



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 25, 2013
TO: Michael Yarne, Build, Inc.
FROM: Julian J. Bañales, Planning Department
RE: PPA Case No. 2013.1390U for 1532 Harrison Street

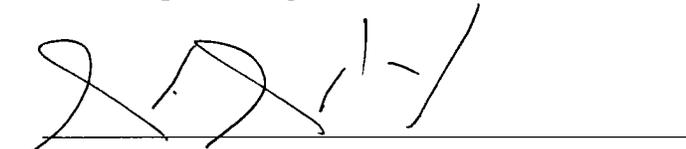
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Richard Sucre, at (415) 575-9108 or richard.sucre@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Julian J. Bañales, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: November 25, 2013
Case No.: **2013.1390U**
Project Address: 1532 Harrison Street
Block/Lot: 3521/056
Zoning: WMUG (Western SoMa Mixed-Use General) Zoning District
Western SoMa Special Use District
55-X/65-X Height and Bulk District
Area Plan: Western SoMa
Project Sponsor: Michael Yarne, Build, Inc.
415-551-7612
Staff Contact: Richard Sucre – 415-575-9108
richard.sucre@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 includes demolition of the existing surface parking lot (approx. 22,163 gsf) and the new construction of three distinct, six-story-over-basement group housing buildings, which would rise to a maximum height of 65-ft. In addition to the group housing, the proposal would construct 4,678 gsf of ground floor commercial/multi-purpose space, one off-street car-share parking space, one accessible van parking space, 470 Class 1 bicycle parking spaces, and ten Class 2 bicycle parking spaces. In total, the proposal would construct approx. 235 group housing beds (identified as "suites"), which would be grouped into nine "houses." Each house would each feature common kitchens, dining areas, living areas, and balconies. Each individual "suite" would range in average size from 327 gsf to 409 gsf, and would include individual bathrooms, sinks, two-burner "kitchenettes", and private balconies (only for the "suites" above the first floor). The proposal includes two mid-block alleys measuring 25-ft width, which span from 12th Street to Norfolk Street. The three separate buildings are joined by a series of sky bridges, which occur over the mid-block alleys. The easternmost building features a new outdoor roof deck

(approx. 12,082 gsf). The ground floor commercial space would occur at the corner of Harrison and 12th Streets, and along the northern edge of the project site off of Norfolk Alley.

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 <http://www.sf-planning.org/index.aspx?page=1570>. See "Studies for Project inside of Adopted Plan Areas – Community Plan Fees" on page 2 of the current *Fee Schedule*¹ for calculation of environmental application fees.

The project site is located within the boundaries of the *Western South of Market (SoMa) Community Plan* area.² 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 EIR ("Western SoMa FEIR")*.³

Within the CPE process, there can be three different outcomes as follows:

- (i) **CPE Only.** A CPE only is appropriate when 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 significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *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*.
- (ii) **CPE + Focused Initial Study/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. In addition, 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

¹ San Francisco Planning Department. *Schedule of Application Fees*, Effective August 30, 2013. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

² San Francisco Planning Department. *Western SoMa Community Plan*. Available online at: <http://www.sf-planning.org/index.aspx?page=3545>.

³ San Francisco Planning Department. *Area Plan EIRs, West SoMa Community Plan*. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>.

(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*.

- (iii) **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 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) application submittal dated September 26, 2013:

1. **Historic Architectural Resources.** The SoMa Historic Resource Survey, which was adopted by the Historic Preservation Commission in February 2011,⁴ indicates that the project site is not an historic resource and not located within a historic district. The SoMa Historic Resource Survey resulted in documentation and/or assessment of 2,142 individual properties, of which approximately 1,467 properties were constructed in or before 1962. The SoMa Survey area encompassed roughly Mission Street to Townsend Street, between 1st and 13th Streets. In addition, Figure 4.D-2, *Western SoMa Historic Architectural Resources and Districts*, on page 4.D-21 of the *Western SoMa FEIR* shows that the project site is not an historic resource and is not located within any proposed historic district.⁵

The *Western SoMa FEIR* found that the implementation of the *Western SoMa Community Plan* could indirectly result in the demolition of individual historic architectural resources or contributing resources to a historic district located in the Plan area. As a result, the *Western SoMa FEIR* included *Mitigation Measures M-CP-1a: Documentation of a Historical Resource, M-CP-1b: Oral Histories, and M-CP-1c: Interpretive Program*, which apply to projects that would involve demolition of an historical resource. However, *Mitigation Measures M-CP-1a, M-CP-1b, and M-CP-1c* would not apply to the proposed project because the proposed project would not involve demolition of a historic resource.

The *Western SoMa FEIR* found that construction activity can generate vibration that can cause structural damage in nearby buildings and included *Western SoMa FEIR Mitigation Measures M-CP-7a: Protect Historical Resources from Adjacent Construction Activities* and *M-CP-7b: Construction Monitoring Program for Historical Resources*. These measures would apply to the proposed project. The property located at 396 and 398 12th Street (Assessor's Block 3522, Lot 014) is a known historic resource. In addition, there are several properties in the project site vicinity that have been identified

⁴ Richard Sucre, San Francisco Planning Department. *Email to Kei Zushi, San Francisco Planning Department, SoMa Historic Resource Survey: 1532 Harrison PPA*, October 31, 2013. This email is available for review as part of Case File No. 2013.1390U at 1650 Mission Street, Suite 400, San Francisco, CA.

⁵ The Planning Department Property Information Map (PIM) records erroneously indicate that the property is a potential historical resource. The Planning Department will correct the record to reflect the accurate information.

as a potential historic resource by the SoMa Historic Resource Survey. These properties include the property located at 365 12th Street (Assessor's Block 3521, Lot 019) and properties across Norfolk Street to the northeast of the project site.⁶

Mitigation Measure M-CP-7a requires that the Planning Department determine whether adjacent or nearby buildings constitute historical resources that could be adversely affected by construction-generated vibration. For those historical resources identified in *Mitigation Measure M-CP-7a* and where heavy equipment would be used for a development project within the *Western SoMa Community Plan* area, *Mitigation Measure M-CP-7b* requires that the project sponsor undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired.

- 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 7 feet below grade.⁷ 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.⁸ The Planning Department Archeologist will be informed by the geotechnical study of the project site's subsurface geological conditions (see Item 10, Geology, below).

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

⁶ San Francisco Planning Department. *South of Market Historic Resource Survey Google Map*. Available online at: <http://www.sf-planning.org/index.aspx?page=2491>.

⁷ Carlos Vasquez, Build, Inc. Email to Kei Zushi, San Francisco Planning Department, PPA: 1532 Harrison St. (Case No. 2013.1390U), October 31, 2013. This email is available for review as part of Case File No. 2013.1390U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

⁸ San Francisco Planning Department. *Consultant Resources, Archeological Review Consultant Pool*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

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 and Circulation.** The proposed project would include 28 group houses containing 235 suites and a total of 2 parking spaces. Based on the Planning Department's *Transportation Impact Analysis Guidelines*, the project would potentially add approximately 133 PM peak-hour person trips.⁹ Based on this and the location of the proposed project, a Transportation Impact Study (TIS) would most likely be required for the proposed project.

A formal determination as to whether a TIS is required will be made after submittal of the Environmental Evaluation Application. If a TIS is required, the consultant must be selected from a list of three transportation consultants from the Planning Department's transportation consultant pool provided by the Planning Department during the environmental review process.¹⁰

At the time of filing of the Environmental Evaluation Application, please ensure that the project description responds to the following comments:

- a. Include existing driveway closures as part of the project.
- b. Show the curb cut width for the proposed parking area.
- c. Clarify the purpose and function of the proposed plaza (Eagle Plaza). Note in the site plan if it is public open space and if traffic would drive through it.
- d. Clarify the target market of the proposed project. Information related to trip generation rates for group housing projects is limited and this information would help the Planning Department staff identify appropriate trip generation rates for the proposed project.
- e. Consider adding a bicycle maintenance area and bicycle share program.
- f. Consider including some bike parking at the ground level.
- g. Clarify the timing for the approval sought concerning the proposed streetscape improvement plan in relation to the approval sought for the proposed group housing project.
- h. Clarify what aspects of the proposed streetscape improvement plan are voluntarily proposed as opposed to required by the San Francisco Better Streets Plan¹¹ or any other standards.

The *Western SoMa FEIR* identified significant traffic, loading, and transit impacts resulting from implementation of the *Western SoMa Community Plan*. The transportation analysis will determine whether the proposed project would contribute to these significant impacts. Therefore, related mitigation measures identified in the *Western SoMa FEIR* would apply to the proposed project.

⁹ Kei Zushi, San Francisco Planning Department. *Transportation Calculations*, October 16, 2013. These calculations are available for review as part of Case File No. 2013.1390U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

¹⁰ San Francisco Planning Department. *Consultant Resources, Transportation Consultant Pool*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

¹¹ San Francisco Planning Department. *Better Streets Plan*. Available online at: <http://www.sf-planning.org/ftp/BetterStreets/index.htm>

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

The proposed project 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 or *M-NO-1d: Open Space in Noisy Environments* may apply to the proposed project because the proposed project includes a commercial use 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 for noise-generating uses should be protected.

Western SoMa FEIR Mitigation Measure M-NO-2a: General Construction Noise Control Measures would apply to the proposed project. *Mitigation Measure M-NO-2a* would require 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 does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.

Project-related 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 to 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 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. Please also note that Ordinance 175-91 requires that non-potable water be used for dust control activities.

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. Should the project include stationary sources of air pollutants including, but not limited to, diesel boilers or back-up generators, an Air Quality Technical Report (AQTR) may be required for additional air pollutant modeling. If an AQTR 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. The need for an AQTR and its scope of work will be determined after submittal of the Environmental Evaluation Application.

The *Western SoMa FEIR* identified a significant impact related to violation of an air quality standard and included *Mitigation Measure M-AQ-2: Transportation Demand Management Strategies for Future Development Projects*, which applies to projects that generate over 3,500 daily vehicle trips. Based on the Planning Department's *Transportation Impact Analysis Guidelines*, the project would potentially generate 597 vehicle trips.¹² Based on this, *Western SoMa FEIR Mitigation Measure M-AQ-2* would not be applicable to the proposed project.

Western SoMa FEIR Mitigation Measure M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors would apply to the proposed project. This measure requires that the Planning Department require analysis of potential site-specific health risks for all projects that would include sensitive receptors, based on criteria as established by the Planning Department, as such criteria may be amended from time to time.

The *Western SoMa FEIR* also found significant impacts related to uses that emit toxic air contaminants and included *Mitigation Measure M-AQ-4: Siting of Use(s) that Emit PM2.5 or DPM and*

¹² Kei Zushi, San Francisco Planning Department. *Transportation Calculations*, October 16, 2013. These calculations are available for review as part of Case File No. 2013.1390U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

other TACs (*Toxic Air Contaminants*). The *Western SoMa FEIR* also found significant impacts related to construction emissions and included *Mitigation Measures M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants* and *M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards*. As part of the air quality analysis, the proposed project would be screened against air quality impacts identified in the *Western SoMa FEIR* and/or the ones described above, or similar measures, would be required for the proposed project.

6. **Greenhouse Gases.** Potential environmental effects related to greenhouse gas (GHG) emissions from the proposed 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 Projects¹³ demonstrating that the project is in compliance with the identified regulations and provide project-level details in the discussion column. 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.¹⁴ Projects that do not comply with a GHG-related regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy.
7. **Wind.** The proposed project would result in construction of a 65-foot-tall, 6-story-over-basement, 107,279-sf building. The *Western SoMa FEIR* found that the implementation of the Draft Plan or the Rezoning of the Adjacent Parcels would not alter wind in a manner that would substantially affect public areas with implementation of *Mitigation Measure WS-1: Screening-Level Wind Analysis and Wind Testing*. *Mitigation Measure WS-1* would not apply to the proposed project because no buildings over 80 feet in height would be constructed as part of the proposed project. This measure requires that any structure proposed within the *Western SoMa Community Plan* area or on the Adjacent Parcels over 80 feet in height undergo screening-level wind impact analysis that would take into account the surrounding topography and building heights.
8. **Shadow.** The proposed project would result in construction of a 65-foot-tall, 6-story-over-basement, 107,279-sf building. A shadow fan analysis was prepared for this project.¹⁵ The shadow analysis found that the proposed project would not cast shadow on any nearby parks subject to the Planning Code Section 295 or nearby privately-owned parks. As a result, no further shadow analysis would be required for this project.
9. **Biological Resources.** The *Western SoMa FEIR* identified a significant impact related to protected species and included *Mitigation Measures M-BI-1a: Pre-Construction Special-Status Bird Surveys* and *M-BI-1b: Pre-Construction Special-Status Bat Surveys*.

Mitigation Measure M-BI-1a requires that conditions of approval for building permits for the proposed project include a requirement for pre-construction special-status bird surveys when trees are to be

¹³ San Francisco Planning Department. *Consultant Resources, GHG Compliance Checklist Table 1 for Private Development Projects*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

¹⁴ City and County of San Francisco. *Strategies to Address Greenhouse Gas Emissions*. Available online at: http://sfmea.sfpplanning.org/GHG_Reduction_Strategy.pdf.

¹⁵ Rich Sucre, San Francisco Planning Department. *1532 Harrison Street Preliminary Shadow Analysis*, November 5, 2013. This document is available for review as part of Case File No. 2013.1390U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

removed or buildings demolished as part of this project. *Mitigation Measure M-BI-1b* requires that conditions of approval for building permits issued for construction of the proposed project include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished.

Mitigation Measure M-BI-1a would apply to the proposed project because the project would involve removal of existing trees. *Mitigation Measure M-BI-1b* would also apply to the project because the project entails removal of an existing shed.¹⁶

10. **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.¹⁷ A geotechnical study prepared by a qualified consultant must be submitted with the Environmental Evaluation Application. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes 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.
11. **Hazardous Materials.** The *Western SoMa FEIR* identified a significant impact associated with accidental release of mercury or polychlorinated biphenyls (PCBs) that would create a significant hazard to the public or environment. As a result, the *Western SoMa FEIR* included *Measure M-HZ-2: Hazardous Building Materials Abatement*, which would apply to the proposed project. This measure requires projects within the *Western SoMa Community Plan* area to properly dispose of any polychlorinated biphenyls (PCB) such as fluorescent light ballasts or any other hazardous building materials in accordance with applicable local, state and federal laws.

The project site is located within an area subject to the Maher Ordinance, Article 22A of the San Francisco Health Code, which is administered and overseen by the San Francisco Department of Public Health (DPH), and known to be underlain by artificial fill. The proposed project involves excavation to a depth of approximately 7 feet below grade. The *Western SoMa FEIR* found that disturbance of potentially contaminated areas through grading or excavation operations could expose workers or other members of the public to health hazards from physical contact with contaminated materials or hazardous vapors and included *Mitigation Measure M-HZ-3: Site Assessment and Corrective Action*. *Mitigation Measure M-HZ-3* would apply to the proposed project. This measure requires the project sponsor to ensure that a site-specific Phase I Environmental Site Assessment (ESA) be prepared to determine the potential for site contamination and the level of

¹⁶ Carlos Vasquez, Build, Inc. Email to Kei Zushi, San Francisco Planning Department, *Trees: 1532 Harrison St. (Case No. 2013.1390U)*, November 6, 2013. This email is available for review as part of Case File No. 2013.1390U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

¹⁷ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

exposure risk associated with the project. The Phase I ESA and any related documentation should be submitted with the Environmental Evaluation Application. DPH will determine whether any additional analysis (e.g., a Phase II soil sampling) is required based on the Phase I ESA. If the level(s) of chemical(s) onsite would create an unacceptable risk to human health or the environment, appropriate cleanup levels for each chemical, based on current and planned land use, shall be determined in accordance with accepted procedures adopted by the lead regulatory agency providing oversight (e.g., the Department of Toxic Substances Control [DTSC], the Regional Water Quality Control Board [RWQCB], or DPH). A remedial action plan or similar plan for remediation may be required for review and approval by the appropriate regulatory agency. Upon determination that site remediation has been successfully completed the regulatory agency shall issue a closure letter to the responsible party. For sites that are cleaned to levels that do not allow unrestricted land use, or where containment measures were used to prevent exposure to hazardous materials, the DTSC may require a limitation on the future use of the property. These land use restrictions shall transfer to the new property owners in the event that the property is sold.

Review of the Phase I ESA and any additional studies recommended by the Phase I ESA would require oversight from DPH. Please note that DPH charges a fee for their review. Given that the project site is known to be underlain by artificial fill and that the proposed project involves excavation to a depth of approximately 7 feet below grade, DPH would likely require that the project sponsor enroll in its Maher Ordinance Program. More information on DPH's Maher Ordinance Program may be found at: http://www.sfdph.org/dph/files/EHSdocs/Maher/Process_Procedures.pdf.

12. **Stormwater Management.** If the project results in a ground surface disturbance of 5,000 sf or greater, it 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>.
13. **Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property.¹⁸ Any tree identified in the Affidavit for Tree Disclosure must be shown on the Site Plans with the size of trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit

¹⁸ San Francisco Planning Department. *Affidavit for Tree Disclosure*. Available online at: http://sfmea.sfplanning.org/Tree_Disclosure.pdf.

along with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.

14. ***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.¹⁹ 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.
15. ***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 owners of properties within 300 feet of the project site. Please be prepared to provide two sets of these mailing labels upon request after application submittal.

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** from the Planning Commission is required per Planning Code Section 823(c)(11)(b) for major development requesting height bonuses within the Western SoMa Special Use District.
2. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use 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 Inspection 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.

This project is required to conduct a **Pre-Application Meeting** with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning

¹⁹ San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: <http://www.sfplanning.org/index.aspx?page=2506>.

Department.²⁰ According to the instructions in the Pre-Application Meeting packet, all relevant neighborhood organizations must be noticed.²¹

PRELIMINARY PROJECT COMMENTS:

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

1. **Land Use.** The proposed project includes group housing and ground floor commercial. These uses are supported by the Western SoMa Community Plan and are principally permitted in the Western SoMa Mixed Use General (WMUG) Zoning District.
2. **Western SoMa Community Plan.** The project is located within the Western SoMa Community Plan Area, part of the Eastern Neighborhoods Area Plans. In general, the project is consistent with the policies and objectives of the Western SoMa Community Plan (the Plan), as follows:
 - a. The Plan envisions Western SoMa as a mixed-use neighborhood, with land use becoming increasingly residential north of Harrison Street. The proposed project use, which is primarily residential with commercial and multi-use spaces on the ground floor, is appropriate for this location. (Objective 1.1; Policy 1.1.2)
 - b. The Plan supports the development of housing that is affordable to a wide variety of income levels and that meets a wide variety of needs. It specifically encourages the construction of housing that is “affordable by design,” which costs less to build because it is efficiently designed. The proposed project’s small units, communal spaces, and minimal off-street parking are consistent with these objectives. (Objectives 3.3, 3.5; Policy 3.6.4)
 - c. The Plan envisions a vibrant, active public realm with an expanded system of alleys that fosters pedestrian and bicycle connections. The project’s proposed ground-level passageways, if open to the public, would contribute to a strengthened pedestrian and bicycle network. (Policy 5.3.5, Policy 7.3.1)
 - d. The Plan encourages the development of new arts uses. A multi-use art workshop is included in the project plans. (Objective 8.2)
3. **Conditional Use Authorization.** Per Planning Code Section 263.29 and 823(c)(11)(b), the proposed project is required to obtain Conditional Use Authorization from the Planning Commission, since the project involves major development requesting a height bonus in the Western SoMa Special Use District. The project qualifies for this height bonus, since the project site is greater than .5 acre, is located within a split height district (55-X/65-X), is not located within the SALI Zoning District, and proposes a building with a height above the permitted base height (55-ft). As outlined in Planning Code Section 823(c)(11)(b)(i), the project may seek specific exceptions to the requirements of the Planning Code, as provided under Planning Code Section 329 (Large Project Authorization). As proposed, the project requires modification to the following requirements of the Planning Code:

²⁰ See <http://www.sf-planning.org/index.aspx?page=2611> for latest “Neighborhood Notification – Pre-Application Meeting Packet.”

²¹ See <http://www.sf-planning.org/index.aspx?page=2426> for latest “Neighborhood Groups Map.”

- a. **Rear Yard.** Planning Code Section 134 outlines the rear yard requirements within the WMUG Zoning District. The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot at grade. Currently, the proposal does not meet the dimensional requirements specified for the rear yard, though it does appear that the proposal has a comparable amount of open space as would have been provided in a rear yard. Therefore, the proposed project requires a modification as part of the Conditional Use Authorization. The Department would recommend that you provide a comparable amount of open area as part of a request for modification.
 - b. **Permitted Obstructions.** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks, yards and useable open space. Currently, the proposed project does not meet these requirements, since the proposed sky bridges would project over useable open space. Therefore, the proposed project requires revisions to meet the permitted obstruction requirements or requires a modification as part of the Conditional Use Authorization.
 - c. **Exposure.** Planning Code Section 140 outlines requirements for all dwelling units to face an open area. Per Planning Code Section 823(c)(3), group housing is subject to the exposure requirements outlined in Planning Code Section 140. Section 140 requires that at least one room directly face onto a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed courtyards are not code-complying, since they do not increase in dimension by five feet on each upper floor. Therefore, the proposed project requires revisions to meet the permitted obstruction requirements or requires a modification as part of the Conditional Use Authorization.
 - d. **Mid-Block Alley.** Planning Code Section 270.2 outlines the requirement for a publicly-accessible mid-block alley for the entire depth of the property for new construction on lots with frontage greater than 200 linear feet but less than 300 feet. The project site has the opportunity to establish a through-block connection between an existing alley and street. In the WMUG District, the minimum width of this alley is 30-ft. Among the requirements identified in Planning Code Section 270.2, these alleys must have a minimum clear walking width of 10-ft, must be at least 60% open to the sky, be ungated and publically accessible 24-hrs a day, and must provide ample pedestrian lighting. Although the project proposes two mid-block alleys, neither of these alley meet the minimum requirements, since they do not meet the minimum width of 30-ft and appear to be gated. Therefore, the proposed project requires revisions to meet the mid-block alley requirements or requires a modification as part of the Conditional Use Authorization. The Department encourages compliance with this Planning Code requirement.
4. **Gross Floor Area Calculations.** Planning Code Section 102.9 outlines the method for calculating gross floor area. Please review the proposed project against the gross floor area calculations. In particular, "circulation" space should be included as part of the project's gross floor area calculations.

5. **Open Space – Residential.** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally, at least 80 square feet of private or common open space (per dwelling unit) is required for each residential unit. Because the proposal includes construction of group housing, this requirement is 1/3 the amount required for dwelling units; however, the individual group housing units need to be no larger than 350 sq ft to qualify for the reduction in required open space. Based upon the submitted drawings, some of the individual group housing units (or “suites”) appear to be larger than 350 sq ft. Compliance with this requirement is necessary for the reduction in open space to apply.

To assist in the review of this proposal, please identify the amount of private open space, common open space, and the overall dimensions for all open space elements on the project site. Please annotate the group housing units, which will have private versus common open space. Per Planning Code Section 823(c)(2)(B), roof decks may not count towards required open space requirements. Planning Code 135 also provides the required dimensions for private versus common open space. A modification from the open space requirement may be sought under the Conditional Use Authorization; however, the Department encourages all projects to meet these open space requirements.

6. **Open Space – Non-Residential.** Planning Code Section 135.3 outlines the requirements for non-residential uses. Please ensure that the appropriate amount of open space is provided for the non-residential uses proposed as part of the project. Currently, the proposed project does not specify the area for the non-residential open space.
7. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Existing trees, if they were present on the project site, would apply towards the street tree requirement. Based on the street frontage, five street trees are required along Harrison Street, nine street trees are required along 12th Street, and eleven street trees are required along Norfolk Alley. Currently, the proposed project does not meet this requirement. Please submit a revised site plan with the required number of street trees. Also, please check with the Department of Public Works and obtain an “Interdepartmental Referral for Feasibility of Tree Planting or Removal.”
8. **Bettors Streets Plan-Streetscape Plan and Improvements.** Planning Code Section 138.1(2)(i) outlines the requirements for streetscape and pedestrian improvement for projects located on a lot that is greater than ½-acre in total area and encompasses new construction. The proposed project would be required to include streetscape and pedestrian improvements that are in keeping with the Better Streets Plan. 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. Please coordinate with the Department’s Citywide Division and Street Design Advisory Team to develop the streetscape and pedestrian improvements. The Planning Department may require these elements as part of conditions of approval.

Street improvements may include upgrading the building's street frontages up to the City's standards. If street improvements are being considered, project sponsors should contact DPW as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org.

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

9. **Parking Screening.** Planning Code Section 142 outlines the requirements for screening of off-street parking spaces. Based upon the proposed elevations, the proposed off-street parking spaces do not appear to be screened from the adjacent alley. Please revise the project to meet this requirement.
10. **Street Frontage.** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings in WMUG District. Currently the proposed project appears to meet most of these requirements; however, please ensure that the ground floor street frontage meets all of these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork. Specifically, the street frontage above-grade parking setback requirements do not apply, since Norfolk Street is not wider than 30-ft. However, please specify the width of the garage openings for the proposed car-share and accessible van parking space. The garage width is limited to 20-ft.
11. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The proposed project is considered group housing, rather than a dwelling unit, as defined in Planning Code Section 890.88. The proposed project is required to provide one Class 1 bicycle parking space for every four beds, plus one Class 1 bicycle parking space for every five beds over 100; therefore, the project is required to provide 52 Class 1 bicycle parking spaces. In addition, the project is required to provide a minimum of four Class 2 bicycle parking spaces. Currently, the proposed project exceeds this requirement by including approx. 470 Class 1 bicycle parking spaces and ten Class 2 bicycle parking spaces located along 12th Street.
12. **Horizontal Mass Reduction.** Per Planning Code Section 823(c)(11)(B)(iii), the project is not required to comply with the horizontal mass reduction requirements outlined in Planning Code Section 270.1, since the project is seeking a Conditional Use Authorization for major development requesting a height bonus.
13. **Eastern Neighborhoods Impact Fees.** The Eastern Neighborhoods Impact Fee applies to the project. These fees shall be charged in accordance with Section 423 of the Planning Code. Fees shall be assessed per net new gross square footage on residential and non-residential uses, with credit given for existing uses on the site. As the project site received an increase in height limit from 50-X to 55/65-

X from the Western SoMa Community Plan, the project is subject to Tier 2 Eastern Neighborhoods Impact Fees.²²

The Eastern Neighborhoods Impact Fee shall be paid before the City issues a first construction document, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

14. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code.²³
15. **Interdepartmental Project Review.** Interdepartmental Project Reviews are **mandatory** for new construction projects that propose eight stories or more, or for projects within a designated Seismic Hazard Zone, as identified by State of California, Department of Conservation, Division of Mines and Geology. An interdepartmental project review request should be completed prior to the approval of the first construction building permit. The Planning Department will act as the lead agency in collaboration with DBI, Department of Public Works, and San Francisco Fire Department. Please schedule an interdepartmental project review meeting, because the project site is located within a designated seismic hazard zone.²⁴
16. **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

17. **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 for assistance.

²² Refer to <http://sfdbi.org/index.aspx?page=617> for latest "Citywide Development Fee Register."

²³ Refer to <http://www.sf-planning.org/index.aspx?page=2611> for latest "In-Kind Agreement Application."

²⁴ Refer to <http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/PlanningProvisions/Interdepartmental%20Project%20Review%20Application.pdf>.

PRELIMINARY DESIGN COMMENTS:

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

1. *Site Design, Open Space, and Massing.* Overall, the site design, massing and open space is appropriate. The Department appreciates the response to the site and its context, especially the deference given to the adjacent Lopez residence. The Department supports the use and is in agreement with the proposed group housing amenities, which include common facilities and amenities on all floors, such as common kitchens and social spaces.
2. *Vehicle Circulation, Access and Parking.* Although limited and code-complying, the accessory parking for car share and accessible van should be setback from the street to allow for more active uses along Norfolk Street. If, due to other site considerations this recommendation is infeasible, the off-street parking spaces should be appropriately landscaped with a permeable surface and screened from public view.
3. *Street Frontage.* The street frontage should provide a consistent and active relationship with the fronting streets and the building. The Department recommends making the transition from the street to the lobby/common space more inviting, transparent, and legible in relation to other parts of the facade. Please consider an open street-facing porch and gracious exterior stairs with landscaped buffers at street level. Proposed fencing at the building edge should be low and transparent. The Department recommends that the fencing at the north mid-block alley be set back to align with the face of the multi-use building. Refer to the Draft Ground Floor Residential Design Guidelines.
4. *Architecture.* On the 12th Street façade, the Department recommends the use of more small-scale defining elements, such as windows, in order to compositionally animate the new building on the upper floors. Windows should have a minimum of three-inch deep recess. Please consider introducing intermediate scale defining elements such as groupings of windows or materials. At the ground level, please consider balancing the fenestration of the two uses: more transparency for the residential scale and the ground floor housing, and perhaps less transparency on the commercial side to provide a balance of solid to void/transparent.

The Department recommends further analysis and consideration of the context along the commercial street condition of 12th and Harrison Streets for the large relatively uninterrupted floor to ceiling glass storefront. While generally laudable, the storefront in this environment might benefit from a balance of opacity and transparency that may also contribute to a more appropriate scale of storefront.

The Department is in agreement with the site and building organization of mid-block alleys relative to residential access and street frontage. The Department recommends that the residential ground floor façades should consider more transparency or other design elements that better articulate active use along the street frontages. Further refinement and contrast of the expression of the group housing common spaces may assist in further modulating the exterior facades.

The Planning Department will review and provide further detailed design comments in subsequent submissions of materials and details to insure that the desired design intent 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 this project.

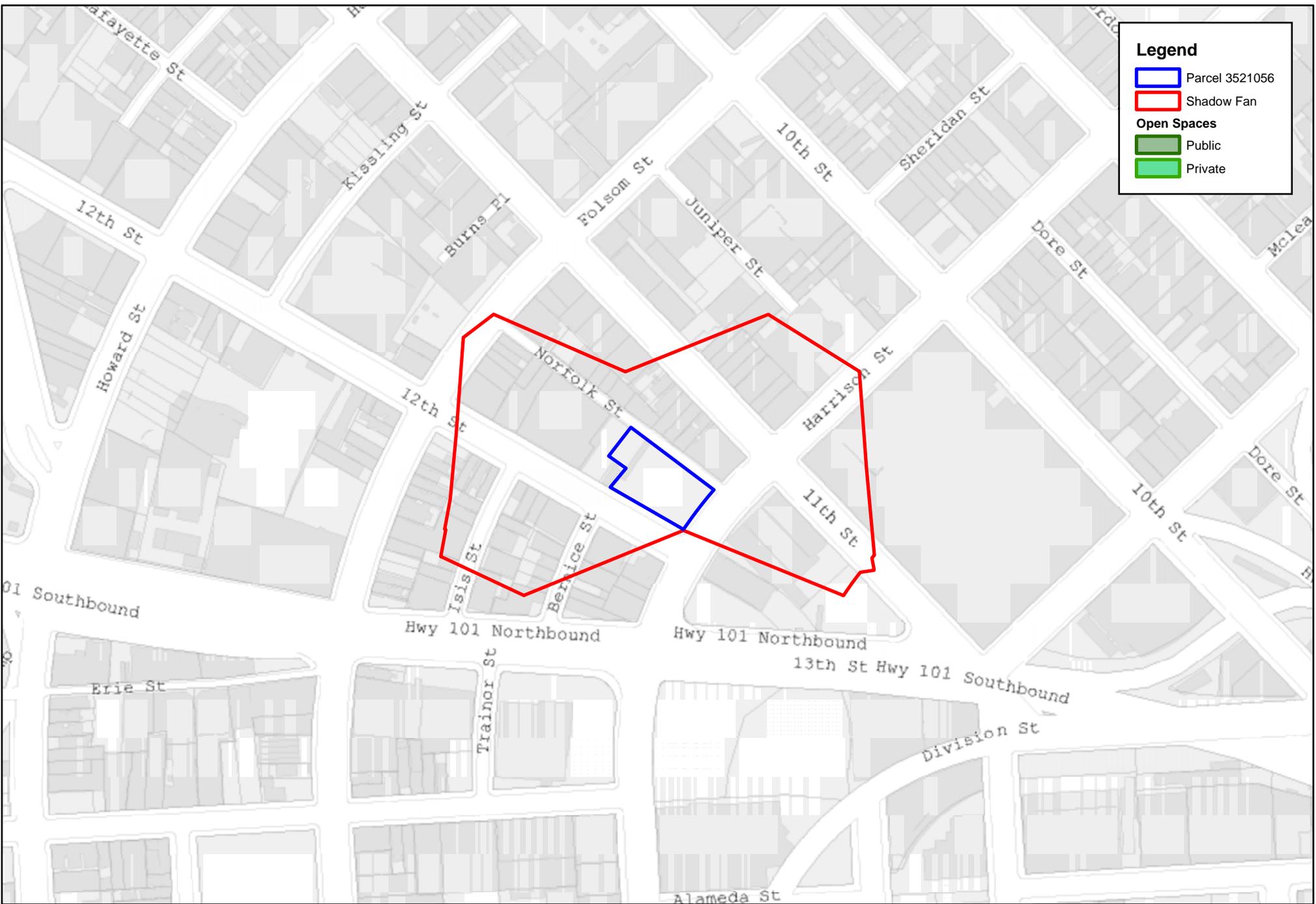
5. *Required Streetscape and Pedestrian Improvements.* The Planning Department recommends that basic streetscape improvements be provided on all street frontages including Norfolk Street. The Planning Department recommends that consideration of public realm features in relation to the proposed uses and activities, as well as the current uses and neighborhood context. The current proposal is above the standard streetscape requirements and may be eligible for an in-kind agreement. The Department is pleased to review any further proposals and is available to discuss additional ideas for streetscape improvements.

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 **May 25, 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: Preliminary Shadow Analysis

cc: Michael Yarne, Project Sponsor
Rich Sucre, Current Planning
Kei Zushi, Environmental Planning
Alexis Smith, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW



Legend

- Parcel 3521056
- Shadow Fan
- Open Spaces**
- Public
- Private

Title: 1532 Harrison St Preliminary Shadow Analysis

Comments: Proposed Height: 65-ft

Printed: 5 November, 2013



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