



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 26, 2011
TO: David Hecht
FROM: Julian Banales, Planning Department
RE: PPA Case No. 2011.0586U for 363 6th Street

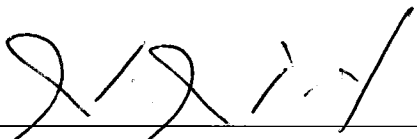
1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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, Corey Teague, at (415) 575-9081 or corey.teague@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Julian Banales, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: July 26, 2011
Case No.: **2011.0586U**
Project Address: 363 6th Street
Block/Lot: 3753/079
Zoning: MUR [Mixed Use Residential]
SoMa Youth and Family Special Use District
85-X
Project Sponsor: David Hecht
415-979-1500
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org

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CA 94103-2479

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DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposal is to demolish the existing 12,396 square foot industrial building and construct an 8-story, 85-foot tall mixed use building. The existing building on the 12,800 square foot subject lot was constructed in 1920. The proposed new building would include 64 dwelling units, 30 parking spaces, and 2,332 square feet of commercial space along 6th Street. An additional 2,745 square feet proposed in four units on the ground floor along Clara Street would be used for commercial or residential use, although that determination has not been made at this point.

ENVIRONMENTAL REVIEW:

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:

Section 15183 of the California Environmental Quality Act (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.

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR*, which was certified in 2008.¹ Because the proposed project is consistent with the development density identified in the area plan, it is eligible for community plan exemption (CPE). Potentially significant project environmental impacts that were identified in and pertinent mitigation measures and CEQA findings from the underlying area plan final EIR may be applicable to the proposed project.

Based on our preliminary review, it appears that the following mitigation measures that were identified in the area plan EIR would apply to the proposed project:

- **Mitigation Measure F-4: Siting of Noise-Sensitive Uses.** The area plan EIR noted that the proposed rezoning would permit existing production, distribution and repair (PDR) uses to remain where they are, in proximity to areas newly zoned for residential uses, and that depending on the type of commercial or employment activities, noise generated during the evening or nighttime hours could result in noise conflicts between residential and commercial uses. Thus, Mitigation Measure F-4 from the area plan EIR would most likely apply to the proposed project. This mitigation measure requires the preparation of a noise analysis to identify potential noise-generating uses within two blocks of the project site and to demonstrate that Title 24 standards will be met. Title 24 of the California Code of Regulations includes noise insulation standards and construction requirements that are intended to limit noise transmitted into residential units of multi-unit residential buildings.
- **Mitigation Measure J-2: Archeological Resources – Properties With No Previous Studies** from the area plan EIR would most likely apply to the proposed project because the project site is in an archeologically sensitive area. This mitigation measure requires the project sponsor to retain the services of a qualified archeological consultant to undertake a preliminary archeological sensitivity study under the direction of Planning Department staff prior to project construction. The Planning Department’s list of approved archeological consultants is available at http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.

The existing building on the project site was evaluated in an area-wide historical resources survey and found ineligible for national, state, or local designation; thus, no additional analysis of historical resources is required.

Based on our preliminary review the following topic areas would require additional study to identify significant impacts not identified in area plan EIR:

¹ Available for review on the Planning Department’s Area Plan EIRs web page: <http://www.sf-planning.org/index.aspx?page=1893>.

- *Transportation Study.* Based on the Planning Department's transportation impact analysis guidelines, the project would potentially add at least 50 PM peak hour person trips and thus would require additional transportation analysis. The transportation report would need to be prepared by a qualified consultants working at the direction of the Planning Department staff. The Planning Department's list of approved transportation consultants is available at http://www.sf-planning.org/ftp/files/MEA/Transportation_consultant_pool.pdf. 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 SFMTA for review of the transportation report.
- *Hazardous Materials.* The project site is located on a site with artificial fill, which indicates that hazardous materials may be associated with the site. A Phase I Environmental Site Assessment should be prepared to determine the potential for site contamination and the level of exposure risk associated with the project, and submitted with the Environmental Evaluation Application. The Phase I will determine whether any additional analysis (e.g., a Phase II soil sampling) will be necessary. Review of the Phase I and any additional studies recommended by the Phase I would require oversight from the San Francisco Department of Public Health (DPH), which may recommend that the project sponsor enroll in its Voluntary Remedial Action Program. Such recommendations would likely be instituted into the project as site-specific mitigation measures of "peculiar," site-specific impacts. Please note that the DPH charges a fee for their review. More information on DPH's Voluntary Remedial Action Program may be found at <http://www.sfdph.org/dph/EH/HazWaste/hazWasteVoluntaryRemedial.asp>.
- *Air Quality (AQ) Analysis.* The project proposes construction activities near existing sensitive land uses (residences) and the introduction of new sensitive receptors in an area that may experience elevated levels of roadway-related and stationary-source air pollution. In order to evaluate the potential public health risk, an air quality technical report, in accordance with the Bay Area Air Quality Management District (BAAQMD) *CEQA Air Quality Guidelines* (2010) and methodologies is required. The report must be prepared by a qualified firm working under the direction of Planning Department staff.
- *Shadow Study.* The proposed project would result in construction of a building 40 feet or greater in height. The project therefore would require a shadow study, as further discussed below. If the shadow fan analysis prepared by Planning Department staff determines that the project could cast shadows on recreational resources, you would be required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.
- *Wind Study.* The proposed project would involve construction of a building over 80 feet in height. The project therefore would require an initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is needed. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a community plan exemption plus a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a community plan exemption with a focused initial study/EIR. A community plan exemption and a community plan exemption plus a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a community plan exemption with a focused initial study/EIR would need to be prepared by a consultant on the Planning Department's environmental consultant pool (http://www.sf-planning.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.

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. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet.
2. **Shadow Analysis.** Due to potential shadow impacts on nearby property owned by the San Francisco Recreation and Park Department (see "Preliminary Project Comments" below), the project must be approved by the Recreation and Park Commission. For more information, please contact:

Karen Mauney-Brodek
Deputy Director for Park Planning
Planning and Capital Division
30 Van Ness, 4th Floor
City of San Francisco
Recreation and Parks
Karen.Mauney-Brodek@sfgov.org
(415) 575-5601

3. A **Building Permit Application** is required for the demolition of the existing building on the subject property.

4. A **Building Permit Application** is required for the proposed new construction on the subject property.

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. 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.

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 Department. The Pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

PRELIMINARY PROJECT COMMENTS:

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

1. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
2. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. Because this project is located on a corner site, one of the street frontages (6th Street or Clara Street) must be designated as the front of the property, and the rear yard would then be provided based on that determination. The "interior corner" configuration proposed for the rear yard is not permitted in Eastern Neighborhood Mixed Use Districts, except as an approved modification through the Large Project Authorization process. While such configurations can be supported, a minimum of 25 percent of the lot area is preferred. The proposed rear yard only represents approximately 22 percent of the lot area.
3. **Open Space – Residential.** Section 135 requires 84 square feet of open space (private or common) for each dwelling unit. Additionally, any such open spaces must meet the

dimensional requirements of Subsections (f) and (g). The majority of balconies proposed for this project do not meet the minimum six foot dimension. Additionally, the proposed common space on the second floor does not meet the 15-foot minimum dimension or the "Inner Court" minimum dimensions. Therefore, the proposed project requires revision to meet the minimum open space requirement, or you may request and justify an open space modification through the Large Project Authorization process. The Department generally would recommend providing an equivalent amount of open space.

4. **Open Space – Non-Residential.** Section 135.3 requires this project to provide one foot of open space for every 250 square feet of retail (and similar) uses. The proposal includes between 2,332 and 5,077 square feet of commercial space. Therefore, between 9.3 and 20.3 square feet of open space would be required. Alternatively, per Section 426, an in-lieu fee of \$76 per square foot may be paid instead of providing the open space on site.
5. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. No street trees are shown on the plans.
6. **Exposure.** 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 street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed rear yard is not code-complying and does not provide a large enough courtyard to meet the exposure requirement for those units that only have windows fronting the rear yard area. Therefore, the proposed project requires revision to meet the minimum exposure requirement, or you may request and justify an exposure exception through the Large Project Authorization process. The Department generally encourages projects to minimize the number of units needing an exposure exception.
7. **Shadow.** Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. The analysis for the proposed building indicated that it would cast shadow on the Victoria Manalo Draves Park and the Gene Friend Recreation Center. Both of these properties are owned by the San Francisco Department of Recreation and Park, and therefore the project must be approved by both the Planning Commission and the Recreation and Park Commission.
8. **Parking and Curb Cuts.** Section 151.1 requires any proposed parking greater than one car for each four dwelling units to meet the criteria of Subsection (g). While the proposed parking meets the majority of the criteria, providing two curb cuts for such a relatively small amount of parking does not meet criteria (g)(1)(A) and (B). Aside from the impacts on pedestrians, bicyclists, and overall design, the second curb cut would unnecessarily remove additional on-street parking. Therefore, the Department would not support two curb cuts for this project.
9. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least 29 bicycle parking spaces. The proposed project contains no bicycle parking.

10. **Car sharing.** Planning Code Section 166 requires this project to provide at least one car share space. The proposed project contains no car share spaces.
11. **SoMa Youth and Family SUD and Affordable Housing.** The project site falls within the SoMa Youth and Family Special Use District (SUD). As such, it is subject to the criteria of Section 249.40A. The SUD requires a conditional use authorization for a variety of uses. It also requires certain projects to provide a larger amount of affordable housing. The subject property currently does not fall on a site that triggers this requirement (see Subsection (c)(2)). However, please be aware that there is pending legislation (Ordinance No. 101093) at the Board of Supervisors that would amend the SUD to require all properties in the SUD over 40 feet in height provide the larger amount of affordable housing. It is unclear if the legislation will be amended by the Board of Supervisors, or if/when it will be adopted. Regardless of the outcome of this legislation, the project will be subject to the affordability requirements of Section 415 et seq.
12. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable fees outlined in Section 423 et seq.
13. **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

14. **SoMa Earthquake Redevelopment Area.** This project falls within the SoMa Earthquake Redevelopment Area and may require review and input from the San Francisco Redevelopment Agency. For more information contact:

Mike Grisso
Project Manager, South of Market
San Francisco Redevelopment Agency
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
Mike.Grisso@sfgov.org
(415)-749-2510

15. **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.

16. **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.
17. **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. **Building Massing, Site Design, and Open Space.** Although the allowable 85 foot height extends the full depth of the lot, the massing should transition between the adjacent existing and allowable building heights on Clara Street. As a means of furthering the transition to the lower neighboring buildings along Clara Street, explore setting the building back and stepping down the height.

The alley height controls of Section 261.1 allow the full building height of 85 feet to extend along Clara Street for a distance of 60 feet in from the corner property line at 6th Street. Additionally, the allowable height at the street face of Clara Street is 45 feet before having to set back ten feet. The proposed building height along Clara Street is only 29 feet. Taking advantage of that additionally buildable area could offset volume reduction necessary to provide the height transition to the east as well as a larger, more usable rear yard.

The actual usable rear yard open space is minimal and considering the orientation and height of the proposed building will have limited solar access. The usability of the common open space at the 2nd floor past column line 3 or 4 is questionable due to the size, linearity, and proximity to other uses. The Planning Department would like to see the common open space be usable first and foremost. Consider reconfiguring or providing larger individual patios for the north facing second floor units and providing additional common open space immediately adjacent to the common room and/or in the form of a roof deck.

The justification and response of locating the open space in relation to the mid-block open space is well reasoned.

2. **Ground Level Street Front.** Clarify and identify the ground floor use(s) on Clara Street. Refer to the draft Ground Floor Residential Design Guidelines for treatment of the building along Clara Street if the project ultimately proposes 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."

A single 13 foot wide opening for parking ingress and egress should be sufficient for 30 parking spaces. Eliminate one of the two openings for parking and separate the residential lobby entrance at the ground floor from the parking function. The Planning Department recommends that the Lobby/Entrance occupy this space by extending it closer to Clara Street. Similarly, another active ground floor use (residential or commercial) could also be expanded to include a portion of this driveway. The open stairs from the second floor to the ground might be a means of activating the street, but care should be taken to think through their potential to collect trash, especially if they are open underneath. Their success or failure will depend on how they are detailed. Additionally, the stairs, when combined with the opening to parking presents an undesirable large void.

The blank two story ground floor walls along Clara Street, while establishing a nice rhythm of solid and void, need some detailed treatment to soften them. At Sixth Street, consider setting the storefront back slightly from the structure and the property line to allow sidewalk space to be usable, perhaps for seating.

3. **Architecture.** Overall the proposed architectural design has an appropriate rhythm, detail, and scale.

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 **January 26, 2013**. 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: David Hecht, Project Sponsor
Corey Teague, Current Planning
Jeanie Poling, Environmental Planning
Nick Perry, Long-Range Planning

SOMA Senior Community Action Grp.
360 Fourth Street
San Francisco, CA 94107

Eleventh Street Merchants Assn.
308 11th St.
San Francisco, CA 94103

Don Marcos
Mission Hiring Hall
3042 16th Street
San Francisco, CA 94103-3419

Janet Carpinelli
Lower Potrero Hill Neighbrhd Assn.
934 Minnesota Street
San Francisco, CA 94107

Gloria Fontanello
Marina Neighborhood Association
1435 Bay Street
San Francisco, CA 94123

Carolyn Diamond
Market Street Association
870 Market St., Suite 456
San Francisco, CA 94102

Gordon Chin
Chinatown Resource Center
1525 Grant Ave.(Tower)
San Francisco, CA 94133

Potrero Boosters Neighborhood Assn.
1459 - 18th Street, Suite 133
San Francisco, CA 94107

Corrine Woods
Mission Creek Harbor Assoc.
300 Channel Street, Box 10
San Francisco, CA 94107

Samoan Development Centre
2055 Sunnysdale Avenue #100
San Francisco, CA 94134-2611

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

John Clancy
Portside Homeowners Association
115 South Park
San Francisco, CA 94107

Mike Grisso
San Francisco Redevelopment Agency
1 Van Ness Avenue
San Francisco, CA 94103

Marcia Ban
SOMPAC
1035 Folsom Street
San Francisco, CA 94103

Marvis Phillips
Alliance for a Better District 6
230 Eddy Street #1206
San Francisco, CA 94102-2607

Antonio Diaz
PODER
474 Valencia Street #125
San Francisco, CA 94103

Richard McGeary
Buena Vista Neighborhood Association
555 Buena Vista West #601
San Francisco, CA 94117-4143

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

Reed Bement
Rincon Hill Residents Association
75 Folsom Street #1800
San Francisco, CA 94103

David Baker
North of Market Planning Coalition
PO Box 426693
San Francisco, CA 94142-6693

Fernando Marti
Asian Neighborhood Design
1021 Mission Street
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Jim Meko
SOMA Leadership Council
366 Tenth Street
San Francisco, CA 94103

Michael Nulty
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San Francisco, CA 94142-0782

SOMCAN
1070 Howard Street
San Francisco, CA 94103

Eric Dash
Natoma Street Neighborhood Group
940 Natoma Street #3
San Francisco, CA 94103

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Planning Department of S.F.
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Bob Rhine
LMN Association
1025 Minna Street, #9
San Francisco, CA 94103

Kaye Griffin
LMNOP Neighbors
1047 Minna Street
San Francisco, CA 94103

Gerald Wolf
Hallan Street Homeowners Association
1 Brush Place
San Francisco, CA 94103

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

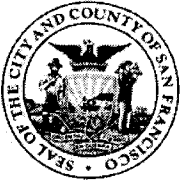
5/25/2011 9:59 AM

Neighborhood List for AREA-SOUTH OF MARKET

Page 2 of 2

Catherine Liddell
South Beach-Rincon
403 Main Street #813
San Francisco, Ca 94105

Jane Kim
Board of Supervisors Room #244
1 Dr. Carlton B Goodlett PL
San Francisco, CA 94102



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: September 1, 2010

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. 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 Planning Department approval of the first construction building permit.

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. \$1,124 for five or fewer residential units and all affordable housing projects.
2. \$1,627 for all other projects.

Please note that \$368 of these fees is non-refundable. If your project falls under the second type of fee, and you cancel your meeting, \$1,259 will be refunded to you.

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

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

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

Submittal requirements:

1650 Mission St.
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San Francisco,
CA 94103-2479

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

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

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

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

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

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

APPLICATION DATE: _____

PROJECT CONTACT:

Name _____ Phone No. () _____

Address _____ FAX No. () _____

Owner _____

PROJECT INFORMATION:

Address _____

How many units does the subject property have?

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

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

PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:

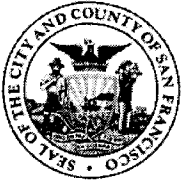
(Use attachments if necessary)

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

Previously contacted staff _____

Will this project be publicly funded? (specify) _____

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



SAN FRANCISCO PLANNING DEPARTMENT

PLANNING BULLETIN

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

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.

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SOMA FLOOD ZONE



San Francisco Public Utilities Commission Blocks of Interest

Legend

	freeway		Blocks Of Interest
	Highway		Fill Areas
	arterial		Historical Marsh Areas
	SF Shoreline		Liquifaction areas
	SF Blocks		

Nov, 2006





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).

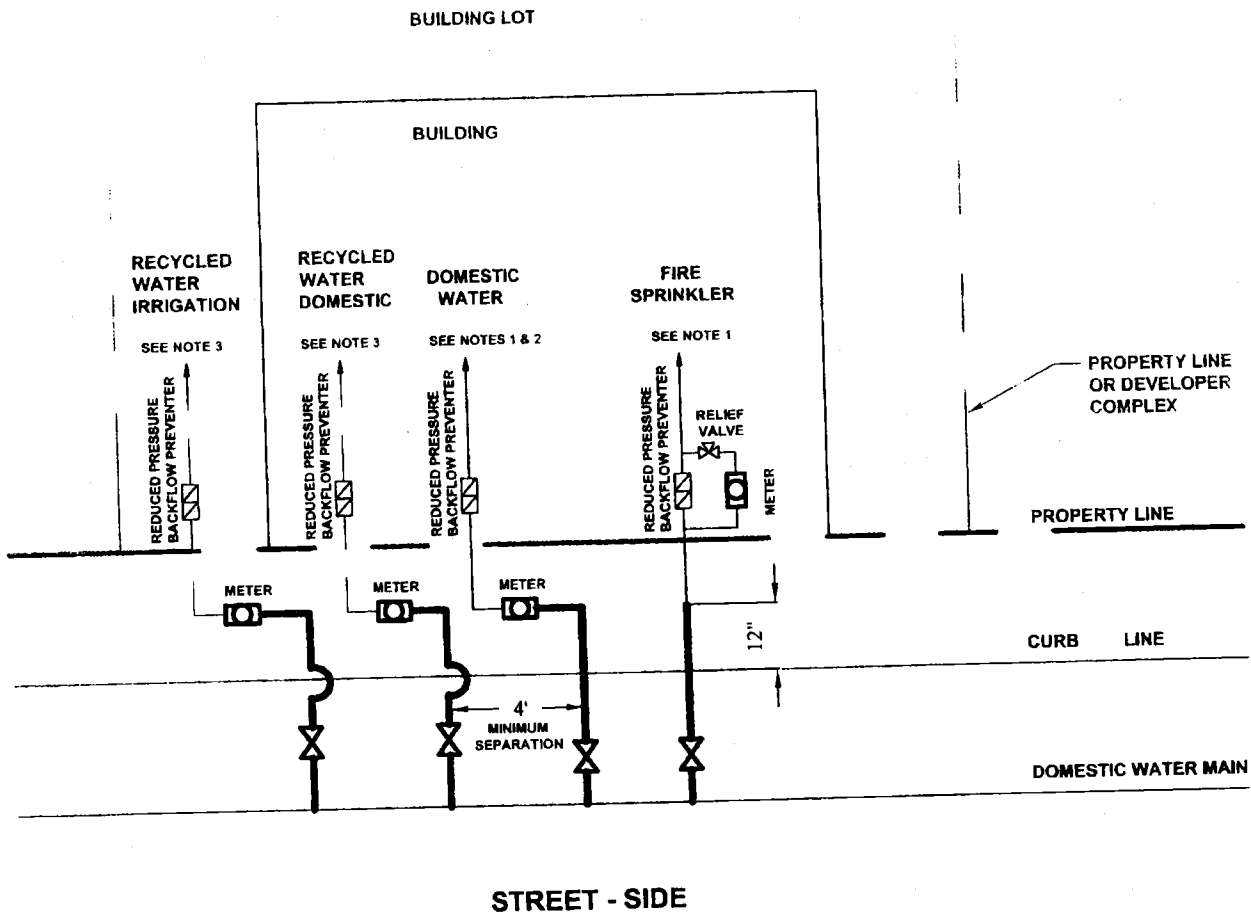
If you have questions, or would like additional information:

**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:	DESIGNED BY:	DRAWN:	DRAWING NO.
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		DATE: 05/28/08	CHECKED:	REV. NO. 2
			M.Gardiner	