



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** February 28, 2014  
**TO:** Toby Levy FAIA  
**FROM:** Julian J. Bañales, Planning Department  
**RE:** PPA Case No. 2014.0011U for 1298 Howard Street

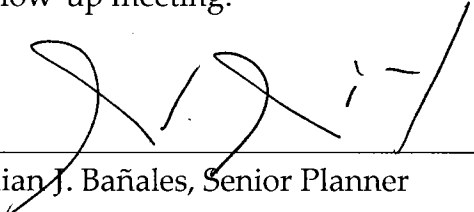
1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

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, Julian J. Bañales, at (415) 558-6339 or [julian.banales@sfgov.org](mailto:julian.banales@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.



\_\_\_\_\_  
Julian J. Bañales, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

---

## Preliminary Project Assessment

*Date:* February 28, 2014  
*Case No.:* **2014.0011U**  
*Project Address:* 1298 Howard Street  
*Block/Lot:* 3728/019, 024, 025, 086, 087  
*Zoning:* RCD (Regional Commercial District)  
WMUG (WSOMA Mixed-Use General District)  
RED-MX (Residential Enclave-Mixed District)  
Western SOMA Special Use District  
55-X, 45-X  
*Area Plan:* Eastern Neighborhoods Plan Area  
*Project Sponsor:* Toby Levy FAIA  
Levy Design Partners  
415-777-0561  
*Staff Contact:* Diego R Sánchez – 415-575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### 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 demolish an existing automotive service station and construct 123 dwelling units, 13,700 square feet of commercial space and 103 off-street parking spaces within two buildings. The proposed off-street parking would be located within a basement level that spans the site. The project site consists of five lots and is bounded by 9<sup>th</sup> Street to the west, Natoma Street to the north and Howard Street to the south. The commercial uses are proposed to be located along 9<sup>th</sup> Street and Howard Street.

**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:

An **Environmental Evaluation Application (EEA)** is required to determine the full scope of the project (demolition and expansion). EEAs 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.

Pursuant to CEQA, this project may qualify for a Community Plan Exemption (CPE) under the *Western SoMa Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project Final Environmental Impact Report (Western SoMa FEIR)*. Section 15183 of the 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. 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 Western SoMa FEIR*, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from *Western SoMa FEIR* 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 \$13,339); (b) the CPE certificate fee (currently \$7,402); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of *the Western SoMa FEIR*.

**2. CPE + Mitigated Negative Declaration**

If new site- or project-specific significant impacts are identified for the proposed project that were not identified in *the Western SoMa FEIR*, 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 certificate is prepared to address all other impacts that were encompassed by *the Western SoMa FEIR*, with all pertinent mitigation measures and CEQA findings from *the Western SoMa FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of *the Western SoMa FEIR*.

**3. CPE + 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 certificate is prepared to address all other impacts that were encompassed by *the Western SoMa FEIR*, with all pertinent mitigation measures and CEQA findings from *the Western SoMa FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on construction value); (c)

---

one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa FEIR*.

The project initially requires the following environmental review. This 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 approval application is submitted to the Current Planning Division, only the proposed project description will be reviewed by the assigned environmental coordinator.

- 1. Historic Architectural Resources:** The buildings at 1266 & 1298 Howard Street, 165 9<sup>th</sup> Street were constructed between 1998 and 1999 and, therefore, they are less than 50 years old. The buildings are not considered to be historic resources by the San Francisco Planning Department (they are rated as “6Z-not a resource”), but the project site is located within the West SoMa Light Industrial and Residential District and is adjacent to 1252 Howard Street and 757-759 Natoma Street, which are historic resources. Therefore, the proposed project would be subject to additional historic resource review to assess whether the proposed buildings would have an impact on the historic district and nearby historic buildings. This review will require preparation of a Historic Resource Evaluation (HRE) by a qualified professional who meets the Secretary of the Interior’s Professional Qualification Standards. Upon submittal of the EEA, the Department will provide a list of three historic resource consultants from the Historic Resource Consultant Pool. Once the EEA is submitted and an environmental case number is assigned, 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 should be prepared in consultation with Department Preservation staff.
- 2. Archeological Resources:** Project implementation would entail soil-disturbing activities associated with building construction including excavation, grading, and foundation work that would reach a depth of approximately 15 feet below grade. The *Western SoMa FEIR* identified the potential for project-specific significant impacts on archeological resources resulting from ground-disturbing activities in the Plan area. *Western SoMa FEIR Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment* would apply to the proposed project. This measure applies to any project involving any soils-disturbing activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five feet or greater below ground surface in the *Western SoMa Community Plan* area for which no archeological assessment report has been prepared. Projects to which this mitigation measure applies are subject to Preliminary Archeology Review (PAR) or a Preliminary Archeological Sensitivity Study (PASS) by the San Francisco Planning Department archeologist. Based on the PAR or PASS, the Environmental Review Officer (ERO) shall determine if an Archeological Research Design Treatment Plan (ARDTP) shall be required to more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project site on archeological resources to a less-than-significant level. If required, the ARDTP shall be prepared by a qualified archeological consultant selected from a list of three archeological consultants from the Planning Department’s archeological resources consultant pool provided by the

Planning Department during the environmental review.<sup>1</sup> The Planning Department Archeologist will be informed by the geotechnical study of the project site's subsurface geological conditions.

In addition, *Western SoMa FEIR Mitigation Measure M-CP-4b: Procedures for Accidental Discovery of Archeological Resources* would apply to the proposed project. This measure is intended to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). This mitigation measure requires the project sponsor to distribute the San Francisco Planning Department archeological resource "ALERT" sheet to on-site construction workers, suspend any project-related soils-disturbing activities when an archeological resource is encountered, and notify the ERO of an archeological resource encountered during soils-disturbing activities.

3. **Transportation:** Based on a preliminary review of the plans submitted and meeting with the project sponsor as part of this Preliminary Project Assessment, the Department has determined that a Transportation Impact Study (TIS) is likely to be required. However, a final determination will be made upon submittal and review of an EEA. In order to facilitate this determination, the EEA and plans submitted as part of the EEA should respond to the following comments and requests for additional information:

- Provide existing site plans showing the removal of existing curb cuts, dimensions of sidewalks, proposed curb cuts, and building entries;
- Consider placing the curb cut along Natoma Street instead of Howard Street for bicycle safety, since a bike route is along Howard Street;
- The plans should clarify where loading would occur; and
- The plans should clarify where the trash room would be located.

If required, the TIS shall be prepared by a qualified transportation consultant selected from a list of three transportation consultants the Planning Department will provide from the Department's transportation consultant pool. Please see the Planning Department's Environmental Planning webpage "Resources for Consultants" for further information on administration of the consultant pool.<sup>2</sup> Please see "Transportation Impact Analysis Guidelines for Environmental Review" on the Planning Department's website and "Miscellaneous Fees" in the Planning Department's current Fee Schedule for Applications. As noted on the Fee Schedule, there is a separate fee to San Francisco Municipal Transportation Authority (SFMTA) for review of the transportation report.

4. **Noise:** The *Western SoMa FEIR* identified a number of noise mitigation measures to address significant impacts resulting from construction activity associated with development in the Plan area. *Western SoMa FEIR Mitigation Measure M-NO-1a: Interior Noise Levels for Residential Uses* would not apply to the proposed project because the proposed project would be subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. The measure requires new development including noise-sensitive uses located along streets with noise levels above 60 dBA Ldn

---

<sup>1</sup> San Francisco Planning Department. *Consultant Resources, Archeological Review Consultant Pool*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

<sup>2</sup> The Planning Department's list of approved transportation consultants is available at [http://www.sf-planning.org/ftp/files/MEA/Transportation\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Transportation_consultant_pool.pdf).

(a day-night averaged sound level), where such development is not already subject to the California Noise Insulation Standards.

The proposed project would introduce a noise-sensitive use (i.e., residential) to the project site and, therefore, would be subject to *Western SoMa FEIR Mitigation Measure M-NO-1b: Siting of Noise-Sensitive Uses*. The measure requires the Planning Department to require the preparation of a noise analysis, prepared by persons qualified in acoustical analysis and/or engineering, for projects that include residential and other noise-sensitive uses. The noise study shall include, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to the project site, and include at least one 24-hour noise measurement (with average and maximum noise level readings taken so as to be able to accurately describe maximum level reached during nighttime hours) prior to the first project approval action. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the individual project site that appear to warrant heightened concern about noise levels in the vicinity. Should the Planning Department conclude that such concerns be present, the Planning Department would require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action.

*Western SoMa FEIR Mitigation Measures M-NO-1c: Siting of Noise-Generating Uses* may apply to the proposed project because the proposed project would introduce new commercial/retail spaces that could generate noise levels in excess of ambient noise. The measure requires the Planning Department to require the preparation of a noise analysis for new development including commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise.

*Western SoMa FEIR Mitigation Measure M-NO-1d: Open Space in Noisy Environments* specifies that Planning Code-required open space should be protected from noise-generating uses. The proposed project would provide 8,234 sf of new open space requiring site-specific noise attenuation measures that comply with urban design guidelines. Therefore, *Mitigation Measure M-NO-1d* would apply to the proposed project.

*Western SoMa FEIR Mitigation Measure M-NO-2a: General Construction Noise Control Measures* would apply to the proposed project. Mitigation Measure M-NO-2a requires that development projects in the *Western SoMa Community Plan* area undertake noise attenuation measures to ensure that project noise from construction activities is minimized to the maximum extent feasible. In addition, *Western SoMa FEIR Mitigation Measure M-NO-2b: Noise Control Measures During Pile Driving* would apply to the proposed project if the project requires pile driving. Mitigation Measure M-NO-2b would require that a set of site-specific noise attenuation measures be completed under the supervision of a qualified acoustical consultant for projects that require pile driving.

5. **Air Quality:** The proposed project's 123 dwelling units and 12,500 sf of retail space does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.<sup>3</sup> Therefore an analysis of the project's criteria air pollutant emissions is not likely to be

---

<sup>3</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

required. Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation shall 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 San Francisco Board of Supervisors approved 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, minimize public nuisance complaints, and to avoid orders to stop work by the DBI. Pursuant to the Construction Dust Ordinance, the proposed project would be required to prepare a Construction Dust Control Plan for review and approval by DPH.

In addition, San Francisco has 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 Pollutant Exposure Zones," were identified. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The proposed project is within an Air Pollutant Exposure Zone and includes sensitive land uses (i.e., residential dwelling units). Therefore, exhaust measures during construction, such as those listed in *Western SoMa FEIR Mitigation Measure M-AQ-6, Construction Emissions Minimization Plan for Criteria Air Pollutants*, and enhanced ventilation measures during operation will likely be required. Enhanced ventilation measures will be the same as those required for projects, such as this project, subject to Article 38 of the Health Code.<sup>4</sup>

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. Given the proposed project's height of 45 feet to 55 feet, the proposed project would not likely require a backup diesel generator and additional measures, such as that described in *Mitigation Measure M-AQ-4, Siting of Uses that Emit DPM or PM<sub>2.5</sub> and other TACs*, will not likely be necessary to reduce its emissions. Detailed information related to any proposed stationary sources shall be provided with the EEA.

6. **Greenhouse Gases:** Potential environmental effects related to greenhouse gas ("GHG") emissions from the revised project need to be addressed in a project's environmental evaluation. The project sponsor would be required to submit a completed GHG Compliance Checklist Table 1 for Private Development Projects demonstrating that the project is in compliance with the identified regulations and provide project-level details in the discussion column. An electronic version of the Greenhouse Gas Compliance Checklist Table 1 for Private Development Projects is available on the Planning Department's website at <http://www.sfplanning.org/index.aspx?page=1886>. 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.<sup>5</sup> Projects that do not

---

<sup>4</sup> Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

<sup>5</sup> City and County of San Francisco. Strategies to Address Greenhouse Gas Emissions. Available online at: [http://sfmea.sfplanning.org/GHG\\_Reduction\\_Strategy.pdf](http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf)



comply with a GHG-related regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy.

7. **Wind:** Wind impacts are generally caused by large building masses extending substantially above their surroundings, and by buildings oriented such that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. Typically, buildings that are less than 80 feet tall do not result in substantial changes to ground-level wind. The proposed building would be up to 45 feet to 55 feet in height, and therefore an analysis of wind impacts would not be required.
8. **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, unless the Planning Commission finds the impact to be less than significant. The proposed project would result in construction of a building up to 55 feet in height. The Planning Department conducted a preliminary shadow fan analysis and determined that the proposed project would not cast new shadow on public spaces protected under Section 295. Therefore, further shadow analysis will not be required for this project.<sup>6</sup>
9. **Geology:** The project site is located in a liquefaction hazard zone, as identified in the *San Francisco General Plan*. Please include a geotechnical report with the EEA package. The geotechnical investigation will assist the Planning Department's archeological review (see Archeological Resources section above).
10. **Stormwater:** The project would result in a ground surface disturbance of 5,000 sf or greater, and is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding 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, 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/sdg>. Contact Jerry Sanguinetti of the San Francisco DPW at (415) 554-5810 regarding the requirements.
11. **Floodplain:** The project site is on a block that has the potential to flood during storms. Contact Cliff Wong of the SFPUC at (415) 554-8339 regarding the requirements below. Applicants for building permits for either new construction, change of use or change of occupancy, or for major alterations or enlargements shall be referred to the SFPUC at the beginning of the process, for a review to

<sup>6</sup> Diego Sanchez, *Preliminary Shadow Analysis for 1266 & 1298 Howard Street and 165 9<sup>th</sup> Street, San Francisco, California, February 19, 2014*. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2014.0011U

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 SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, the DBI, or the Redevelopment Agency. The SFPUC and/or its delegate (SFPDW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. 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.

12. **Hazardous Materials:** The *Western SoMa FEIR* identified significant impacts related to accidental release of hazardous materials, i.e. mercury or polychlorinated biphenyls (PCBs). The proposed demolition of a gas station, automated car wash, and fast-food restaurant poses the risk of accidentally releasing PCBs and mercury. Therefore the proposed project would be subject to *Western SoMa FEIR Mitigation Measure M-HZ-2 Hazardous Building Materials Abatement*. This mitigation measure ensures the proper removal and handling of equipment that contain mercury or PCBs prior to building renovation or demolition. Implementation of the mitigation measure would reduce the indirect impact associated with potential PCB and mercury exposure.

In addition, the project site contains an underground fuel tank (UFT), which indicates the presence of potential hazardous materials associated with the site. Existing environmental hazards at the project site and the potential for hazardous materials contamination from past industrial uses on the site would need to be reviewed. The proposed project is located within the Maher zone, would require excavation of 50 cubic yards of soil, contains an on-site UFT, and would change uses from industrial to residential. Therefore, the proposed project is subject to San Francisco Health Code Article 22A, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by DPH, requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that sponsors of projects subject to the Maher Ordinance complete a Maher application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. DPH fees for their review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>.

Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

13. **Tree Planting and Protection Checklist:** The DPW Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any tree identified in the Tree Planting and Protection Checklist must be shown on the Site Plans with size of the trunk diameter, tree height and accurate canopy drip line. The project sponsor is required to submit a completed Tree Planting and Protection Checklist with the EEA.

- 
- 14. Notification of a Project Receiving Environmental Review:** Notice is 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. Please be prepared to provide mailing labels upon request during the environmental review process.

If any of the above investigations determine that mitigation measures not identified in the *Western SoMa FEIR* are required to address project-specific impacts not identified in the FEIR, the environmental document will be a CPE plus a focused IS/MND. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a CPE with a focused EIR. A CPE plus a focused IS/MND can be prepared by Planning Department staff, but a CPE with a focused EIR would need to be prepared by a consultant on 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)).

Please see "Studies for Project inside of Adopted Plan Areas - Community Plan Fees" in the Planning Department's current Fee Schedule for Applications. Environmental evaluation applications are available at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.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. **Conditional Use Authorization** is required from the Planning Commission as part of a **Planned Unit Development** per Planning Code Section 304, should any exceptions from the Planning Code requirements be requested for the portion of the project within the RCD zoning district, given that the project site has a total area in excess of ½ acre.
2. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 121.1 for the development on a lot in excess of 10,000 square feet within the RCD zoning district.
3. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 121.2 and 744.21 for nonresidential uses in excess of 10,000 square feet within the RCD zoning district.
4. **Conditional Use Authorization** from the Planning Commission or a **Zoning Administrator Conversion Determination** is required per Planning Code Section 228 for the conversion of an automotive service station.
5. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet in size within the Eastern Neighborhoods Mixed Use Districts.

6. A **Shadow Analysis** is required under Planning Code Section 295 as the project proposes a building height in excess of 40 feet. A shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Park Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.
7. A **Building Permit Application** is required for the demolition of the existing automotive service station and associated retail structures on the subject property.
8. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use Authorization, Automotive Service Station Conversion and Large 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](http://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.

1. **Pre-Application.** The Project requires a Pre-Application meeting in accordance with the minimum standards of the Pre-Application Process as the project proposes new construction.
2. **Neighborhood Notification.** Because the project proposes new construction, owners and occupants within 150 feet of the project site must also be notified, in accordance with Planning Code Section 312; this notification shall be conducted in conjunction with the notification under the Large Project Authorization (LPA) and the Conditional Use Authorization.
3. **Large Project Authorization.** The Large Project Authorization requires notification to owners of property within a 300 foot radius of the project site.
4. **Conditional Use Authorization.** The Conditional Use Authorization requires notification to owners of property within a 300 foot radius of the project site.

#### **PRELIMINARY PROJECT COMMENTS:**

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. **Development of Large Lots in Neighborhood Commercial Districts.** Planning Code Section 121.1 requires Conditional Use Authorization for proposed new construction on lots in excess of 10,000

square feet in size within the RCD (Regional Commercial District) zoning district. Lot 087 is approximately 17,000 square feet in size and is located within RCD zoning district.

2. **Use Size Limits in Neighborhood Commercial Districts.** Planning Code Sections 121.2 and 744.21 require Conditional Use Authorization for proposed nonresidential uses in excess of 10,000 square feet in size within the RCD (Regional Commercial District) zoning district. The proposed 13,000 square foot commercial use within the RCD zoning district exceeds the limit.
3. **Rear Yard.** Planning Code Section 134 requires the project to provide a rear yard of at least 25 percent of lot depth beginning at the second story of Lot 087. Because this Lot is within the RCD zoning district, an exception to the rear yard requirement must be sought pursuant to the Planned Unit Development Process should the project not provide a rear yard complying with Planning Code Section 134. Section 134 requires the project to provide a rear yard of at least 25% of lot depth beginning at the ground level for Lots 019, 024 025 and 086 because they are located within the WMUG and RED-MX zoning districts and contain at least one dwelling unit. Because the lots are in the Eastern Neighborhood Mixed Use districts, an exception pursuant to Planning Code Section 329 must be sought should the project not provide rear yards complying with Planning Code Section 134. In lieu of a code complying rear yard, the project should strive to provide a comparable amount of open area.
4. **Useable Open Space – Residential.** Planning Code Sections 135 and 823 require at least 80 square feet of useable open space for each dwelling unit located on Lots 019, 024, 024 and 086. Because Lot 087 is located within the RCD zoning district, Planning Code Section 135 allows at least 80 square feet of useable open space per dwelling unit, if private, for units located on Lot 087 or at least 106.4 square feet if common. Please note that Planning Code Sections 135(f) and 135(g) outline allowed obstructions and minimum dimensional requirements for spaces proposed as useable open space. Subsequent submissions should provide diagrams for proposed useable open space indicating compliance with Planning Code Section 135.
5. **Useable Open Space – Non-Residential.** Planning Code Section 135.3 requires the project to provide useable open space for the non-residential uses located within the WMUG zoning district (Lot 086). On subsequent submissions, please indicate the exact nature of the commercial use as Table 135.3 establishes requirements based on use.
6. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. Please note that at least 11 street trees will be required on Natoma Street, at least nine street trees will be required on 9<sup>th</sup> Street and at least 11 street trees on Howard Street.
7. **Public Realm Improvements: Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval. For more

information on process, guidelines, and requirements for street improvements, refer to [www.sfbetterstreets.org](http://www.sfbetterstreets.org).

8. **Standards for Bird Safe Buildings.** Planning Code Section 139 indicates that Feature-related hazards 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 note that Feature-related hazards can occur throughout the City and that any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. On subsequent plan submissions, please confirm that any Feature-related hazards are appropriately treated to meet the requirements of Planning Code Section 139.
9. **Dwelling Unit 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 public street or alley, a code-complying rear yard, or an appropriately sized courtyard. Those units not facing either Natoma Street, 9<sup>th</sup> Street or Howard Street may not be in compliance with Planning Code Section 140. For those units not in compliance with Planning Code Section 140 within the Eastern Neighborhoods Mixed Use Districts (Lots 019, 024, 025 and 086) an exception pursuant to Planning Code Section 329 must be sought. For those units not in compliance with Planning Code Section 140 on Lot 087, an exception through the Planned Unit Development process must be sought and justified. Please note that Planning Code Section 140(a)(2) indicates minimum dimensions and allowed obstructions. On subsequent submissions please provide a plan set at either a 1/4" or 1/8" scale. The Department generally encourages projects to minimize the number of units needing an exposure exception.
10. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 requires that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. The total street frontage dedicated to parking and loading access should be minimized, and combining entrances for off-street parking with those for off-street loading is encouraged. The placement of parking and loading entrances should minimize interference with street-fronting active uses and with the movement of pedestrians, cyclists, public transit, and autos.

Planning Code Section 145.1 requires that space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located must be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Please confirm that the uses fronting the street conform to this requirement.

Planning Code Section 145.1 requires ground floor non-residential uses in the WMUG zoning district and the RED-MX zoning district to have a minimum floor-to-floor height of 14 feet, as measured from grade.

Planning Code Section 145.1 requires that frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street

frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

11. **Off-Street Parking.** Planning Code Section 151.1 establishes off-street parking maximums for uses within the Eastern Neighborhoods Mixed Use Districts as well as the RCD zoning district. For dwelling units within the WMUG zoning district, up to one off-street parking space for each four dwelling units is principally permitted; up to 0.75 off-street parking spaces for each dwelling unit is permitted with Conditional Use Authorization. The Planning Code allows for off-street parking of up to one off-street parking space for each dwelling unit with Conditional Use Authorization for dwelling units within the WMUG zoning district that have at least 2 bedrooms and 1,000 square feet of occupied floor area. For dwelling units within the RED-MX zoning district, up to three off-street parking spaces for each four dwelling units is principally permitted; up to one off-street parking space for each dwelling unit is permitted with Conditional Use Authorization. For dwelling units within the RCD zoning district, a total 0.5 off-street parking spaces per dwelling unit is principally permitted; up to 0.75 off-street parking spaces per dwelling unit is permitted with Conditional Use Authorization. For retail and office uses within the RCD zoning district, up to one off-street parking space is allowed per 1,500 square feet of occupied floor area. On subsequent submissions, please provide a diagram and table of proposed off-street parking demonstrating compliance.
12. **Bicycle Parking.** Planning Code Section 155.2 requires this project to provide at least 130 Class 1 bicycle parking spaces and at least 10 Class 2 bicycle parking spaces, assuming 123 dwelling units, 6,250 square feet of retail and 6,250 square feet of office use.
13. **Car sharing.** Planning Code Section 166 requires this project to provide at least one car share space for the residential uses. Should the number of off-street parking spaces devoted to non-residential uses exceed 24, then at least one additional car share space must be provided.
14. **Minimum Dwelling Unit Mix.** Planning Code Section 207.6 requires within the Eastern Neighborhoods zoning districts and the RCD zoning district that a minimum of 40 percent of all dwelling units be two-bedroom units or a minimum of 30 percent of all dwelling units be three-bedroom units. From the plan set submitted, it appears that the proposal only provides 29 percent of units as two-bedroom units with at least 1,000 square feet of occupied floor area. On subsequent submissions please increase the number of two-bedroom units with at least 1,000 square feet of occupied floor area to meet the minimum requirement.
15. **Automotive Service Station Conversion.** Planning Code Section 228 requires either Conditional Use Authorization or a Zoning Administrator Conversion Determination for the conversion of an automotive service station into another use.
16. **Additional Height Limits for Narrow Streets and Alleys.** Planning Code Section 261.1 requires the Natoma Street façade to have the upper stories which are set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line. This condition is illustrated in Figure 261.1A., for

reference. On subsequent plan submissions, please provide a plan sheet that indicates compliance with this Planning Code Section. Variances from the sun access plan are not permitted.

17. **Horizontal Mass Reduction.** Planning Code Section 270.1 requires all buildings in the Eastern Neighborhoods Mixed Use Districts with street frontage greater than 200 feet in length to incorporate one or more mass reduction breaks in the building that reduce the horizontal scale of the building into discrete sections not more than 200 feet in length. Such mass reduction breaks shall be not less than 30 feet in width, be not less than 60 feet in depth from the street-facing building façade, extend up to the sky from a level not higher than 25 feet above grade or the third story, whichever is lower and result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet. On subsequent submissions please indicate compliance with this requirement.
18. **Mid-Block Alleys on Large Lot Developments.** Planning Code Section 270.2 applies to all new construction on parcels that have one or more street frontages of over 200 linear feet on a block face longer than 400 feet between intersections within the Eastern Neighborhoods Mixed Use Districts. New construction on lots with greater than 300 linear feet of street frontage shall provide a publicly-accessible mid-block alley for the entire depth of the property, generally located toward the middle of the subject block face, perpendicular to the subject frontage and connecting to any existing streets and alleys. The mid-block alley should provide pedestrian access and limit vehicular access. Please confirm that the mid-block alley conforms to the Design and Performance Standards under Planning Code Section 270.2(e). In particular please note the allowed encroachments, as found under Planning Code Section 136, do not include sky bridges.
19. **Transit Impact Development Fee.** The proposal is subject to Planning Code Section 411, the Transit Impact Development Fee, for the proposed retail and office development. This Fee is paid on a gross square foot basis.
20. **Affordable Housing Requirements.** The project is required to meet the affordable housing requirements under Planning Code Section 415. Please note that the 20% reduction in the number of units that must be provided as a result of Proposition C only applies to the on-site alternative under Planning Code Section 415. Assuming the on-site alternative, the Proposition C reduction and 123 units, the project would be required to provide 15 on-site affordable units.
21. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhoods Impact Fee as a Tier 1 project. The tiers for specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods Plan.
22. **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.
23. **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  
50 Van Ness, San Francisco, CA 94102  
(415)581-2303

24. **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.
25. **Stormwater.** Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
26. **Recycled Water.** The City Requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 square feet. Please see the attached SFPUC document for more information.

#### PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** In general the site is well organized, with open space that connects public streets and moderates the scale of the development. The massing seems appropriate in relation to street widths and adjacent building form: larger building form on the wider streets, and massing setbacks reducing the scale on Natoma Street.

The Western SOMA plan prioritizes the alleys for pedestrian life and discourages additional vehicular access. However, as a part of the Central SOMA plan, Howard Street is envisioned to receive bike lanes. Due to the speed differential between through traffic and cars entering and exiting a garage, the parking access on Howard may create additional conflicts with bike and through traffic. In addition, Natoma may serve as a safer place to locate a parking entrance from a traffic and safety perspective, due to the slower vehicle speed in alley.

The Planning Department appreciates the use, location and size and of the mid-block alley and suggests that its utility and adaptability be further augmented by providing direct access to the ground floor dwelling units, lobby, and courtyard to provide an inviting entry sequence.

In consideration of the size and location of the midblock open space formed by the adjacent rear yards, the Planning Department recommends exploring a design that continues the mid-block open space pattern through to the mid-block alley, and if possible, visually connected to the courtyard.

The Planning Department appreciates the courtyard with the portal opening to 9<sup>th</sup> Street, and encourages the design further explore the opportunity for connectivity and interaction with the public realm. Although the courtyard is raised from street level, it seems appropriate and feasible for that spatial relationship to actively contribute to the active street use.

2. **Vehicle Circulation, Access and Parking.** The project is two blocks from Market Street, the City's main transit spine. The Planning Department is concerned by the large quantity and amount of space that is devoted to parking in the current proposal. There is no minimum parking requirement in the districts, and the proposed project provides 0.8 parking spaces per dwelling unit, at the upper limit of what is permitted in Section 151.1 of the Planning Code. The Planning Department strongly recommends reducing the number of parking to the quantity allowed as of right, and further recommends that the project incorporate mechanical stackers or lifts, which are required for projects of more than 50 units with a parking ratio greater than 0.5 spaces per dwelling unit. See Section 151.1(g)(2) of the Planning Code. The project design would be greatly improved by reducing the parking ratio and/or the parking footprint.

This high quantity of parking limits the possibility for the building to adapt to the site in a sensitive manner, for example hindering the ability for on-site storm water infiltration and landscaping on the mid-block alley to be in the ground.

The Planning Department recommends the garage opening be limited in width to 12 feet and recessed from the face of the building.

The Bike Parking is located appropriately.

3. **Street Frontage.** The frontage should provide a consistent and active relationship with the fronting streets, per the Draft Ground Floor Residential Design Guidelines.

The Planning Department appreciates the location of the residential lobby and encourages providing direct visual access from the lobby to the courtyard as a public and private amenity. As a means of achieving this, consider providing stairs from the lobby to the courtyard. Consider in-ground landscaping, to augment the visual continuity of the public realm into the lobby. (Perhaps a similar feature could be located inside the lobby.)

The Planning Department recommends that the ground floor residential units be raised a minimum of 3' above grade with setback terrace entries that incorporates landscape features and provides a transition from the street. A setback terrace at the ground level may count toward open space.

If the project decides to provide at-grade entrances, more space is needed to provide a transition from the street. The Planning Department recommends the ground floor residential units be setback 9' to 12' from the street and expressed as double height on the facade. Gates, screens, and fences at the ground floor patios should be no higher than 3'-6" and be transparent.

Refer to the draft Ground Floor Residential Design Guidelines for treatment of the building along the street of residential uses on the ground floor. The draft guidelines are located on the Department

website under "Resource Center/Department Publications/Guidelines for Ground Floor Residential Design."

4. **Architecture.** The Planning Department believes a utilitarian aesthetic could respond to the existing context along 9<sup>th</sup> Street, but suggests expressing smaller scale, residential qualities along Natoma. At this point the architecture is assumed to be preliminary and the Planning Department will provide further detailed design review on the subsequent submission of materials and details to insure that a high quality design is achieved. It is expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to the success of approval of this project.
5. **Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval.

See <http://www.sfbetterstreets.org/design-guidelines/street-types/> to identify relevant street types for the project frontage.

The Planning Department recommends that the sponsor should consider public realm features, including widening the sidewalks along the frontages of Howard and 9<sup>th</sup> Streets to 15', and shared street improvement along Natoma. Planning staff is happy to review proposals or meet with the project sponsor to explore ideas.

A bulb out at the 9<sup>th</sup> street crosswalk is also recommended.

The furnishing zone of the sidewalks should consider special paving, and enhanced planting and other site furnishing such as seating, bike racks, and pedestrian lighting. These improvements could enhance and build on the quality and use of the ground floor uses and the plaza.

For more information on process, guidelines, and requirements for street improvements, refer to [www.sfbetterstreets.org](http://www.sfbetterstreets.org).

Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

## 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 28, 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:      Neighborhood Group Mailing List  
                    Interdepartmental Project Review Application  
                    Flood Notification: Planning Bulletin  
                    SFPUC Recycled Water Information Sheet

cc:    Anthony Chan, Property Owner  
         Diego R Sánchez, Current Planning  
         Craig Jung, Environmental Planning  
         Paul Chassen, Citywide Planning and Analysis  
         Jerry Robbins, MTA  
         Jerry Sanguinetti, DPW

Angelica Cabande  
Organizational Director  
South of Market Community Action  
Network (SOMCAN)

1110 Howard Street  
San Francisco, CA 94103

Corinne Woods

0  
Mission Creek Harbor Association  
300 Channel Street, Box 10  
San Francisco, CA 94158

Ian Lewis

0  
HERE Local 2  
209 Golden Gate Avenue  
San Francisco, CA 94102

Jason Henderson

Vice Chariman  
Market/Octavia Community Advisory  
Comm.  
300 Buchanan Street, Apt. 503  
San Francisco, CA 94102

Kaye Griffin

Director  
LMNOP Neighbors  
1047 Minna Street  
San Francisco, CA 94103

Marvis Phillips

Land Use Chair  
Alliance for a Better District 6  
230 Eddy Street #1206  
San Francisco, CA 94102-6526

Rodney Minott

Chair  
Potrero Hill Neighbors/Save the Hill  
1206 Mariposa Street  
San Francisco, CA 94107

Tony Kelly

President  
Potrero Boosters Neighborhood Association  
1459 - 18th Street, Suite 133  
San Francisco, CA 94107

Antonio Diaz  
Project Director  
People Organizing to Demand  
Environmental and Economic Rights  
(PODER)

474 Valencia Street #125  
San Francisco, CA 94103  
Don Falk  
Executive Director  
Tenderloin Neighborhood Development  
Corporation  
201 Eddy Street  
San Francisco, CA 94102

Jane Kim

Supervisor, District 6  
Board of Supervisors  
1 Dr. Carlton B Goodlett Place, Room #244  
San Francisco, CA 94102-4689

Jim Meko

Chair  
SOMA Leadership Council  
366 Tenth Street  
San Francisco, CA 94103

Keith Goldstein

0  
Potrero-Dogpatch Merchants Association  
800 Kansas Street  
San Francisco, CA 94107

Patsy Tito

Executive Director  
Samoan Development Centre  
2055 Sunnyside Avenue #100  
San Francisco, CA 94134-2611

Sonja Kos

Community Advocate  
TODCO Impact Group  
230 Fourth Street  
San Francisco, CA 94103

York Loo

0  
York Realty  
243A Shipley Street  
San Francisco, CA 94107-1010

Carolyn Diamond  
Executive Director  
Market Street Association  
870 Market Street, Suite 456  
San Francisco, CA 94102

Gerald Wolf

President  
Hallam Street Homeowners Association  
1 Brush Place  
San Francisco, CA 94103

Janet Carpinelli

Board President  
Dogpatch Neighborhood Association  
934 Minnesota Street  
San Francisco, CA 94107

Katy Liddell

President  
South Beach/Rincon/ Mission Bay  
Neighborhood Association  
403 Main Street #813  
San Francisco, CA 94105

Laura Magnani

0  
American Friends Service Committee  
65 Ninth Street  
San Francisco, CA 94103

Reed Bement

President  
Rincon Hill Residents Association  
75 Folsom Street #1800  
San Francisco, CA 94105

Tiffany Bohee

Executive Director  
Office of Community Investment and  
Infrastructure, City and County of San  
Francisco  
1 South Van Ness Avenue, 5th Floor  
San Francisco, CA 94103



Aaron Peskin

-  
470 Columbus Avenue, Ste. 211  
San Francisco, CA 94133

Chuck Turner  
Director  
Community Design Center  
5 Thomas Mellon Circle, #128  
San Francisco, CA 94134

Mary Miles  
0  
Coalition for Adequate Review  
364 Page Street, #36  
San Francisco, CA 94102

Sue Hestor  
Attorney at Law  
-  
870 Market Street, #1128  
San Francisco, CA 94102

Adrian Simi  
Local Field Representative  
Carpenters Local 22  
2085 Third Street  
San Francisco, CA 94107

Grace Shanahan  
President  
Residential Builders Association  
1717 17th Street, Ste. 200  
San Francisco, CA 94103

Michael Theriault  
Secretary-Treasurer  
SF Building and Construction Trades  
Council  
1188 Franklin Street, Ste.203  
San Francisco, CA 94109

Ted Gullicksen  
Office Manager  
San Francisco Tenants Union  
558 Capp Street  
San Francisco, CA 94110

Alex Lantsberg  
Research Analyst  
Carpenters Local 22 c/o NCCRC Research  
265 Hegenberger Road, Ste. 220  
Oakland, CA 94621

Lynn Sousa  
Public Works Coordinator  
AT&T Construction and Engineering  
795 Folsom Street, Rm.426  
San Francisco, CA 94107-1243

Stephen Williams  
Attorney  
Law Office of Stephen M. Williams  
1934 Divisadero Street  
San Francisco, CA 94115







Title: 1298 Howard Street: 2014.0011U

Comments: Building Height Modeled at 70 Feet  
Slopes Taken into Account

Printed: 25 February, 2014





# SAN FRANCISCO PLANNING DEPARTMENT

---

## INTERDEPARTMENTAL PROJECT REVIEW

*Effective: February 1, 2009*

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. \$1,059 for five or fewer residential units and all affordable housing projects.
2. \$1,530 for all other projects.

*Please note that \$345 of these fees are non-refundable. If your project falls under the second type of fee, and you cancel your meeting, \$1,185 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, Ste. 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-6926**.

*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.*

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Submittal requirements:**

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) \_\_\_\_\_



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR First Source Hiring Program Administrative Code Chapter 83

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

For all projects subject to Administrative Code Chapter 83, this completed form must be filed with the Planning Department prior to any Planning Commission hearing or, if principally permitted, Planning Department approval of the site permit.

PROJECT ADDRESS		BLOCK/LOT(S)
BUILDING PERMIT APPLICATION NO.		CASE NO. (IF APPLICABLE)
		MOTION NO.

Please check the boxes below that are applicable to this project. Select all that apply.

- ☐ 1A. The project is wholly residential.
- ☐ 1B. The project is wholly commercial. (For the purposes of Administrative Code Chapter 83, any project that is not residential is considered to be a commercial activity.)
- ☐ 1C. The project is a mixed use.
- ☐ 2A. The project will create ten (10) or more new residential units.
- ☐ 2B. The project will create 25,000 square feet or more of new or additional gross floor area.
- ☐ 3A. The project will create less than ten (10) new residential units.
- ☐ 3B. The project will create less than 25,000 square feet of new or additional gross floor area.

If you checked either 2A or 2B, your project is subject to the First Source Hiring Program. Please contact the First Source Hiring Program Manager with the San Francisco Human Services Agency's Workforce Development Division to develop a contract to satisfy this requirement.

If you checked 3A and 3B, your project is not subject to the First Source Hiring Program.

For questions, please contact the First Source Hiring Manager at (415) 401-4960. For frequently asked questions, you may access First Source information at [www.onestopsf.org](http://www.onestopsf.org)

# Affidavit for First Source Hiring Program

## Contact Information and Declaration of Sponsor of Principal Project

NAME:	
ADDRESS:	TELEPHONE:
	(     )
	FAX:
	(     )
EMAIL:	

I hereby declare the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Administrative Code Chapter 83.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





# SAN FRANCISCO PLANNING DEPARTMENT

## *PLANNING BULLETIN*

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

**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.

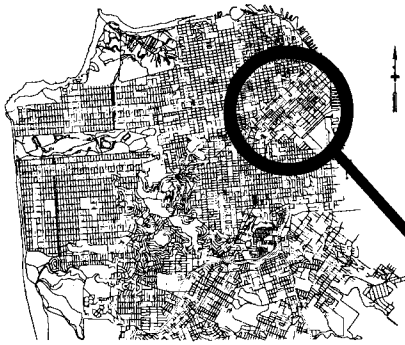
The permit applicant shall refer to PUC requirements for information required for the review of projects in flood prone areas. Requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters.

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**








# SOMA FLOOD ZONE







# San Francisco Public Utilities Commission Blocks of Interest

## Legend

-  freeway
-  Highway
-  arterial
-  SF Shoreline
-  SF Blocks

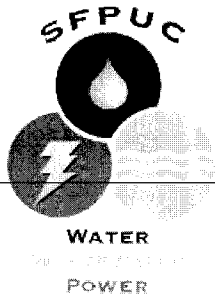
## Blocks Of Interest

-  Blocks of Interest
-  Fill Areas
-  Historical Marsh Areas
-  Liquifaction areas

Nov, 2006







**SAN FRANCISCO PUBLIC UTILITIES COMMISSION**  
**URBAN WATERSHED MANAGEMENT PROGRAM**



1145 Market Street, 5th Floor, San Francisco, CA 94103 • Tel. (415) 551-4694 • Fax (415) 934-5728

Re: **SFPUC Urban Watershed Management Program (UWMP)**  
**Stormwater Requirements**

**EDWIN M. LEE**  
MAYOR

**FRANCESCA VIETOR**  
PRESIDENT

**ANSON MORAN**  
VICE PRESIDENT

**ANN MOLLER CAEN**  
COMMISSIONER

**ART TORRES**  
COMMISSIONER

**VINCE COURTNEY**  
COMMISSIONER

**ED HARRINGTON**  
GENERAL MANAGER

Dear Project Proponent,

Your project may be subject to meeting requirements of the 2010 San Francisco Stormwater Management Ordinance and the *San Francisco Stormwater Design Guidelines (Guidelines)*. The project parameter that triggers compliance with the *Guidelines* is:

- Projects disturbing 5,000 square feet or more of ground surface are subject to the Stormwater Management Ordinance and must therefore meet the performance measures set within the *Guidelines*.

**If your project triggers the Ordinance your project must:**

- Determine if your project is located in the area served by the combined sewer or the area served by the separate sewer and meet the applicable performance measure:
  - Combined Sewer Areas:
    - For sites with existing imperviousness of less than or equal to 50%, stormwater runoff rate and volume shall not exceed pre-development conditions for the 1- and 2-year 24-hour design storm.
    - For sites with existing imperviousness of greater than 50%, stormwater runoff rate and volume shall be decreased by 25% from the 2-year 24-hour design storm
    - (*Equivalent to LEED Sustainable Sites Credit 6.1*).
  - Separate Sewer Areas:
    - Capture and treat the rainfall from a design storm of 0.75 inches.
    - (*Equivalent to LEED Sustainable Sites Credit 6.2*).
- Develop a Stormwater Control Plan in accordance with the *Guidelines* and submit it for review and approval to the UWMP prior to receiving a building permit; and
- Develop an operation and maintenance plan for all proposed stormwater controls and submit it as part of the Stormwater Control Plan.

Stormwater requirements can be met using Low Impact Design (LID) or other green infrastructure approaches. LID approaches use stormwater management solutions that promote the use of ecological and landscape-based systems that mimic pre-development drainage patterns and hydrologic processes by increasing retention, detention, infiltration, and treatment of stormwater at its source.

**The necessary documents can be found online at:**

- Stormwater Management Ordinance:  
<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0083-10.pdf>
- *Stormwater Design Guidelines (Guidelines) and Appendixes:*  
<http://sfwater.org/sdg>
- Instructions for completing a Stormwater Control Plan: Refer to *Guidelines, Appendix C*.
- Municipal separate stormwater sewer system (MS4) and Combined Sewer System Boundary Map: Refer to *Guidelines*, p.10

Upon receipt of this letter please contact the SFPUC Urban Watershed Management Program (UWMP) to confirm specific *Guideline* requirements for your project.

Project Reviewer  
Urban Watershed Management Program  
[stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org)

The UWMP staff looks forward to helping you achieve stormwater management compliance and moving your project forward.

Sincerely,

UWMP Project Review Team

San Francisco Public Utilities Commission  
Wastewater Enterprise



## **San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers**

The City and County of San Francisco (CCSF) requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas under the following circumstances:

- New or remodeled buildings and all subdivisions (except condominium conversions) with a total cumulative area of 40,000 square feet or more
- New and existing irrigated areas of 10,000 square feet or more

The following are procedures to guide developers and property owners with the installation of recycled water service lines. The diagram on the reverse, shows how and where the lines are to be installed, and the required backflow prevention.

### **Number of Water Lines Coming onto a Property**

Three to four lines:

- 1) Fire
- 2) Potable water domestic
- 3) Recycled water domestic
- 4) Recycled water irrigation (if property has landscaping)

### **Number of Water Meters**

One water meter required for each water line.

### **Required Backflow Prevention**

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

All backflow preventers must be approved by the SFPUC's Water Quality Bureau.

The backflow preventer for domestic water plumbing inside the building, and the recycled water system must meet the CCSF's Plumbing Code and Health Code.

### **Pipe Separation**

California Department of Public Health regulations require new water mains and new supply lines to be installed at least 4-foot horizontally from, and one foot vertically above a parallel pipeline conveying recycled water.

### **Pipe Type**

- Transmission lines and mains – ductile iron
  - Distribution and service lines – purple PVC or equivalent
  - Irrigation lines – purple PVC or equivalent
  - Dual-plumbing – piping described in Chapter 3, Appendix J of the City and County of San Francisco Plumbing Codes
- \*\*SFPUC must sign off on pipe type prior to installation. Contact the City Distribution Division at (415) 550-4952.**

### **Temporary Potable Water Use Until Recycled Water Becomes Available**

The potable water line will be used to feed the recycled water lines(s) until such time that recycled water becomes available. When recycled water becomes available, the cross-connection will be broken by the SFPUC, and the potable and recycled water lines will be totally separated. Before recycled water is delivered to the property, cross-connection and backflow testing will take place to assure separation.

Under no circumstances are developers or property owners to "t-off" of the potable water line to the recycled water lines(s).

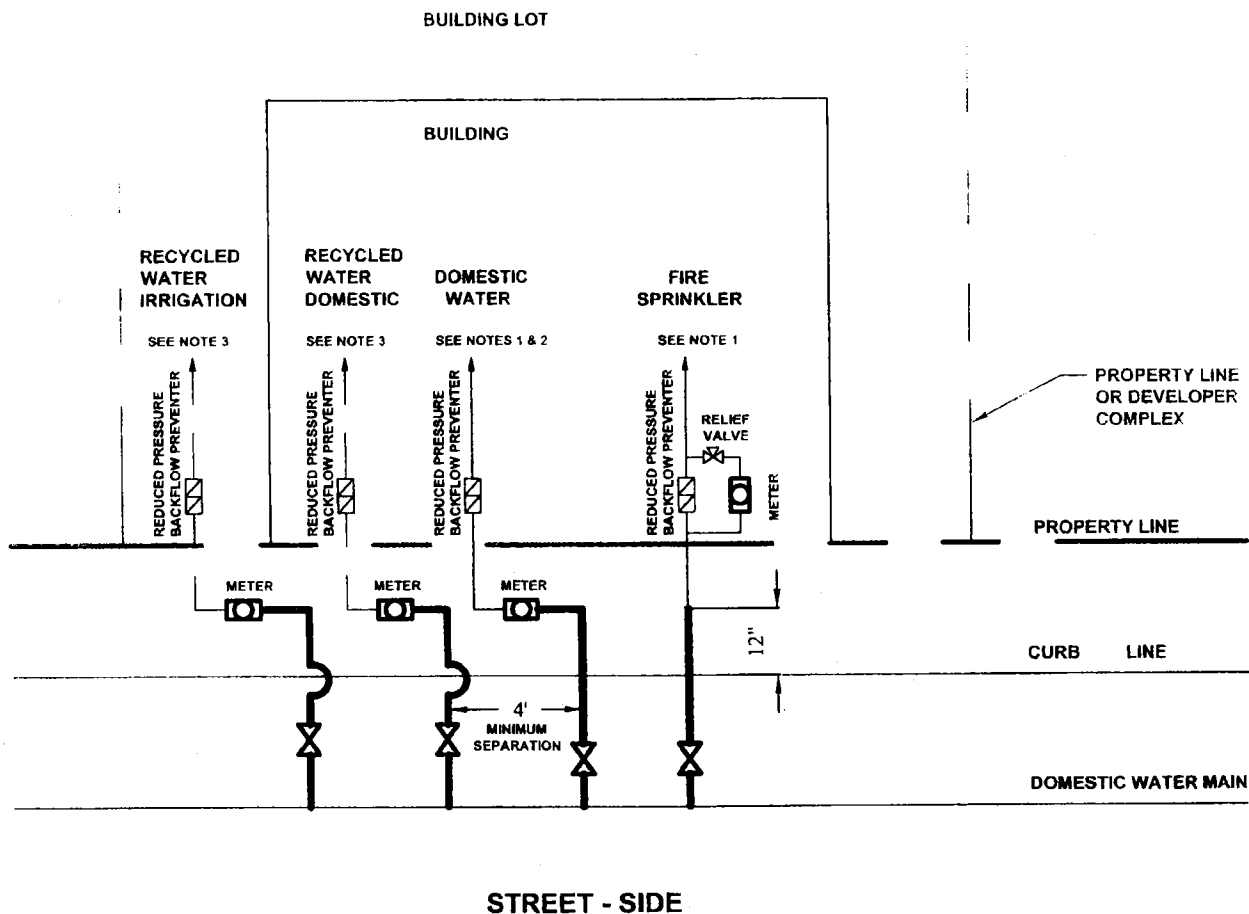
**If you have questions, or would like additional information:**

**Recycled Water Ordinances  
and Technical Assistance**  
San Francisco Public Utilities Commission  
Water Resources Planning  
(415) 554-3271

**Recycled Water Plumbing Codes**  
Department of Building Inspection  
Plumbing Inspection Services  
(415) 558-6054

**Backflow Prevention**  
San Francisco Public Utilities Commission  
Water Quality Bureau  
(650) 652-3100

**New Service Line Permits**  
San Francisco Public Utilities Commission  
Customer Service Bureau  
(415) 551-3000



**NOTE:**

1. ALL BACKFLOW PREVENTERS MUST APPROVED BY SFPUC WATER QUALITY BUREAU.
2. BACKFLOW PREVENTION FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.
3. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.

**RESPONSIBILITY OF INSTALLATION OF**

**HEAVY LINES:**

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. SFPUC RETAINS OWNERSHIP OF NEW SERVICE UP TO THE END OF METER ASSEMBLY.

**LIGHT LINES:** & \_\_\_\_\_

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

CITY AND COUNTY OF SAN FRANCISCO  
PUBLIC UTILITIES COMMISSION  
SAN FRANCISCO WATER DEPARTMENT

## INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

Cheryl Munoz

DATE: 05/28/08

DRAWN:

W.Villasica

CHECKED:

M.Gardiner

DRAWING NO.

A-1290.2

REV. NO. 2