

PPA NUMBER: For Staff Use only	
ISSUE BY DATE: For Staff Use only	

APPLICATION FOR Preliminary Project Assessment

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 1990 Folsom Housing Associates, L.P.		
ADDRESS: 201 Eddy St, San Francisco, CA	ZIP CODE: 94102	TELEPHONE: (415) 358-3921
PROPERTY OWNER'S EMAIL: klamont@tndc.org		

APPLICANT'S NAME: 1990 Folsom Housing Associates, L.P. <input checked="" type="checkbox"/> Same as Above		
ADDRESS: c/o MEDA 2301 Mission Street, Ste. 301	ZIP CODE: 94110	TELEPHONE: (415) 282 3320
APPLICANT'S EMAIL: fvera@medasf.org		

CONTACT FOR PROJECT INFORMATION: Feliciano D. Vera <input type="checkbox"/> Same as: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant		
ADDRESS: 2301 Mission Street, Ste. 301	ZIP CODE: 94110	TELEPHONE: (415) 282 3320
CONTACT PERSON EMAIL: fvera@medasf.org		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1990 Folsom Street		ZIP CODE: 94110
CROSS STREETS: 16th Street and Folsom Street		

ASSESSORS BLOCK/LOT(S): 3552/012	LOT DIMENSIONS: 245.125'x118.5'	LOT AREA (SQ FT): 29,028
ZONING DISTRICT: PDR-1-G	HEIGHT/BULK DISTRICT: 58-X	TOTAL OF ALL STREET FRONTAGES: 482.125'

3. Reason for Submittal

- Creation of 7+ Dwelling Units
 Change of Use >25,000 gsf
 New Construction Non-Residential
 Non-Residential Addition >10,001 gsf
 School
 Other: _____

4. Project Description

Please Check All That Apply:

- New Construction
 Demolition
 Change of Use
 Alterations
 Other: _____

Additions to Building(s): Rear Front Height Side Yard Other: _____
 Vacant PDR. Former Bakery/Distribution

Present or Previous Use: _____

Proposed Use: Mixed Use Residential/PDR

Request a meeting with PPA planner(s)? YES NO

Will the project include a request for density bonus under the State Density Bonus Law? YES NO

If yes, you are **required** to provide a Project Description and a Project Summary Table for both the base (Planning Code-compliant) project and the bonus project.

5. Project Description continued...

Description of general scope of work: _____

The proposed project is a new eight-story mixed-use building. The first floor will replace and exceed existing PDR use with proposed PDR space dedicated to the arts. In addition, the ground floor will contain childcare use as well as community space and services for residents. An exterior stair leads from the ground floor to a courtyard on the second story. This courtyard and roof decks on the sixth, seventh, and eighth stories will provide outdoor open space to be used by residents. The upper floors will contain affordable studio, one, two and three bedroom family residences in part for the formerly homeless. The project includes the demolition of the existing building on the site.

6. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

Please attach an additional sheet with project features that are not included in this table.

	EXISTING	NET NEW	TOTALS
GROSS SQUARE FOOTAGE (GSF)			
Residential	0	124,575	124,575
Commercial/Retail	0	4,454	4,454
Office	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	8,847	3,413	12,260
Parking	24	3	3
Usable Open Space	0	20,232	20,232
Public Open Space	0	1,276	1,276
Other ()			0
TOTAL GSF	8,847	144,923	153,770
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Affordable	0	143	143
Commercial Storefronts	0	0	0
Hotel Rooms	0	0	0
Parking Space(s)	24	0	0
Loading Space(s)	0	0	0
Car Share Space(s)	0	3	3
Bicycle Spaces - Class 1	0	156	156
Bicycle Spaces - Class 2	0	0	0
Number of Buildings	1	1	0
Number of Stories	1	8	0
Height of Building(s)	20	85	0
Usable Open Space(s)	0	20,232	20,232
Public Open Space(s)	0	1,276	1,276
Public Art			0
Other ()			0

7. Additional Project Information

Please answer each question to the best of your ability. If the answer is unknown, please state so and provide a brief explanation. Please note that providing more information about the proposed project may result in additional and/or more detailed feedback from the Department.

1. Is the project related to a larger project, series of projects, or program previously reviewed or currently under review? YES NO

If yes, provide record number(s) and description.

2. Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district? YES NO

3. Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district? YES NO

4. Would the project result in excavation or soil disturbance/modification? YES NO

If yes, please provide the following:

Depth of excavation/disturbance below grade (in feet): Approximately 4'

Area of excavation/disturbance (in square feet): Approximately 28,000 S.F.

Amount of excavation (in cubic yards): Approximately 3800 C.Y.

What type of foundation would be used (if known)?

As proposed deep foundation with pile type to be determined

5. Is the project site located on the Maher map or suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks)? YES NO

If yes, would the project involve change of use from industrial to commercial and/or residential use(s)? YES NO

6. Would the project impact any public property or right(s)-of-way? YES NO

7. Does the project front a street segment in the Vision Zero Network? YES NO

8. Is the project in a Community Plan Area (for example, Market/Octavia)? YES NO
If yes, please identify the area.

Eastern Neighborhoods / Mission Neighborhood

9. Does the subject property for the proposed project include **any** of the following: YES NO

- greater than 1/2 acre in total area; or
- contain 250 feet of total lot frontage on one or more publicly-accessible rights-of-way; or
- frontage encompassing the entire block face between the nearest two intersections with any other publicly-accessible rights-of-way.

10. Does the project scope include **any** of the following: YES NO

- new construction;
- addition of 20% or more of gross floor area to an existing building; or
- alteration to greater than 50% of the existing square footage of a building

Applicant's Affidavit, Acknowledgement and Signature

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) All items submitted meet all applicable requirements for quality and content.
- d) Other information or applications may be required.

By signing below, I acknowledge:

That I have read and completed this form in its entirety; that I understand that receipt of these materials by the Department does not mean that the application has been accepted as complete.



Signature

Feliciano D. Vera

Name (Printed)

Sr. Project Mgr.

415-282-3334

fvera@medasf.org

Relationship to Project

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:

Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

TEL: **415.558.6378**

FAX: **415.558.6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco, CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. **Incomplete submittals will not be accepted.**

The checklist is to be completed by the applicant or authorized agent and signed by a department staff person at submittal.

APPLICATION MATERIALS	SUBMITTED
PPA Application, signed with all blanks completed (2 copies)	<input checked="" type="checkbox"/>
Project Summary Table	<input checked="" type="checkbox"/>
Additional Project Information (Questionnaire - Pg 5)	<input checked="" type="checkbox"/>
Letter of Authorization for agent (if applicable)	<input type="checkbox"/> NA
Set of plans: 2 reduced size 11"x17"	<input checked="" type="checkbox"/>
Site Plan (existing and proposed)	<input checked="" type="checkbox"/>
Floor Plans (existing and proposed)	<input checked="" type="checkbox"/>
Elevations (including adjacent structures)	<input checked="" type="checkbox"/>
Current photographs	<input checked="" type="checkbox"/>
Historic photographs (if possible)	<input type="checkbox"/>
3D Representations and/or Renderings	<input type="checkbox"/>
Digital copy of ALL materials submitted (CD or USB drive both accepted)	<input checked="" type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/> NA
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if applicant is the property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.

No application will be accepted by the Department unless the appropriate items on this checklist is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

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Application accepted by Planning Department:

By: _____

Date: _____