / 85-X Height and Bulk District
Area Plan: Mission Area Plan
Project Sponsor: Ali Gaylord, Bridge Housing Corp.
Staff Contact: Kimberly Durandet, 415-575-6816
kimberly.durandet@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 January 27, 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 through lot in San Francisco's Mission neighborhood, on the block bounded by Mission Street to the east, 16th Street to the south, Wiese Street to the west, and 15th Street to the north. The project site was previously used as a school. The site currently operates as a pilot program
Preliminary Project Assessment
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1950 Mission Street

homeless shelter, Navigation Center, which includes temporary shelter beds, meals, counseling, and other services. The project proposes to demolish 11 modular wood frame buildings and construct two mixed-use buildings with 157 affordable housing units. The first building fronting Wiese Street is five-stories tall, 48 feet in height. The second building fronting Mission Street is nine-stories tall, 85 feet in height. The project includes 140,394 square feet of affordable residential uses, 3,415 square feet retail use, 1,184 square feet of artist studios, 6,277 squares feet of child care space/youth activity space, and 1,247 square feet of residential services and 4,528 residential program space. The project includes no off-street parking spaces. The buildings would be connected with elevated walkways. The project will provide 17,648 square-feet of open space area. The project would involve excavation to a depth of at least 4 feet.

BACKGROUND:
The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission (location of project site), East South of Market (SoMa), Showplace Square/Potrero Hill, 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:

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.

As discussed above, the proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the Eastern Neighborhoods PEIR. If the proposed project is consistent with the development density identified in the area plan, it would be 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 PEIR, and there would be no new "peculiar" significant impacts unique to the

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proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* 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 $14,017) and (b) the CPE certificate fee (currently $7,779).

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 PEIR*, 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 PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently $14,017) and (b) the standard environmental evaluation fee (which is based on construction value).

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 PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently $14,017); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). 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](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.

In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA). The EEA can be submitted at the same time as the PPA Application. 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](http://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.\(^3\)

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.

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1. **Historic Resources.** The project proposes demolition of an age-eligible building (ca. 1970). The property was found not to be located in a historic district in the Inner Mission North Historic Resources Survey, but no individual evaluation was completed. Therefore, the proposed project is subject to review by the Department's Historic Preservation staff. The Department's Historic Preservation staff will review the proposed project and a Historic Resource Evaluation (HRE) report is not required.

2. **Archeological Resources.** The project site lies within Archeological Mitigation Zone J-3: Mission Dolores Archeological District in the *Eastern Neighborhoods PEIR*. Therefore, 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 archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. 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 project mitigation measures (such as 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 the California Environmental Quality Act (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 Planning Department's Transportation Impact Analysis Guidelines for Environmental Review, the project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a

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Transportation Technical Memorandum. You may be required to pay additional fees for the Memorandum; please contact Vimaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared memorandum.

Additionally, the proposed project is located on a high injury corridor as mapped by Vision Zero. Planning staff have reviewed the proposed site plans and offer the following recommendations: label existing and proposed sidewalk widths, indicate where residential and community/community childcare loading will occur, and coordinate with SFMTA Muni Forward project.

5. Noise. Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise addresses requirements related to the use of pile-driving. The project sponsor has indicated that the project may involve pile driving. Therefore, Noise Mitigation Measure F-1 would apply to the proposed project. This mitigation measure prohibits the use of impact pile drivers wherever feasible and requires that contractors use pile driving 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 PEIR Noise Mitigation Measure F-2: Construction Noise requires 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. 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.

Furthermore, the project would include day care/day youth outdoor activity space, which may generate noise, therefore, an acoustical analysis must be prepared by a qualified consultant.

6. Air Quality. The project size is below the construction and operational criteria air pollutant screening size for a mid-rise residential building. However, detailed information related to cubic yards of excavation must be provided as part of the EEA.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, 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.

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

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 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.

8. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel analysis if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.

9. **Shadow.** Planning Code Section 295 restricts new shadowing on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet in height. For CEQA purposes, the analysis also determines whether a project has the potential to cast shadows on other parks and other spaces. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on Recreation and Park Department properties; however, the project could cast shadows on the 16th Mission BART Plazas and Marshall Elementary School, which are existing city-owned properties, not under the jurisdiction of the Recreation and Park Department. Therefore, the project sponsor is required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis. The consultant must submit a Shadow Study Application, which can be found on the Planning Department's website (http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=539).

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10. **Geology.** The project site is located within a Seismic Hazard Zone (Liquefaction Hazard 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.

11. **Hazardous Materials.** *Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials* would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEP), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

Because the existing buildings were constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

12. **Population and Housing.** The proposed project would remove the existing Navigation Center to construct a mixed-used building with 157 affordable housing units. Additional information shall be provided on where the Navigation Center will be relocated.

13. **Stormwater.** If the project would result in a ground surface disturbance of 5,000 sf or greater, it would be subject to San Francisco’s stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding San Francisco Public Utilities Commission (SFPUC) Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, and 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. Applicants may contact stormwaterreview@sfwater.org for assistance.

14. Recycled Water. Projects located in San Francisco’s designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit sfwater.org/index.aspx?page=687.

15. 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.

16. 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 occurs, 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.
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. Affordable Housing Project Authorization. Ordinance No. 7-16 effective March 10, 2016 principally permits 100 percent affordable housing projects and grants the Department administrative review authority in lieu of any otherwise required Planning Commission hearing, including seeking exceptions to Planning Code requirements including but not limited to Sections 253, 303, 304, 309 and 329. The project as proposed appears to meet the criteria for administrative review as set forth in Planning Code Section 315. The Department will review the project under the same criterion as the Conditional Use process and shall make written findings, conditions and grant exceptions in accord with the objectives, policies, and intent of the General Plan and Planning Code.

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.

All Planning 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. Affordable Housing Bonus Program. The City of San Francisco is in the process of developing a program that would offer a local mechanism to implement the State Density Bonus Law (Government Code Section No. 65915) and is currently considering additional program options, including a component which offers density and development incentives for provision of middle income housing as well as 100 percent affordable developments. The project as proposed would provide 100 percent of units as affordable units, and would therefore be eligible to receive density and other development incentives under the rules of the proposed program. Please refer to the Affordable Housing Bonus Program website (www.sf-planning.org/AHBP) for the latest information on the program, draft legislation, proposed schedule, and related info.

2. Eastern Neighborhoods — Mission Area Plan. The project falls within the Mission Area Plan, a component of the Eastern Neighborhoods Area Plans. The Mission Area Plan area is generally bounded by Division Street, Potrero Avenue, Cesar Chavez Street, and Division Street. The Plan directs land use, design, infrastructure, and area-specific issues by providing guiding objectives and policies. As the Area Plan neighborhoods gain new residents and workers, there is an accompanying need for improved public infrastructure and amenities, such as parks, street improvements, transit, childcare centers, and libraries. New development in the Plan area is required to pay impact fees per the Planning Code Section 423. These fees partially support the necessary infrastructure for new future residents and employees. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where the project may consider minor modifications to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at: http://www.sf-planning.org/ftp/General_Plan/Mission.htm


4. Mission Street Public Life Plan. In April 2012, Caltrans awarded the San Francisco Planning Department an Environmental Justice grant for February 2013–February 2015 to support urban design recommendations in coordination with the SFMTA transit improvement proposals for the 14 bus, a priority line. This Mission Street Public Life Plan is the result of this grant-funded work. It looks at how Mission Street is currently used and explores new ideas that can help express the needs and identity of its users. Its goals are to explore Mission Street identity, promote the street as vital transit corridor, and create opportunities for public space, art, and business. Please refer to this document for ideas and guidance on Mission Street Identity, Anatomy of Mission Street, Streetscape Design, Programming: http://208.121.200.84/ftp/files/Citywide/mission street public life plan/Mission PLP Final web.pdf
5. **Floor Area Ratio.** Planning Code Section 124 allows a floor area ratio of 3.6 to 1 development of non-residential and non-institutional uses per lot. The existing lot area is approximately 36,400 square feet, which would allow 131,040 square feet of non-residential use. The project appears to propose significantly less gross floor area devoted to non-residential/institutional uses.

6. **Land Use.** Please provide gross floor area calculations for each individual use proposed and demonstrate on the submittal plan set any areas that are exempt and not used in the calculation. In addition, please provide information on the proposed uses relative to the land use categories in the Mission Street NCT zoning district.

7. **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 through lot, the required rear yard is being provided between the two proposed buildings. The required rear yard is at least 45.5 feet with an area of 9,100 square feet. The project proposes a midblock open space of 50 feet for the entire length of the lot at the ground floor for an area of 10,000 square feet. Although the project as proposed provides a comparable area, the project will require an exception under Planning Code Section 134(e). Pursuant to Planning Code Section 315, the Department shall make findings to address the rear yard requirement.

8. **Open Space – Residential.** Section 135 requires 80 square feet of open space if private or 100 square feet if common for each dwelling unit for a total of 12,560 or 15,700 square feet respectively. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). The project proposes to meet this requirement through providing three spaces for common open space. The ground floor plaza (El Zocalo) provides 3,113 square feet, the open space that runs along the northern property line (Paseo Artista) provides 3,161 square feet, and the roof of the lower building (Jardin de la Familia) provides 11,374 square feet for a total open space of 17,648 square feet of common open space. No private open space is proposed. The project as proposed appears to meet this requirement.

9. **Street Trees.** The Department of Public works requires the planting of Street Trees pursuant to Article 16, Section 805(a) and (d) and 806 (d). Generally, one street tree for every 20 feet of frontage for new construction will be required. You may contact Carla Short at the Department of Public Works for additional information (carla.short@sfdpw.org). You may also view the code requirements at the following link: view the requirements at the following link: http://www.amlegal.com/nxt/gateway.dll/California/publicworks/article16urbanforestryordinance?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco.ca$anc=ID_806

10. **Streetscape Plan.** The project is proposing development of a parcel greater than one half acre with a total linear frontage greater than 250 feet and as such, requires the submittal of a Streetscape Plan to the Planning Department to ensure that the new streetscape and pedestrian elements are in conformance with the Department’s Better Street Plan. This Streetscape Plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions.
The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department’s Better Streets Plan and Section 138.1(c)(2)(ii) for the additional elements that may be required as part of the project’s streetscape plan.

11. Standards for Bird Safety. Adopted on July 14, 2011, the Standards for Bird Safe Buildings, Section 139, specify requirements for a bird safe building. The subject property is not located within 300 feet of an Urban Bird Refuge and would be subject only to feature related hazards such as include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Please review the standards and indicate the method of glazing treatment where applicable.

12. Vision Zero. The project is located on a “high-injury corridor”, identified through the City’s Vision Zero Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. Please refer to the Street Design Advisory Team Comments (attached).

13. Exposure. Planning Code Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. Wiese Street is only 18 feet wide. Therefore, the project will require an exception under Planning Code Section 140. Pursuant to Planning Code Section 315, the Department shall make findings to address the dwelling unit exposure requirement for all units that face Wiese Street.

14. 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. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadow on properties under the jurisdiction of San Francisco Recreation and Park Commission.

15. Street Frontage. Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements. Ground floor non-residential uses in Neighborhood Commercial Transit Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade.

16. Required Ground Floor Commercial Uses. Planning Code Section 145.4 requires active ground floor commercial uses as defined in that Section. Please ensure that all proposed uses meet this requirement.

17. Loading. Planning Code Section 152 requires this project to provide at least 1 loading space per Table 152. No loading area has been identified. The project as proposed will require an exception under
Planning Code Section 152. Pursuant to Planning Code Section 315, the Department shall make findings to address the loading requirement.

18. Bicycle Parking. Planning Code Section 155.1 requires this project to provide at least 114 Class 1, and 8 Class 2 bicycle parking spaces for the residential use. Additional Class 1 and Class 2 spaces are required based on type of use per Table 155.2. The number of spaces that are provided is unclear in the submittal. Please ensure that all bicycle parking provided meet the requirements for layout per Zoning Administrator Bulletin No. 9. Furthermore, bicycle parking should be located outside the Mission Street active use depth.

19. Dwelling Unit Mix. Planning Code Section 207.6 outlines requirements for minimum dwelling unit mixes for new residential units in Neighborhood Commercial Districts. In these zoning districts, no less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms; or, no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms; where any fractions resulting from these calculations shall be rounded to the nearest whole number of dwelling units. The project currently proposes 15.2% Studio, 5% Jr. 1 Bedroom, 22.9% 1 Bedroom, 46.5% 2 Bedroom and 10.1% 3 Bedroom units. The project as proposed appears to meet this requirement.

20. Height. The existing height limit is 45/85-X feet. The building located in the 45-X Height District appears to be above the height limit measuring 48 feet. The height on this parcel in not variable, please revise the plans to reflect compliance with the height limits.

The building located in the 85-X Height District fronting along Mission Street is required to provide a 15 foot setback above 65 feet per Planning Code Section 253.4. The project as proposed does not provide the required setback. Therefore, the project will require an exception under Planning Code Section 253.4 and pursuant to Planning Code Section 315 the Department shall make findings to address the setback requirement.

Furthermore, certain features are exempt from height limits per Planning Code 260(b), please identify all structures and provide area calculations for any exempt features.

21. Additional Height Requirements on Narrow Streets and Alleys. Planning Code Section 261.1 requires that frontages on narrow streets and alleys shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. Wiese Street is 18 feet wide. Therefore, all portions of the building above 22.5 feet shall be setback 10 feet. Please ensure that future submittals show the setback and height as required. An exception to this requirement cannot be sought or granted.

22. 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
23. Inclusionary Affordable Housing. The proposed project is 100 percent affordable units and is not subject to Planning Code Section 415.

24. Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE). New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process (Ordinance Number 070-015). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that the Planning Department will not consider an entitlement application complete until the following are completed:

(A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and

(B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when those comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at http://www.sfgov2.org/index.aspx?page=338 for additional information regarding the outreach process.

25. Impact Fees. The proposed 100% affordable housing project may be exempt from impact fees pursuant to Planning Code Section 406. However, based on an initial review of the proposed project, the following impact fees may be required for certain uses in this project:

a. Transportation Sustainability Fee (411A)

b. Residential Child-Care Impact Fee (414A)

c. Eastern Neighborhoods Impact Fee (423)

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:

1. Site Design, Open Space and Massing. The Department appreciates the instinct to create a porous site, allowing various users and the public to enter into the property. However, the Mission Street building should contribute to a more continuous street wall. A means to consider may include combining the two paseos into a larger single through-block passage lined with active uses on both sides. The gates of the paseo(s) should also be designed in such a manner as to contribute to the sense of openness and continuity with the street wall.
2. **Street Frontage.** The Mission Street frontage should have only active commercial uses with a minimum floor-to-floor height of 14 feet and all office-related uses occur elsewhere on the site. The building should provide a consistent and active relationship with the entire Mission Street frontage.

Similarly along Wiese Street, the Department recommends a greater connection between the residential and street frontage and requests individual residential entrances within the proposed setback. The section shows the residences elevated approximately 5 feet above the sidewalk, which is appropriate. The residential unit entries should connect to the street and be large enough to be useable. Planters and landscaping features should be designed to balance a sense of privacy and invitation. Please provide dimensioned and annotated enlarged elevations and plans of the ground floor.

3. **Architecture.** The Department recommends designing some termination at the roofline in the form of a cornice or other similar feature. Consider variation in the roof line and differentiating the top floor(s) from intermediate floors to further articulate the mid-rise building facing Mission Street. The Wiese Street building should more strongly reflect the 30- to 40-foot-wide, fine-grained residential buildings it faces.

4. **Curb Cuts.** Planning Code Section 155(r) preserves the pedestrian character of certain neighborhood commercial districts and intends to minimize delays to transit service, garage entries, driveways or other vehicular access to off-street parking or loading. As such new curb cuts on Mission Street are not permitted. None are proposed by the project at this time.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of 18 months. A Building Permit and Variance Application, as listed above, must be submitted no later than October 28, 2017. 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
Shadow Fan
SDAT Comments

cc: SFCC, Property Owner
Kimberly Durandet, Current Planning
Lana Russell-Hurd, Environmental Planning
Maria De Alva, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)
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The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City’s public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), and the San Francisco Municipal Transportation Agency (SFMTA).

The 1950 Mission Street project came to SDAT on March 7, 2016. Below are comments from that meeting.

CONTEXT

The project site is located on a lot in San Francisco’s Mission neighborhood, on the block bounded by Mission Street to the east, 16th Street to the south, Wiese Street to the west, and 15th Street to the north. The project proposes to demolish 11 modular wood framed buildings and to construct two mixed-use buildings with 157 affordable housing units. The first building fronting Wiese Street is five-stories, 45 feet in height. The second building fronting Mission Street is nine-stories, 85’ in height. The project includes 140, 394 square feet of residential uses, 3,415 square feet retail use, 1,184 square feet of artist studios, 6,277 squares feet of child care space/ youth activity space, and 1,247 square feet of residential services and 4,528 residential programs/ non-profit space. The project includes no off-street parking spaces. The buildings would be connected with elevated walkways. The project will provide 17,648 square-feet of open space area.

Better Streets Plan

The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a
particular focus on the pedestrian environment and how streets can be used as public space. The BSP polices can be found at: www.sfbetterstreets.org.

- Under the Better Streets Plan (BSP), Mission Street is classified as a Commercial Throughway, with a recommended sidewalk width 15'.
- Weise Street is classified as an Alley, with a recommended sidewalk width of 9' or greater.

Vision Zero
In 2014, the SFMTA Board joined the San Francisco Board of Supervisors, SF Planning, SFDPH and multiple other city agencies in adopting the City's Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like pedestrians. See: http://visionzerosf.org/about/support-for-vision-zero, links to all agency resolutions are at the bottom of the page.

- Mission Street has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for drivers, pedestrians, and bicyclists. All plans should prioritize improving safety for all users along this corridor.

Mission Public Life Plan
Completed in February 2015, the Mission Public Life Plan's goals are to explore Mission Street's identity, promote the street as a vital transit corridor, and create opportunities for public space, art and businesses.


SDAT COMMENTS
Design Excellence
- SDAT applauds the 1950 Mission team’s thoughtful design approach commitment serving the greater community in which it is sited. The project’s circulation pattern, community-serving uses, artist studios, and constellation of public and privately accessible open spaces spaces will contribute to the City’s public realm.

Mission Public Life Plan
- Please coordinate with Ilaria Salvadori, from SF Planning (Ilaria.Salvadori@sfgov.org) to ensure that the proposed project’s streetscape improvements are consistent with the Mission Public Life Plan.

Activation of Ground Floor and Streets
- SDAT encourages further activation of street frontages on Mission and Wiese Streets through additional retail or other active uses.
  - The frontage on Mission Street should be devoted to active uses with generous ceiling heights. SDAT is concerned that the co-working space proposed on does not meet the active use requirement as defined in the Planning Code for Neighborhood-Commercial Transit districts.
SDAT recommends further accessibility and activation of Wiese Street through additional residential entries and pathways bridging the proposed bioswale on Weiss Street.

- Consider special paving across the right-of-way, street murals along Weiss Street.

**Paseo Spaces**
- As currently configured, the proposed paseo spaces will have active uses on 1950 Mission’s side of the property line and blank facades opposite. SDAT is concerned that these spaces will not have enough activity. SDAT encourages the project team to reconfigure and/or combine the Paseos to create more vibrant and comfortable spaces.

**Loading**
- Please clarify where passenger loading, residential move-ins/outs, and garbage pick-up will occur.

**Landscaping, Street Trees and Site Furnishings**
- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit [http://www.sfdpw.org/trees](http://www.sfdpw.org/trees) or call 415-554-6700.
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.
- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP).

**Transformer Vault Location**
- Please include proposed transformer location on future copies of your construction document submittals. SF Public Works typically does not permit new transformer vaults in the public right-of-way. If an exception is requested, a Vault Permit from SF Public Works Bureau of Street Use & Mapping (BSM) will be required.

**Street Improvements (construction within the public right-of-way)**
- Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies). Additional permits may be required. Visit [http://www.sfdpw.org/permits-0](http://www.sfdpw.org/permits-0) for additional information or call 415-554-5810.

**Encroachments into the Public Right-of-Way**
- SF Public Works discourages any new encroachments into the public right-of-way. If new encroachments are proposed, show them on the plans. Examples of encroachments are: steps, warped driveways with diverters/planters, fire department connections (FDC), out swinging doors, bollards, etc. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by the DBI. If a variance is approved, a Minor Sidewalk Encroachment Permit (MSE) or other encroachment permit will
be required from BSM. Some permits require public notification and an annual assessment fee may be applied.

For SF Public Works permit information visit http://www.sfdpw.org/permits-0 or call 415-554-5810.

REFERENCES

Please refer to the following design guidelines when revising the project’s design.

BSP Street Furnishings Guidelines: http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/

BSP Guidelines for Special Paving in the Furniture Zone: http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/