



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 3, 2011
TO: Circe Sher
FROM: Rick Cooper, Planning Department
RE: PPA Case No. 2011.0598U for 690 5th 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, Don Lewis, at (415) 575-9095 or don.lewis@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script that reads "Rick Cooper".

Rick Cooper, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: August 3, 2011
Case No.: 2011.0598U
Project Address: 690 5th Street
Block/Lot: 3785/003
Zoning: SSO (Service/Secondary Office) Use District
65-X Height and Bulk District
Western SoMa Special Use District
Project Sponsor: Circe Sher, Metrovation/Piazza Hotel Group
(415) 531-3579
Staff Contact: Don Lewis – (415) 575-9095
don.lewis@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 project site is located at the northwest corner of Fifth and Townsend Streets in the South of Market (SoMa) neighborhood. The proposed project would demolish an existing 23-foot-tall, two-story, 13,500-square-foot office building and construct an 85-foot-tall, eight-story, 65,611-square-foot hotel with 75 rooms. The proposed project would include an approximately 5,332-square-foot café and bar area at the ground-floor, approximately 5,824 square feet of meeting rooms, and a rooftop bar/event space for hotel patrons. The existing building has 14 parking spaces. No off-street parking is proposed. The proposed project would provide one off-street loading space accessed from Townsend Street. The existing building was constructed in 1983. The Plan proposes to rezone the project site from SSO with a 65 foot height limit and an "X" bulk limitation to Western SoMa Mixed Use Office (WMUO) with an 85 foot height limit and an "X" bulk limitation.

ENVIRONMENTAL REVIEW:

The proposed project is anticipated to be consistent with the proposed height limits and zoning controls of the Western SoMa Community Plan which is currently undergoing environmental review. If the Western SoMa Community Plan is approved, the proposed project is likely to qualify for a Community Plan Exemption (CPE) under the California Environmental Quality Act CEQA. Within the CPE process, there can be potentially three different primary outcomes as follows:

1. **CPE Only:** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Western SoMa Community Plan Environmental Impact Report (Western SoMa EIR), and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Western SoMa EIR 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 \$12,462); (b) the CPE certificate fee (currently \$6,920); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Western SoMa Community Plan EIR.
2. **CPE + Focused Initial Study/Mitigated Negative Declaration.** If new "peculiar" significant impacts are identified for the proposed project that were not identified in the Western SoMa EIR, and if any of these new significant impacts "peculiar" to the proposed project can be mitigated to a less-than-significant level, then a focused Mitigated Negative Declaration to address these impacts is prepared and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Western SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Western SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$12,462); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Western SoMa Community Plan EIR.
3. **CPE + Focused EIR.** If any new significant impacts "peculiar" to the proposed project cannot be mitigated to a less-than-significant level, then a focused EIR to address these impacts is prepared and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Western SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Western SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$12,462); (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 the Western SoMa Community Plan EIR.

An **Environmental Evaluation Application** is required for the full scope of the project. Below is a list of studies that would be required based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated June 8, 2011. This review

may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted.

- a. *Historical Resources.* Given the building's relatively recent construction date (1983), the building is not considered an historical resource, and thus its demolition would not cause a substantial adverse change in the significance of a historical resource as defined by Section 15064.5 of CEQA. However, the project's design could have an impact on the setting of two adjacent properties which could be contributory buildings to a determined eligible historic district (Bluxome and Townsend Warehouse Historic District). Therefore, the project would require review by our preservation staff to determine whether the proposed new building would have an adverse effect on off-site historic architectural resources.
- b. *Compliance with Stormwater Management Ordinance.* The City and County of San Francisco Stormwater Management Ordinance (SMO) became effective on May 22, 2010. This ordinance requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan (SCP), consistent with the November 2009 Stormwater Design Guidelines (SDG). Responsibility for review and approval of the SCP is with the SFPUC Wastewater Enterprise, Urban Watershed Management Program (UWMP).

The initial CEQA evaluation of the proposed project will broadly discuss how the SMO will be implemented if the project triggers compliance with the Stormwater Design Guidelines (SDG). The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design (LID) approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality.

- c. *Compliance with Bay Area Air Quality Management District Guidelines.* Preliminary screening results indicate that the proposed project would require a preparation of an Air Quality Technical Report (AQTR), which includes a Criteria Air Pollutant analysis and Health Risk Analysis. If the project would include a stationary source, such as a back-up generator, the Criteria Air Pollutant analysis and Health Risk Analysis must include an analysis of both the emissions and health risks from the stationary source as well as project-generated traffic. Prior to preparation of an AQTR, Environmental Planning must approve a scope of work for air quality analysis. The scope of work may be submitted to the Environmental Planner assigned to the project.

If the project has the potential to expose sensitive receptors to pollutant levels above thresholds set by the Bay Area Air Quality Management District, specific mitigation measures may be required.

- d. *Greenhouse Gas Analyses.* The 2010 CEQA Air Quality Guidelines provide CEQA thresholds of significance for greenhouse gas emissions. On August 12, 2010, the San Francisco Planning Department submitted to the BAAQMD a draft of the City and County of San Francisco's *Strategies to Address Greenhouse Gas Emissions*. This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy. The BAAQMD reviewed San Francisco's GHG reduction strategy and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA Guidelines (2010).¹ Therefore, projects that are consistent with San Francisco's GHG reduction strategy would result in less than significant GHG emissions.

In order to facilitate a determination of compliance with San Francisco's GHG reduction strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. Projects that are seeking a determination of CEQA GHG significance based on compliance with San Francisco's GHG reduction strategy must complete the Greenhouse Gas Analysis Compliance Checklist. The planner or CEQA consultant in coordination with the project sponsor can prepare this checklist.

- e. *Transportation Impact Study.* A transportation study is not anticipated to be needed; however, a final determination will be made subsequent to submittal of an Environmental Evaluation application.
- f. *Notification of a Project Receiving Environmental Review.* Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site. Please provide these mailing labels at the time of application submittal.
- g. *Tree Disclosure Affidavit.* The Department of Public Works Code Section 8.02-8.11 requires protection of landmark, significant, and street trees located on private and public property. Any tree identified in a Disclosure Statement must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy dripline. Please submit a Tree Disclosure Statement with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.

The Environmental Evaluation application is 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. To determine fees for environmental review, please refer to page one of our fee schedules, under "Studies for Projects inside of Adopted Plan Areas."

¹ San Francisco's *Strategies to Address Greenhouse Gas Emissions* and BAAQMD's letter are available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

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. A **Building Permit Application** is required for the demolition of the existing building.
3. A **Building Permit Application** is required for the construction of the new building.

The Large Project Authorization application is 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 "Section 311/312 Pre-Application Neighborhood Meeting Information Packet," which includes instructions and template forms, is available at www.sfplanning.org under the "Resources/Permit Forms" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resources/Department Publications" tab.

PRELIMINARY PROJECT COMMENTS:

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

1. **Western SoMa Community Plan and Rezoning.** The subject property falls within the Western SoMa Special Use District (SUD), the Service/Secondary Office (SSO) Zoning District, and a 65-X Height and Bulk District. As such, the proposed 85-foot tall hotel would not be permitted under current controls. However, the draft community plan for Western SoMa is undergoing environmental review that proposes a rezoning of the site from SSO and 65-X to Western SoMa Mixed Use Office (WMUO) and an 85-X Height and Bulk District. The

associated Planning Code amendments for the Western SoMa community plan propose to permit tourist hotels as of right for up to 75 rooms.

2. **Eastern Neighborhoods Community Impact Fees.** As part of the Western SoMa Community Plan and rezoning, community impact fees will be assessed on development projects that meet certain triggers. While it is highly likely that the proposed project will trigger a community impact fee, the exact fees are not yet determined. These fees will be discussed during the adoption hearings for the proposed Western SoMa Community Plan, which are anticipated to take place during the first half of 2012.
3. **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.
4. **Shadow Analysis.** A shadow analysis was conducted for the proposed project per Planning Code Section 295. At the proposed height of 85 feet, the project would not impact any property under the jurisdiction of the San Francisco Recreation and Park Commission. Therefore, no additional shadow analysis is necessary.
5. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. Therefore, six trees are required along the 5th Street frontage, and four trees are required along the Townsend Street frontage. The proposed plans show only four street trees on each frontage.
6. **Transit Impact Development Fee (TIDF).** The TIDF applies to all projects creating more than 3,000 square feet of new non-residential space. The proposed project proposes a new hotel in excess of 3,000 square feet, and therefore will be subject to the TIDF per Planning Code Section 411 et seq.
7. **Jobs-Housing Linkage Program.** The Jobs-Housing Linkage Program and associated fees apply to projects creating more than 25,000 square feet of new non-residential space. The proposed project proposes a new hotel in excess of 25,000 square feet, and therefore will be subject to the Jobs-Housing Linkage Program and associated fees per Planning Code Section 413 et seq.
8. **Child Care.** The Child Care requirements apply to projects creating more than 25,000 square feet of new office or hotel space. The proposed project proposes a new hotel in excess of 25,000 square feet, and therefore will be subject to Child Care requirements per Planning Code Section 414 et seq., which call for child care to be provided on-site, or the payment of an in-lieu fee.
9. **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

10. **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.
11. **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.
12. **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. The blank two-story, ground-floor walls along 5th Street, as shown in the submitted plans, need transparency and a detailed treatment to soften them. Clarify the ground floor setback at Townsend Street, and consider setting the storefront back slightly from the structure and the property line to allow sidewalk space to be usable (setting the storefront back a couple feet allows options for outdoor seating).
2. The submitted rendering depicts the 5th Street façade as similar to the Townsend Street façade. However, the building plans and elevation for 5th Street appear blank. Clarify the intent of the façade treatment for 5th Street. Overall, the proposed architectural design as shown in the rendering 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 **February 3, 2012**. 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.

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

cc: Circe Sher, Project Sponsor
Corey Teague, Current Planning
Paul Lord, Director's Office

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 Community Development 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

Samoa Development Centre
2055 Sunnyside 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 94105

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

Fernando Marti
Asian Neighborhood Design
1021 Mission Street
San Francisco, CA 94103

Jim Meko
SOMA Leadership Council
366 Tenth Street
San Francisco, CA 94103

Michael Nulty
Alliance for a Better District 6
PO Box 420782
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

Paul Lord
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

7/20/2011 2:30 PM

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.

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Submittal requirements:

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

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

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

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

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

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

INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT:

Name _____ Phone No. () _____

Address _____ FAX No. () _____

Owner _____

PROJECT INFORMATION:

Address _____

How many units does the subject property have? _____

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

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

PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:

(Use attachments if necessary)

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

Previously contacted staff _____

Will this project be publicly funded? (specify) _____

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



SAN FRANCISCO PLANNING DEPARTMENT

PLANNING BULLETIN

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

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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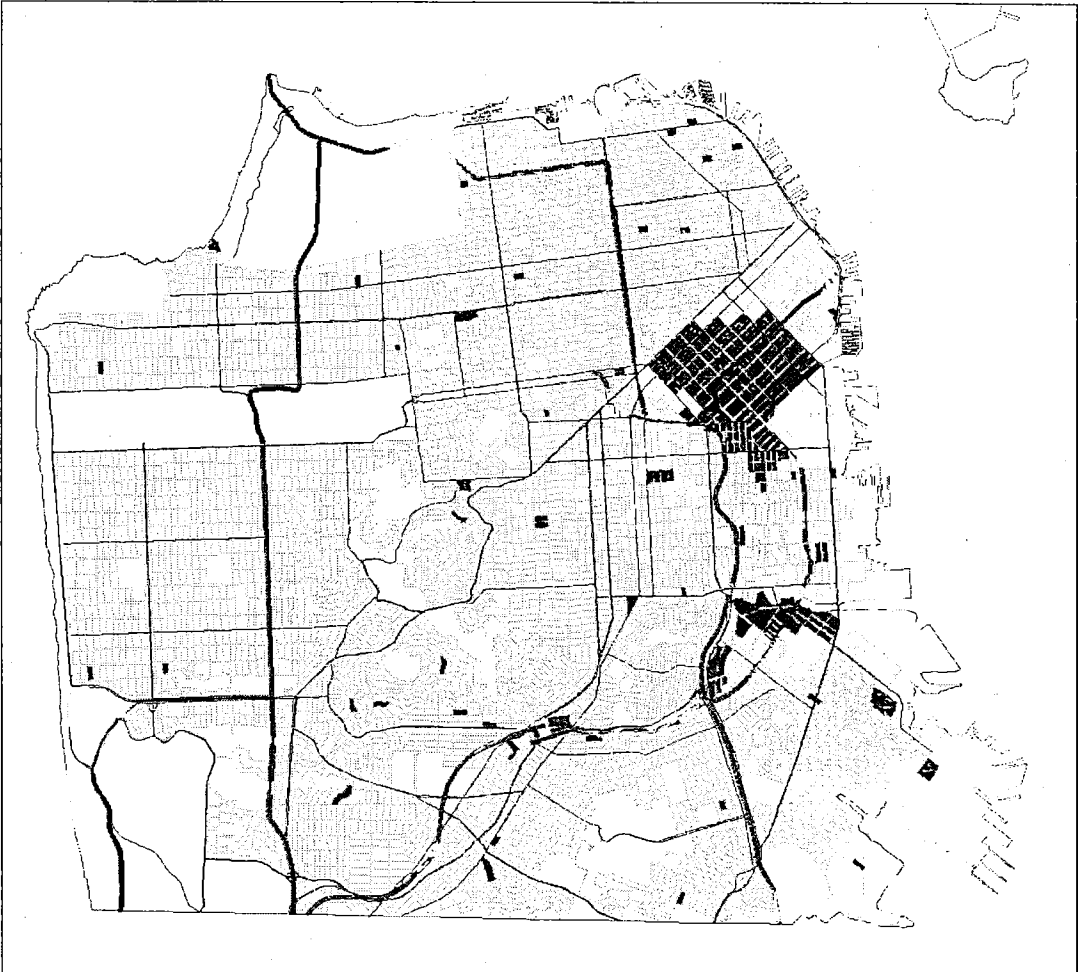
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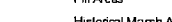

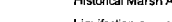

SOMA FLOOD ZONE



San Francisco
Public Utilities Commission
Blocks of Interest



Legend

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

Nov, 2006



