



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 18, 2014
TO: Blake Reinhardt, Embarcadero Capital Partners LLC
FROM: Mark Luellen, Planning Department
RE: PPA Case No. 2013.1857U for 100 California

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kevin Guy, at (415) 558-6163 or kevin.guy@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Mark Luellen", written over a horizontal line.

Mark Luellen, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: February 18, 2014
Case No.: 2013.1857U
Project Address: 100 California Street
Block/Lot: 0236/017
Zoning: C-3-O (Downtown Office) District
350-S Height and Bulk District
Area Plan: Downtown Plan
Project Sponsor: Blake Reinhardt, Embarcadero Capital Partners LLC
(650) 292-4101
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org

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DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or 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, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and 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 proposal is to modify the partial 14th and 15th floors of an existing building containing approximately 247,500 square feet of office uses, as well as ground-floor retail space. The existing building includes 13 full floors reaching a finished roof height of approximately 190 feet, as well as mechanical equipment and a two-story penthouse which occupy portions of the roof. At the 14th floor, the proposal would remove mechanical equipment, replace the exterior louvers with a glass curtainwall, and build out the 14th floor to the edge of the floors below (i.e. the full 14th floor) to create approximately 8,300 square feet of office space. At the 15th floor, the proposal would add mechanical equipment on the newly-created roof, and expand the existing 15th floor penthouse to create approximately 1,100 square feet of office space. No interior or exterior changes are proposed for levels 1 through 13 of the existing building.

ENVIRONMENTAL REVIEW:

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 for the full scope of the project (demolition and construction). Environmental Evaluation 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 under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for calculation of environmental application fees.¹

The following environmental issues would likely be addressed as part of the project's environmental review based on our preliminary review of the proposed project as it is described in the Preliminary Project Assessment (PPA) submittal dated December 19, 2013:

1. **Historic Architectural Resources.** According to the Planning Department's records, the existing building on the project site was built in 1959 and is a potential historic resource, or a Category B property. Category B properties are properties that do not meet the criteria for listing in Categories A.1 (resources listed on or formally determined to be eligible for the California Register) or A.2 (resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register), but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA. An historic resource evaluation (HRE) prepared by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards would be required to evaluate whether the property is an historical resource for the purposes of CEQA, and whether the project would adversely affect any on- and off-site historic resources.

The Planning Department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool,² which shall be known as the potential consultant list or PCL. Once the Environmental Evaluation Application is submitted, please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for the list of three consultants. Upon selection of the historic resource consultant, the scope of the HRE shall be prepared in consultation with Department Preservation staff.

2. **Noise.** Based on the City's GIS-based traffic noise model map, the project site is located along a segment of Davis Street with noise levels between 70 and 75 dBA L_{dn} (a day-night averaged sound level). The project site has frontage on portions of California Street and Sacramento Street that have noise levels between 65 and 70 dBA L_{dn} and 55 and 65 dBA L_{dn}, respectively. The Land Use Compatibility Chart for Community Noise in the San Francisco General Plan, Environmental Protection Element states that construction of new office buildings should generally be discouraged in an area with noise levels above 72.5 dBA L_{dn} and that a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design of the building. In addition, in an area with noise levels between 65 and 75 dBA L_{dn}, construction or development of office buildings should be undertaken only after a detailed analysis of the noise

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

² San Francisco Planning Department. *Consultant Resources. Historic Resources Consultant Pool*. Available online: <http://www.sf-planning.org/index.aspx?page=1886>

reduction requirements is made and needed noise insulation features included in the design.³ Based on this, a noise analysis prepared by a qualified acoustic consultant may be required for the project. A formal determination as to whether a Noise Study is required and as to the scope of the Noise Study will be made after submittal of the Environmental Evaluation Application.

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.

3. **Air Quality.** The proposed project does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction or operational screening level for criteria air pollutants. The project site is located within the Potential Roadway Exposure Zone, but not located within the Air Pollution Hot Spot.⁴ The project sponsor has indicated that no new back-up generators would be installed as part of this project.⁵

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 San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, to minimize public nuisance complaints, and to avoid orders to stop work by the San Francisco Department of Building and Inspection (DBI). Pursuant to the Construction Dust Ordinance, and because the project site is over a half-acre in area, the project sponsor would be required to prepare a Construction Dust Control Plan for review and approval by the San Francisco Department of Public Health (DPH).

In addition to construction dust, construction activities would require the use of heavy-duty diesel equipment that emits diesel particulate matter (DPM). DPM is a designated toxic air contaminant that may affect sensitive receptors located up to and perhaps beyond 300 feet from the project site. Additional measures may be required to reduce DPM emissions from construction vehicles and equipment.

³ San Francisco Planning Department. *San Francisco General Plan, Environmental Protection Element*. Available online at: http://www.sf-planning.org/ftp/general_plan/16_Environmental_Protection.htm

⁴ In an effort to identify areas of San Francisco most adversely affected by sources of TACs, the San Francisco Planning Department and the San Francisco Department of Public Health (DPH) have partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "air quality hot spots" were identified based on two health-protective criteria: 1) excess cancer risk from the contribution of emissions from all modeled sources > 100 per one million population; or 2) cumulative PM_{2.5} concentrations > 10 micrograms per cubic meter (µg/m³). Land use projects within these air quality hot spots require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

⁵ Blake Reinhardt, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Excavation, Generators, and Trees: 100 California Street (Case No. 2013.1857U)*, February 7, 2014. This email is available for review as part of Case File No. 2013.1857U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

If the project would generate new sources of toxic air contaminants including, but not limited to: 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. During the environmental review process, the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required. Because the project includes an emergency back-up generator, an Air Quality Technical Report may be required for additional air pollutant modeling. If an Air Quality Technical Report is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary.

4. **Wind.** The proposed project would not result in an increase in the height of the existing building as defined or measured under the Planning Code. However, the project would involve: 1) the installation of a new elevator overrun and a 10-foot-tall new mechanical enclosure on the 15th floor rooftop; and 2) replacement of the existing exterior louvers with a glass curtainwall on the 14th floor. The project sponsor has not provided the height of the proposed elevator overrun as part of this PPA. The height of the proposed elevator overrun must be noted in the proposed elevation plan to be submitted with the Environmental Evaluation Application. Based on this, a screening-level wind impact analysis would be required for this project. The wind analysis should take into account the surrounding topography and building heights. A draft scope of the wind analysis shall be submitted to Environmental Planning prior to commencement of any work related to the analysis.
5. **Shadow.** The project would involve the installation of a new elevator overrun and a 10-foot-tall new mechanical enclosure on the 15th floor rooftop. The project sponsor has not provided the height of the proposed elevator overrun as part of this PPA. The height of the proposed elevator overrun must be noted in the proposed elevation plan to be submitted with the Environmental Evaluation Application for this project.

A shadow fan analysis was prepared for this project.⁶ The shadow analysis found that the proposed project would cast new shadow on nearby parks subject to the Planning Code Section 295, including Maritime Plaza, Sue Bierman Park (east and west of Drumm Street), and Justin Herman/Embarcadero Plaza.⁷ In addition, the shadow analysis found that the proposed project would cast new shadow on nearby parks not subject to the Planning Code Section 295, including Embarcadero Center Plazas and other open spaces. Based on this, further shadow analysis would be required for both of these Section 295 parks and non-Section 295 spaces as part of the environmental review for this project. The Planning Department will provide additional guidance related to the scope of the analysis after the Environmental Evaluation Application for this project is filed.

⁶ Kevin Guy, San Francisco Planning Department. *Shadow Fan – 100 California Street*, February 10, 2014. This document is available for review as part of Case File No. 2013.1857U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

⁷ Kevin Guy, San Francisco Planning Department. *Email to Kei Zushi, San Francisco Planning Department, Shadow: 100 California St*, January 13, 2014. This email is available for review as part of Case File No. 2013.1857U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

6. **Geology.** The project site is located in a Seismic Hazard Zone, specifically a liquefaction hazard zone, as identified in the San Francisco General Plan. Any new construction on the project site is subject to a mandatory Interdepartmental Project Review because it is located within a Seismic Hazard Zone.⁸ A geotechnical study prepared by a qualified consultant must be submitted with the Environmental Evaluation Application. The study should address whether the project site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes, as assured through DBI's permit review process, would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
7. **Hazardous Materials.** The proposed project would involve no soil disturbing activities.⁹ Because the existing building on the project site was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. BAAQMD is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings that may contain asbestos-containing materials. In addition, because of their age, lead paint may be found in the existing building. Please contact DBI for requirements related to demolition of buildings that may contain lead paint.
8. **Bird-Safe Building Ordinance.** The project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards.¹⁰ The project's environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.
9. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site. Please be prepared to provide these mailing labels upon request during the environmental review process.

Based on the preliminary review of the proposed project, the proposed project may result in potential significant impacts with respect to historical resources, wind, or/and shadow.

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. 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 must be

⁸ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>

⁹ Blake Reinhardt, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Excavation, Generators, and Trees: 100 California Street (Case No. 2013.1857U)*, February 7, 2014. This email is available for review as part of Case File No. 2013.1857U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

¹⁰ San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: <http://www.sfplanning.org/index.aspx?page=2506>

prepared by an environmental consultant from the Planning Department's environmental consultant pool. For example, if the HREER determines that the existing building is a historic resource (see item 1, above) and the proposed addition to the building results in a significant impact on historic resources, which cannot be reduced by mitigation measures agreed to by the project sponsor to a less-than-significant level, the Planning Department would require the preparation of an EIR focused on historical architectural resources. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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 for a period of 20 calendar days, during which time concerned parties may comment on and/or appeal the determination. If an appeal is filed, the Planning Commission would hold a hearing to decide the appeal. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND).

Based on the preliminary review of the proposed project, the project appears to be consistent with the existing zoning designation and regulations applicable to the project site. In addition, the project site is located within the city limits and less than five acres in size. It also appears that the project can be adequately served by all required utilities and public services. For these reasons, if the project would not result in a significant impact on the environment including, but not limited to, traffic, noise, air quality, water quality, habitats for endangered, rare, or threatened species, the project could be eligible for a Class 32 infill development project categorical exemption from environmental review under CEQA Guidelines Section 15332. If a Class 32 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

In addition, the project could be eligible for a Class 1 existing facilities categorical exemption from environmental review under CEQA Guidelines Section 15301 based on the preliminary review of the proposed project. If the project site and the surrounding areas are determined not to be historically significant or environmentally sensitive and if the project would not result in a significant impact on the environment, the project could be eligible for a Class 1 exemption. It appears that the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. If a Class 1 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

PLANNING DEPARTMENT APPROVALS:

In 2008, the Planning Commission approved a project on the subject property to construct a six-story vertical addition containing approximately 78,000 square feet of office space to the existing office building, reaching a total height of approximately 267 feet, and to add a ground-floor retail space measuring approximately 1,500 square feet (Case No. 2006.0660). In 2012, the Planning Commission granted a three-year extension to these approvals until July 19, 2015 (Case No. 2012.0509). The current proposal described in this Preliminary Project Assessment differs significantly in scope and appearance from these previous approvals, and cannot be considered to be in substantial conformance with these entitlements. Therefore, new approvals would be required. 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. **Downtown Project Authorization.** In order for the project to proceed, the Planning Commission would need to determine that the project complies with Planning Code Section 309. This Section establishes a framework for review of project within C-3 Districts to ensure conformity with the Planning Code and the General Plan, and modifications may be imposed on various aspects of the project to achieve this conformity. These aspects include overall building form, impacts to public views, shadows and wind levels on sidewalks and open spaces, traffic circulation, relationship of the project to the streetscape, design of open space features, improvements to adjacent sidewalks (including street trees, landscaping, paving material, and street furniture), quality of residential units, preservation of on-site and off-site historic resources, and minimizing significant adverse environmental effects. Through the Section 309 Review process, the project sponsor may also request exceptions from certain requirements of the Planning Code, as described in "Preliminary Project Comments" below.

The application form for a "Downtown Project Authorization" is available from 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.

2. A **Building Permit Application** is required for the proposed construction activity.

Downtown Project Authorization 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 Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged 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.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project. For the purpose of providing these comments, the ground floor units along Clara Street are considered non-residential. Designation of these units as residential may alter some of the comments below.

1. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
2. **Bulk.** Per Section Buildings within "-S" bulk districts are subject to specified bulk controls for the "lower tower" and "upper tower" portion of the building. All work associated with the project would

occur within the upper tower portion of the building. The newly-created 14th floor would exceed the upper tower bulk controls, as follows:

Upper Tower Bulk Control	Maximum Permitted (Per Section 270, Chart B)	Proposed (est.)
Maximum Length	130 ft.	229
Maximum Diagonal	160 ft.	242
Average Floor Size	12,000	18,320
Maximum Floor Size	17,000	18,320

The project will require an exception to these bulk controls pursuant to Section 309, and must demonstrate compliance with the criteria specified in Section 272.

3. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction 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 need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable.
4. **Shadow Analysis.** Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space.

Staff has prepared a preliminary shadow fan that indicates potential shadow impact would be cast by the project on Maritime Plaza, Sue Bierman Park, and Justin Herman Plaza. However, this shadow fan does not account for the presence of intervening buildings. Additional analysis would need to be provided to demonstrate whether net new shadow would be cast by the project, once intervening buildings are considered. If this detailed shadow analysis finds that the project would cast shadow on these spaces, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the parks.

Sections 146 and 147 specify that buildings should generally be shaped to reduce substantial shadow impacts to public sidewalks within C-3 Districts, as well as publicly-accessible open spaces that are not protected under Section 295. The proposed project has the potential to cast new shadow on multiple privately- and publicly-owned open spaces in the vicinity. Additional analysis would need to be provided to assess the impacts to such spaces. See additional discussion of shadow analysis in Item #5 under 'Environmental Review'.

5. **Ground-Level Wind Currents.** As discussed in Item #4 under 'Environmental Review', Section 148 includes specific comfort- and hazard-level criteria for ground-level wind currents. If the project creates new exceedances of the comfort-level criteria, or if the project fails to ameliorate existing exceedances, an exception may be sought through the Section 309 review process. No exception may be sought, however, if the project creates new exceedances of the hazard-level criteria.

6. **Showers and Lockers.** Planning Code Section 155.4 requires four showers and 24 clothes lockers for office uses that exceed 50,000 square feet. When shower facilities and lockers are required due to additions to an existing building, the requirement is calculated based on the total square footage of the building or lot after the addition.
7. **Flood Notification.** The project site is located in a flood-prone area. Please see the attached bulletin regarding review of the project by the San Francisco Public Utilities Commission.
8. **Fees.** This project is subject to several categories of impact fees, as specified in Article 4 of the Planning Code, including:
 - a. Transit Impact Development Fee (Section 411)
 - b. Downtown Park Fee (Section 412)

The rate, applicability by land use, and calculation methodology varies by fee, and the fees would be calculated by staff during review of entitlement applications and building permits.

PRELIMINARY DESIGN COMMENTS:

Staff generally supports the proposed approach to massing, which primarily utilizes the existing envelope of the building to add square footage while minimizing visibility of the new mechanical penthouse and elevator overrun. Staff also generally supports the manner in which the 14th floor exterior responds to the character and rhythm of the existing elevations below. However, the materiality and details of the 14th floor exterior will need to be further informed by consultation with Preservation staff during the historic resource evaluation process. This will include consideration of the potential historic significance of features that would be removed or altered by the project.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **August 18, 2015**. 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: Interdepartmental Project Review Application
Flood Notification: Planning Bulletin
Shadow Fan

cc: 100 Cal Property LLC (c/o Embarcadero Capital Partners LLC), Property Owner
Kei Zushi, Environmental Planning
Kate McGee, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 30, 2013

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the abovereferenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). Staff from each of these disciplines will attend your meeting.

Interdepartmental Project Review fees:

1. \$1,164 for five or fewer residential units and all affordable housing projects.
2. \$1,702 for all other projects.

Please note that \$394 of these fees is non-refundable. If your project falls under the second type of fee, and you cancel your meeting, the difference will be refunded to you.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

Please note: All returned checks are subject to a \$50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two weeks from the receipt of the request form and check.

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Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.

INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT:

Name _____ Phone No. () _____

Address _____ FAX No. () _____

Owner _____

PROJECT INFORMATION:

Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____ Located within Geologic Hazard Zone? Y N

PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:

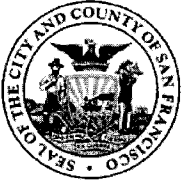
(Use attachments if necessary)

Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted staff _____

Will this project be publicly funded? (specify) _____

(Please submit four (4) copies/sets of the Application Form, Floor Plans, Pictures, etc.)



SAN FRANCISCO PLANNING DEPARTMENT

PLANNING BULLETIN

DATE: April 1, 2007 (V1.3)
TITLE: Review of Projects in Identified Areas Prone to Flooding

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

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PURPOSE: This bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

BACKGROUND:

Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather) and there can be backups or flooding near these streets and sewers. The attached graphic illustrates areas in the City prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or, more importantly, below the hydraulic grade line or water level of the sewer. The City is implementing a review process to avoid flooding problems caused by the relative elevation of the structure to the hydraulic grade line in the sewers.

PERMIT APPLICATION PROCESS:

Applicants for building permits for either new construction, change of use (Planning) or change of occupancy (Building Inspection), or for major alterations or enlargements shall be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the process, for a review to determine whether the project would result in ground level flooding during storms. The side sewer connection permits for such projects need to be reviewed and approved by the PUC at the beginning of the review process for all permit applications submitted to the Planning Department, the Department of Building Inspection, or the Redevelopment Agency.

The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The SFPUC will receive and return the application within a two-week period from date of receipt.

The permit applicant shall refer to PUC requirements for information required for the review of projects in flood prone areas. Requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters.



SOMA FLOOD ZONE



