



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 19, 2012
TO: Steven L. Vettel and Navjot Athwal
FROM: Nannie Turrell, Planning Department
RE: PPA Case No. 2012.0799U for 270 Brannan 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, Rachel A. Schuett, at (415) 575-9030 or rachel.schuett@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in blue ink that reads "Nannie Turrell".

Nannie Turrell, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: August 19, 2012
Case No.: 2012.0799U
Project Address: 270 Brannan Street
Block/Lot: 3774/026
Zoning: MUO (Mixed Use Office) Zoning District
South End Historic District
65-X Height & Bulk District
Area Plan: East South of Market Area (SOMA) Community Plan Area
Project Sponsor: Steven L. Vettel and Navjot Athwal
(415) 954-4902
Staff Contact: Rachel A. Schuett – (415) 575-9030
Rachel.Schuett@sfgov.org

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DISCLAIMERS:

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

PROJECT DESCRIPTION:

The proposal is to demolish the existing 15-foot-tall, one-story plus penthouse, 17,350 square foot office building and construct a new 6-story, 65-foot-tall commercial office building. The existing building on the 37,813 square foot (0.9 acre) subject lot was constructed in 1962, and is currently in use by a single tenant. The remaining 23,993 square feet of the project site is occupied by a surface parking lot with 84 vehicle parking spaces. The proposed building would include 208,682 gross square feet including 187,688 square feet of office space on floors one through six, and a 20,994 square foot basement. The basement would include 12,981 square feet for parking, and 8,013 square feet for other uses. The parking would be accessible via a ramp from Brannan Street, and would include 15 parking spaces, plus one car share space. The proposed project would also include approximately 5,100 square feet of usable open space located within an enclosed atrium.¹ Bicycle parking for 12 bikes, four showers, and eight lockers would also be provided.

¹ This 5,100 square feet is included in the 208,682 gross square feet for the building.

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 2008.² 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 several mitigation measures that were identified in the area plan EIR would apply to the proposed project, these are summarized below.

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

- a. *Archeological Resources*: Archeological studies are dependent on many circumstances. If the site is found to be sensitive, less ground disturbance may trigger mitigation requirements prescribed in the Eastern Neighborhoods FEIR. Here, the proposed project would likely include excavation/grading for foundation work to a depth of 15 feet which requires an archeological study per the Eastern Neighborhoods FEIR. The Eastern Neighborhoods FEIR was programmatic and did not analyze specific development projects in the project area; therefore, specific physical project evaluations would undergo individual environmental review in accord with **Mitigation Measure J-2: Properties with No Previous Studies**. Implementation of this prescribed mitigation measure would reduce the potential adverse effect on archeological resources of the project area to a less-than-significant level. **Mitigation Measure J-2** applies to the entirety of the study area outside of Archeological Mitigation Zones A and B. Because the project site is outside Archeological Mitigation Zones A and B, a Preliminary Archeological Sensitivity Study must be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. The Sensitivity Study should: 1) determine the historical use of the project site based on any previous archeological documentation and Sanborn maps; 2) determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the California Register of Historical Resources (CRHR); 3)

² Available for review on the Planning Department's Area Plan EIRs web page: <http://www.sf-planning.org/index.aspx?page=1893>.

determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources; 4) assess potential project effects in relation to the depth of any identified potential archeological resource; and 5) assess whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommend appropriate further action.

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 qualified professional must be selected from one of three qualified consultants assigned by the Planning Department during the submittal of the Environmental Evaluation Application. Prior to initiating this report, please consult with Department's Staff Archeologist on the scope of work.

- b. *Noise*: The project is not expected to result in any peculiar impacts not identified in the Eastern Neighborhoods FEIR, especially if Noise **Mitigation Measures F-1, F-2 (Construction Noise) and F-5 (Siting of Noise-Generating Uses)** are applied. Application of these mitigation measures would reduce any construction-related impacts to a less-than-significant level. **Mitigation Measure F-1 (Construction Noise)** applies to development projects within proximity to noise-sensitive uses that would include pile-driving. As currently proposed, the project would likely include a spread footing foundation design which would not involve pile driving. Should the foundation design evolve to include pile driving, **Mitigation Measure F-1** would apply. This mitigation measure requires: 1) individual project sponsors to take measures to reduce construction-related noise and vibration. Project sponsors shall ensure that piles be pre-drilled wherever feasible to reduce construction-related noise and vibration; 2) no impact pile drivers shall be used unless absolutely necessary; 3) contractors would be required to use pile-driving equipment with state-of-the-art noise shielding and muffling devices; 4) the use of sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed; and, 5) individual project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

Mitigation Measure F-2 (Construction Noise) applies to development projects where a determination has been made that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses. If a determination is made, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. This is likely to be the case given the residential land uses within 100 feet of the project site to the south and the east. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasibility noise attenuation will be achieved. The Plan should include as many of the following control strategies as feasible: 1) erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; 2) utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; 3) evaluate the feasibility of noise control at the receivers by

temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; 4) monitor the effectiveness of noise attenuation measures by taking noise measurements; and 5) post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.

Mitigation Measure F-5: Siting of Noise-Generating Uses applies to new developments including commercial, industrial or other uses that would be expected to generate noise levels in excess of ambient noise, either short-term, at nighttime, or as a 24-hour average, in the proposed project site vicinity. Given that the proposed project submitted for review consists of a density study and does not include building design it is unknown whether noise generating uses (for example rooftop equipment) would be located in an area which would affect nearby sensitive receptors, such as the residential development directly across Brannan Street. If it is determined that the potential for noise impacts could exist; **Mitigation Measure F-5: Siting of Noise-Generating Uses would be required.** To reduce potential conflicts between existing sensitive receptors and new noise-generating uses the proposed project sponsor is required to prepare an analysis that includes, at a minimum, a site survey to identify potential noise-sensitive 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 maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and /or engineering and shall demonstrate with reasonable certainty that the proposed use would comply with the use compatibility requirements in the general plan and Police Code 2909, would not adversely affect nearby noise-sensitive uses, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels that would be generated by the proposed use. Should concerns be present, the Department may require the completion of a detailed noise assessment by a qualified acoustical analyst or engineer prior to the first project approval action.

- c. *Air Quality (AQ) Analysis.* The proposed project at 187,688 square feet does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction or operational screening levels for criteria air pollutants. Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

The project proposes demolition, grading and construction across a 0.9 acre project site. Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (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 the San Francisco Department of Public Health (DPH) or comply with applicable dust control requirements outlined in the ordinance.

The proposed project site is located within an area that the Planning Department, through modeling in association with the Department of Public Health and BAAQMD, has identified as a “hot spot” where existing ambient concentrations of TACs from nearby roadways and stationary sources are in excess of 100 in one million. As a result, if the construction of the proposed project requires the use of off-road construction equipment, implementation of Construction Emissions Minimization measures would be required in addition to **Mitigation Measure G-1: Construction Air Quality** as identified in the Eastern Neighborhoods Area Plan EIR. It should be noted that the Construction Emissions Minimization measures are an amendment to **Mitigation Measure G-1: Construction Air Quality**. The amended language will be provided at the time that the environmental review for the proposed project is commenced.

Further, if the proposed project includes a new operational source of toxic air contaminants such as a diesel back-up generator, the proposed project would be required to implement Best Available Control Technology (BACT) measures in addition to **Mitigation Measure G-3: Siting of Uses that Emit DPM** as identified in the Eastern Neighborhoods Area Plan EIR. It should be noted that the Best Available Control Technology (BACT) measures are an amendment to **Mitigation Measure G-3: Siting of Uses that Emit DPM**. If needed, the amended language will be provided at the time that the environmental review for the proposed project is commenced, based on the source that is proposed.

- d. *Transportation Study.* A Transportation Study may be required for the proposed project. The construction of up to 187,688 square feet of office space would generate over 3,300 new daily person trips of which more than 280 would be in the p.m. peak hour. More than 110 of the p.m. peak hour person trips would be automobile trips. The additional peak hour trip potential would require additional transportation analysis. Request a formal determination from the E Case Planner, once assigned.

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. The qualified professional must be selected from one of three transportation consultants assigned by the Planning Department during the submittal of the Environmental Evaluation Application. Prior to initiating this report, please consult with the assigned Transportation Planner and obtain sign off on the scope of work.

- e. *Historic Resources:* Since it was constructed in 1962, the subject building is not individually-eligible for listing in the California Register of Historical Resources; however, the subject building is located within the boundaries of the South End Historic District, which is designated in Article 10 of the San Francisco Planning Code. The building is a non-contributing resource to this designated historic district, which is also recognized as a historic district within the National Register of Historic Places. As such, new construction would need to be evaluated for its compatibility with the surrounding

historic district. To assist in the analysis of the proposed project, which includes demolition of the non-contributing resource and new construction, the Planning Department requires a *Historic Resource Evaluation Report* to be prepared by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture or Architectural History. The qualified professional must be selected from one of three historic resource consultants assigned by the Planning Department during the submittal of the Environmental Evaluation Application.

Instructions on completing this report are included in "San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources." The preservation bulletin is available at www.sfplanning.org under: "Plans & Programs" "Historic Preservation" "Preservation Bulletins." Prior to initiating this report, please consult with Department Preservation Staff on the scope of work for this report.

- f. *Hazardous Materials.* The project site is partially underlain by artificial fill, which indicates the potential for the presence of hazardous materials in the soils; the site is also located within a Maher area as mapped by the Department of Public Health (DPH). The Maher Area encompasses the area of San Francisco bayward of a historic, pre-1906 Earthquake high tide line. This area of San Francisco was largely created by fill consisting primarily of debris associated with the 1906 Earthquake and Bay reclamation. The Maher Ordinance applies to that portion of the City bayward of the original high tide line, where past industrial uses and fill associated with the 1906 earthquake and bay reclamation often left hazardous waste residue in soils and groundwater. The ordinance requires that soils must be analyzed for hazardous wastes if more than 50 cubic yards of soil are to be disturbed. The City adopted Ordinance 253-86 (signed by the Mayor on June 27, 1986), which requires analyzing soil for hazardous wastes within specified areas, known as the Maher area, when over 50 cubic yards of soil are to be disturbed and on sites specifically designated by the Director of Public Works.

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 1 electronic and two hard copies 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>.

A copy of the studies, if available, should be included with the Environmental Evaluation Application package. Please note that the studies must be completed and submitted to the Department as part of the project's administrative files before environmental clearance is issued.

The demolition required by the proposed project is not expected to result in any peculiar impacts not identified in the Eastern Neighborhoods FEIR, especially if Hazardous Materials **Mitigation Measure**

L-1: Hazardous Building Materials is applied. Application of this mitigation measures would reduce any disposal of construction materials impacts to a less-than-significant level.

- g. *Geotechnical Investigation.* The project site is located partially within an area subject to liquefaction potential, a Seismic Hazards Study Zone designated by the California Division of Mines and Geology. The investigation of geotechnical and soil conditions and the application of the building codes for new development based on these conditions could reduce the potential for impacts related to structural damage and surface settlement to a less-than-significant level. To assist our staff in their determination, it is recommended that you provide a copy of a geotechnical investigation with boring logs for the proposed project. This geotechnical investigation is also required for the archeological determination.
- h. *Compliance with Stormwater Management Ordinance.* The City and County of San Francisco Stormwater Management Ordinance 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, consistent with the November 2009 Stormwater Design Guidelines. Responsibility for review and approval of the Stormwater Control Plan is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program.

The initial CEQA evaluation of a project will broadly discuss how the Stormwater Management Ordinance will be implemented if the project triggers compliance with the Stormwater Design Guidelines. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design 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.

- i. *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. Any tree identified in this Disclosure Statement must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.
- j. *Shadow Study.* Planning Code Section 295 generally restricts new shadow on public spaces under the jurisdiction of the Recreation and Parks Department (RPD) by any structure exceeding 40 feet, unless the Planning Commission finds the impact to be less than significant. Since the project's height is over 40 feet, a shadow fan analysis would be required. Based on a preliminary analysis, the proposed project would not cast any shadow upon nearby public or private open space.
- k. *Wind Study.* Wind impacts are generally caused by large building masses extending substantially above their surroundings, and by buildings oriented such that a large wall catches a prevailing wind, particularly if such as wall includes little or no articulation. Typically, buildings that are less than 80 feet tall do not result in substantial changes to ground-level wind. The height of the proposed building is 65 feet. Given that entire building would be less than 80 feet in height, no additional analysis of wind impacts would be required.

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). The qualified consultant must be selected from one of three environmental consultants assigned by the Planning Department during the submittal of the Environmental Evaluation Application.

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. A **Certificate of Appropriateness** from the Historic Preservation Commission is required per Planning Code Section 1006. The Historic Preservation Commission will review and approve the demolition of the subject building and the new construction on the subject lot, since it is located within the boundaries of the South End Historic District.
2. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for new construction within an Eastern Neighborhoods Mixed Use District that is greater than 75 feet in height or greater than 25,000 gross square feet.
3. An **Office Allocation** from the Planning Commission is required per Planning Code Section 321, since the project would seek to authorize more than 25,000 gross square feet of office space.
4. A **Building Permit Application** is required for the proposed demolition and new construction.

All applications are available in the lobby of Planning Department 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 Department. The pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org. All registered neighborhood group mailing lists may also be found at the Planning Department's website.

PRELIMINARY PROJECT COMMENTS:

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

1. **Eastern Neighborhoods: East SoMa Area Plan:** The proposed project is located within the boundaries of the East SoMa Area Plan of the Eastern Neighborhoods, and will be reviewed against the objectives and policies contained therein. Overall, the proposed project appears consistent with the objectives and policies of the East SoMa Area Plan.
2. **General Plan & Other Relevant City Policy:** The project does not require amendment of the General Plan or a General Plan referral as currently proposed. A commercial office project would be consistent with the objectives and policies of the San Francisco General Plan.
3. **Open Space:** Planning Code Section 135.3 outlines an open space requirement for non-residential uses within Eastern Neighborhoods Mixed Use Zoning Districts for new construction. For office use, 1 sf of usable open space is required for 50 sf of occupied floor area of new, converted or added square footage. The project appears to meet the open space requirement with the private atrium.
4. **San Francisco Green Landscaping Ordinance:** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which assists in articulating Planning Code Sections 138.1. This Planning Code section outlines a provision for adding street trees when undertaking 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. Based on the street frontage, it appears that seven street trees would be required along Brannan Street. Existing trees on the project site would apply towards the street tree requirement. Please ensure that the proposed project is in compliance with this Planning Code section by providing an updated site plan showing landscaping and street trees.
5. **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. Please ensure that the ground floor street frontage meets these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork.

6. **Transportation Management Program:** Planning Code Section 163 outlines requirements for an on-site transportation brokerage service for projects involving new, converted or added floor area of office use for properties within the MUO Zoning District with at least 25,000 sf. Prior to the Certificate of Occupancy, the Applicant must execute an agreement with the Planning Department for on-site transportation brokerage services and a transportation management program. This agreement will be approved by the Planning Director.
7. **Shadow.** Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. Based upon a preliminary shadow analysis, the proposed project does not appear to impact any nearby property under the jurisdiction of the San Francisco Recreation and Parks Commission.
8. **Parking.** For projects within the Eastern Neighborhoods Area Plan, Planning Code Section 151.1 outlines the maximum permitted off-street parking for office use within the MUO Zoning District. Off-street parking is limited to 7% of the gross floor area; therefore, parking is limited to approximately 14,607 gsf. The proposed project provides approximately 12,981 gsf, and is in compliance with this requirement.
9. **Freight Loading.** Planning Code Section 152.1 outlines required off-street freight loading. Since the proposed project would construct approximately 208,692 gsf, two (2) off-street loading and service vehicle spaces would be required. Please cite how the proposed project would meet this Planning Code requirement.
10. **Certificate of Appropriateness:** Although the subject property is a non-contributing resource in the South End Historic District, which is a locally designated historic district listed in Article 10 of the San Francisco Planning Code, the proposed project would be required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC) for the demolition of the existing building and the new construction of the six-story tall office building.

As determined by the HPC through the Certificate of Appropriateness process, the proposed new construction will be reviewed against the criteria offered in Sections 6 and 7 of Appendix I of Article 10 of the San Francisco Planning Code.

11. **Large Project Authorization:** Planning Code Section 329 outlines the requirements for a Large Project Authorization in Eastern Neighborhoods Mixed Use Zoning Districts. A Large Project Authorization is required of new construction of more than 25,000 gross square feet. All large projects within the MUO Zoning District are subject to review by the Planning Commission in an effort to achieve the objectives and policies of the General Plan, the applicable Design Guidelines and the Planning Code.

As determined by the Planning Commission through a Large Project Authorization, you may seek the following core exceptions:

- **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. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork.

- **Freight Loading:** Planning Code Section 152.1 outlines the requirement for two off-street freight loading or service vehicle parking spaces.
- **Height:** Planning Code Section 260 outlines the methodology for measuring height. Under a Large Project Authorization, a modification of the height measurement methodology may be permitted.

To the extent possible, the project should be designed to minimize deviations and should strive to comply with all Planning Code requirements.

12. **Office Development Authorization:** Since the proposed project involves the new construction of over 100,000 sf of office space, the proposed project would need to obtain an Office Development Authorization from the Planning Commission, as outlined in Planning Code Section 321.
13. **Eastern Neighborhood Area Plan Impact Fees.** Planning Code Section 423 outlines the requirements for development impact fees for projects located within the Eastern Neighborhoods Area Plan. Eastern Neighborhood Area Plan fees shall be assessed on the 208,682 net new gross square feet of non-residential uses. These fee amounts are subject to annual review by the City Controller, and may be subject to change.

The Eastern Neighborhood Area Plan Impact Fee shall be paid before the City issues a first construction document, with a possible 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. Impact fee register is regularly updated and can be found online here:

<http://sfdbi.org/Modules/ShowDocument.aspx?documentid=1410>

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 Neighborhood Area Plan Impact Fee from the Planning Commission. This process is further explained in Section 412.3(d) of the Planning Code.

More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.

In-Kind Public Realm Improvements - Proposed Alley Way Improvement on De Boom Alley. While improvements to the Alley would greatly enhance your project though promoting pedestrian activation of the space alley improvements to De Boom Street have not been identified as a near-term

priority project by the Interdepartmental Plan Implementation Committee or the Eastern Neighborhood Area Plan Community Advisory Committee. However, some of the improvements may still be eligible for in-kind credit though available funds are limited.

In-kind improvements can offset some or all of the required Eastern Neighborhood Area Plan Impact Fee. The In-Kind Application can be found here:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8601>

14. **Transit Impact Development Fee.** Since the project would construct more than 3,000 gsf of office space, the proposed project would be subject to a development impact fees per Planning Code Section 411. Additional information is available in Planning Code Section 414 or by contacting the San Francisco Metropolitan Transit Authority (SF-MTA).
15. **Jobs-Housing Linkage Program.** Since the project would construct more than 25,000 gsf of office space, the proposed project would be subject to a development impact fee per Planning Code Section 413, which also provides alternate options for fee payment.
16. **Child Care Requirement.** Since the project would construct more than 50,000 gsf of office space, the proposed project would be required to provide on-site child care or pay an in-lieu fee to the Child Care Capital Fund. Additional information is available in Planning Code Section 414.
17. **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
18. **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. It is recommended that an interdepartmental project review request be completed prior to the approval of the first construction building permit. The Planning Department will act as the lead agency in collaboration with the Department of Building Inspection (DBI), Department of Public Works (DPW), and San Francisco Fire Department (SFFD). Please schedule an interdepartmental project review meeting. Please submit an Interdepartmental Project Review application, which is available for download at the Planning Department's website.
19. **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.

20. **SFPUC Urban Watershed Management Program (UWMP):** 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@swater.org for assistance.
21. **Recycled Water Ordinance:** 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, Location, and Orientation:** Due to the difference in elevation along the two fronting streets, the building massing could be differentiated with varying heights that may result in a taller mass along De Boom Street. Please consider exploring the building height options along De Boom Street.

Currently, De Boom Street terminates into a secondary lobby. Please consider using the public atrium to visually extend De Boom Street into the building, thus creating a transition from public to semi-public (lobby)--perhaps allocating a portion of it as publicly accessible open space. The opportunity to define De Boom Street with a focal point and portal into the building could strengthen both the public realm and the building.

2. **Ground Level Street Front.** Along Brannan Street, the retail space is relatively minimal. Please consider expanding the retail presence to provide a sustainable amount of active use. The minimum floor to floor height should be 14-ft at street frontages.
3. **Architecture.** The proposed six-story office building is located in the South End Historic District, which is designated in Article 10 of the San Francisco Planning Code. New construction should be compatible with the existing historic buildings, and should harmonize with and reference the existing frame and fenestration proportions. Please use the guidelines for new construction established in Article 10 of the San Francisco Planning Code.

The Department understands the architectural design is preliminary and will be developed further. The proposed architectural design of the building frontage along Brannan Street should reference the appropriate scale and proportions of the surrounding historic district. The frontage on De Boom Street may explore a more contemporary vocabulary. The architecture and quality of execution should be superior, and seek to use high quality materials combined with exceptional articulation and detailing on all visible facades.

4. **Parking.** The garage serves sixteen (16) spaces. Please minimize the parking entrance to be a maximum of 12-ft wide.

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 19, 2014**. 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: Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: South Beach Partners, LLC, Property Owner
Rich Sucre, Current Planning
Rachel Schuett, Environmental Planning
Kay Cheng, Citywide Planning and Analysis



SAN FRANCISCO PLANNING DEPARTMENT

PLANNING BULLETIN

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

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



SOMA FLOOD ZONE



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



