



SAN FRANCISCO PLANNING DEPARTMENT

Community Plan Exemption Eligibility Determination Citywide Planning and Policy Analysis

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Case No.: 2011.1300E
Project Title: 901 16th Street and 1200 17th Street
Zoning: UMU (Urban Mixed Use) Use District
48-X (southern half of project site) and 68-X (northern half of project site) Height and Bulk District
Block/Lot: 3949/001, 001A, 002
3950/001
Lot Size: 152,460 square feet (combined for four lots)
Plan Area: Showplace Square/Potrero Hill Subarea of the Eastern Neighborhoods

A. PROJECT DESCRIPTION

The project site consists of four adjacent lots in the Potrero Hill neighborhood. The project site is bounded by 16th Street to the north, Mississippi Street to the east, 17th Street to the south, and residential and industrial buildings to the west. The project site contains three warehouses and a vacant brick office building on the western and southern portions and a modular office building at the northeast portion for a total of 109,500 square feet. The western and southern and northeast buildings on the project site are separated by an open surface parking lot. The tallest existing building is 47 feet in height. The project site is currently occupied by Cor-o-van Moving and Storage Company, except for the western warehouse building which is leased to the University of California, San Francisco for storage. Vehicles access the project site from three curb cuts at 16th Street, three curb cuts at Mississippi Street, and three curb cuts at 17th Street.

The proposed project would demolish the three warehouses and the modular office building, preserve the brick office building, adjust the four lots into two lots, construct two new buildings, and provide two new publicly accessible areas. The new northern lot would contain a new five-story, 68-foot tall building ("Kaiser Permanente building") comprised of 189,600 square feet. The Kaiser Permanente building would include 150,600 square feet of medical office space and 39,000 square feet of space devoted to retail, non-office medical space, and ground floor circulation, and a three-level subterranean garage with 579 parking spaces that vehicles would access from a new curb cut at Mississippi Street. In addition, the proposed project would add a new curb cut for garbage and commercial loading at Mississippi Street. The new southern lot would contain a new four-story, 48-foot tall building containing 189 dwelling units (113 studio and one-bedroom units and 76 two-bedroom units) and a one-level subterranean garage with 143 parking spaces that vehicles would access from a new curb cut at Mississippi Street. The existing brick building at 17th Street and Texas Street would serve as an entrance lobby and amenities space for residents and visitors to the new residential building at 17th Street. Between the new Kaiser Permanente building and the new residential building would be a 16,800 square-foot open space ("Kaiser

Green") that would be open to the public during daylight hours and closed off during nighttime hours with gates. Along the western property line of the two new lots would be a new 30-foot wide, north-south mid-block alley containing seating, open space, and a pathway that would be open to pedestrians and bicyclists 24 hours a day. The proposed project would require a lot line adjustment, a Large Project Authorization because the proposed project contains greater than 25,000 gross square feet of new construction, a conditional use authorization because the proposed retail spaces exceed 4,000 square feet, and demolition and building permits.

B. PRELIMINARY PLAN CONSISTENCY REVIEW

Section 15183(a) of the California Environmental Quality Act (CEQA) Guidelines states that "...projects which are consistent with the development density established by the existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."


The proposed project satisfies this requirement with regard to General Plan consistency. YES NO

Comments

The Project scope falls within generalized height, bulk, and land use as considered in the Showplace Square/Potrero Plan of the San Francisco General Plan.

Determination

For the purposes of the Citywide Planning and Policy Analysis division, the project is eligible for consideration of a Community Plan Exemption under California Public Resources Code Sections 21159.21, 21159.23, 21159.24, 21081.2, and 21083.3, and/or Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.



Adam Varat
Senior Planner, Citywide Planning

8/10/12

Date

The determination above is intended to be used solely for the purpose of determining eligibility for a Community Plan exemption, and does not indicate conformity with all General Plan and Planning Code requirements applicable to the proposed project, or any intent on the part of the Planning Department to recommend approval or disapproval of the project as proposed.