



## SAN FRANCISCO PLANNING DEPARTMENT

### Plan Check Letter – Environmental Planning

June 29/July 5, 2018

Katie O' Brien  
Build Inc.  
315 Linden Street  
San Francisco, CA 94102

RE: Environmental Evaluation Application  
Planning Department Case # 2017-014833ENV  
469 Stevenson Street

On November 14, 2017, the above-referenced application was received by the Planning Department. This project was assigned to Environmental Planning staff on May 31, 2018. Environmental Planning has deemed the application to be "inactive." We are unable to process the application further due to the lack of certain information essential to our review, listed below. Review of your application will not continue until we have verified that you have submitted the following:

The Preliminary Project Assessment letter, published on May 17, 2018, requested some of the following items.

1. **Submit Entitlement Applications.** A Downtown Project Authorization is required for this project and would trigger the assignment of a current planner to the project. Assignment of a Current Planner is necessary needs to be assigned in order to determine if the base project provides a code-compliant base project. Please describe the waivers, incentives, and concessions sought for the bonus project.
2. **Project Description.** The following additional project description information is requested: number ~~Detail information on the number~~ of weeks and phases of construction (also see below), whether the project. ~~Give information on any~~ proposed any backup diesel generators or other stationary emissions sources, and ~~Provide~~ information on any programmatic features of the propose garage and freight operations (e.g., valet operations).
3. **Construction Information.** Complete the attached Air Quality Construction Information form, detailing construction equipment, phasing and duration, including whether pile driving or other particularly noisy construction methods are required.

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**Comment [JR1]:** "Some of" is confusing. Deleted, but please let me know if there is a reason why it is "some of". If you are asking for more info than what the PPA identified, then lets specify that these items are being requested based upon preliminary review of the application as well. Something like, "Based upon preliminary review of the EEA as well as the PPA letter, the following items are requested (note: some of these items were previously requested in the PPA letter issued May 17, 2018):

**LW:** Deletion accepted. It was stated this way in the previous template I used.

**Comment [LW2]:** Do they need to file the joint application? They want clarification how they should file this and they already have an EEA on file.  
**JR:** Wade suggests they file the Project Application and for the Environmental portion they can either attach their EEA or submit the new environmental screening form, which mirrors the old EEA.

**LW:** Ok.

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Revised: 1/13/16

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4. **Streetscape Plan.** A Streetscape Plan is required pursuant to Planning Code Section 138.1 and should be submitted prior to the initiation of the transportation analysis so that it may be incorporated into that analysis. ~~This~~ The streetscape plan shall include locations and dimensions of existing and proposed sidewalk widths, curb cuts, loading zones (on-street and off-street), location and number of Class 1 and 2 bicycle parking spaces, and location of street trees.
5. **Greenhouse Gases Checklist for Private Development.** Complete the attached Greenhouse Gas Compliance Checklist for Private Development Projects.
6. **Proof of Enrollment in Maher Program.** ~~Provide~~ proof of enrollment in the Department of Public Health's Maher Ordinance Program is required. Submit a copy of hazardous materials reports prepared for this project.
7. **Interdepartmental Review.** The proposed project is subject to mandatory interdepartmental review due to new construction on an identified Seismic Hazard Zone (liquefaction) parcel. Once an Entitlement Application has been submitted, an application for Interdepartmental Review shall be submitted to the Planning Department for review.

Upon review of the EEA, the following additional items are required:

8. **Noise Study.** An acoustical analysis is required to demonstrate with reasonable certainty that the project would not adversely affect noise-sensitive uses, in accordance with San Francisco Noise Ordinance sections 2909 (a), (b) and (d). The noise study shall be conducted by a qualified acoustical consultant who shall prepare a scope of work for approval by the assigned environmental coordinator prior to conducting the study.
9. **Air Quality Study.** The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. Please submit a copy of your "Application for Article 38 Compliance Assessment." The original article 38 application shall be submitted directly to the Department of Public Health. Given the project's location within the Air Pollutant Exposure Zone, the project will require mitigation measures during construction and for any stationary sources of air pollutants (e.g., backup diesel generator, etc.). However, no health risk assessment is required. Contrary to the Preliminary Project Assessment letter, the project does screens-out-ofrequire a criteria air pollutant analysis because it proposes land uses that exceed the Bay Area Air Quality Management District's screening levels for criteria air pollutants. ~~however, a health risk assessment analysis shall be prepared.~~ The air quality analysis shall be conducted by a qualified consultant who shall prepare a scope of work for approval by the assigned environmental coordinator prior to conducting the study.
10. **Wind Study.** Planning Code section 148 requires a wind analysis study to ensure that the project will not exceed the comfort criteria (ground level wind levels not to exceed 11mph in areas of substantial pedestrian use or 7mph in public seating areas). The ~~noise-wind~~ study shall be

**Comment [LW3]:** Note: Category A buildings in the area.  
**JR: Directly adjacent?**

**LW:** Yes, directly adjacent

**Comment [JR4]:** This is incorrect. No hra is needed, but that's not because impacts would be less than significant or anything and project does not screen out for CAP analysis. The PPA text seems to mix up the HRA and CAP analysis as well and is incorrect. I will talk to the EP PPA planner about this.

**LW:** The PPA E Case Planner was Chris Thomas.

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conducted by a qualified consultant who shall prepare a wind study scope of work for approval by the assigned environmental coordinator prior to conducting the study.

11. **Shadow Study.** 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. The shadow study shall be conducted by a qualified consultant who shall prepare a scope of work for approval by the assigned environmental coordinator prior to conducting the study.

**You must provide the above-specified information within 60 calendar days from the date of this letter. 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.**

We will cancel the above application if you fail to comply with this notice. Further, if you fail to comply with this notice, any other applications you may have filed related to this project, such as a Shadow Study Application, Conditional Use Application, Variance Application, or Building Permit Application, will be subject to cancellation by the Planning Department, Zoning Administrator, or Department of Building Inspection, as applicable.

Please direct any questions concerning this notice to the assigned planner, **Lana Wong** at (415) 575-9047 or [lane.wong@sfgov.org](mailto:lane.wong@sfgov.org). Contact the assigned planner to set up any meeting, should one be necessary. Please do not come to the Planning Department to discuss this notice without an appointment.

Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your application noted above.

Sincerely,  
**Lana Wong**  
Senior Environmental Planner

Attachments: Greenhouse Gas Compliance Checklist for Private Development Projects  
Interdepartmental Project Review Meeting  
Air Quality Construction Information

**Comment [LW5]:** The sponsor has stated that they are not ready to submit the entitlement yet, but they wish to proceed. My understanding is that we should not let them until they submit. Please note per the PPA.

**JR:** That is correct and we need them to submit for their entitlements now to make sure their base project and bonus project are OK from the high level massing, unit count, etc. point of view.

LW: OK.