



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 5, 2012
TO: Emily Lin
FROM: Julian J. Bañales, Planning Department
RE: PPA Case No. 2012.1047U for 909 Howard Street

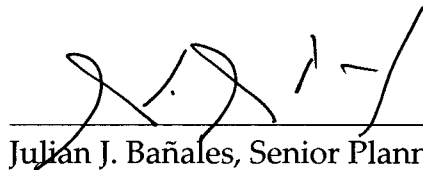
1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Diego R Sánchez, at (415) 575-9082 or diego.sanchez@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Julian J. Bañales, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: October 5, 2012
Case No.: **2012.1047U**
Project Address: 909 Howard Street
Block/Lot: 3732/003, 004, 005, 099, 100, 145A, 146, 149
Zoning: MUR (Mixed Use Residential)
SoMa Youth and Family Special Use District
85-X / 45-X
Area Plan: Eastern Neighborhoods Area Plan
Project Sponsor: Emily Lin
415-776-2151
Staff Contact: Diego R Sánchez – 415-575-9082
diego.sanchez@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 two existing industrial buildings located at the northeast end of the project site and construct a mixed-use, mixed-income residential development with 172 dwelling units, including 60 affordable units, approximately 9,900 square feet of ground floor retail and approximately 10,000 square feet of accessory social service space. The proposal will encompass eight lots located at the corner of 5th Street and Howard, within the South of Market neighborhood. The eight story portion of the building fronts 5th Street and Howard Street while the four story portion is sited along Tehama Street. No off-street parking is proposed for the site.

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 whether there would be project-specific significant effects peculiar to the proposed project or project site that were not analyzed in the programmatic plan area EIR.

An **Environmental Evaluation Application** is required for the full scope of the proposed project (demolition and new construction), and may include the following:

As you are aware from our Preliminary Project Assessment (PPA) meeting on September 5, 2012, the proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report* (or, FEIR), which was certified in 2008.¹ Since the proposed project is consistent with the development density identified in the East SoMa Area Plan and is allowed under the Mixed-Use Residential (MUR) District, it is eligible for a community plan exemption (CPE).

One of the following two scenarios could occur during the Environmental Planning staff's review of the project proposal:

1. The proposed project qualifies for a *CPE plus a focused Initial Study/Mitigated Negative Declaration*: One or more new peculiar significant impact(s) of the proposed project is/are identified that was/were not identified in the underlying Eastern Neighborhoods Rezoning and Area Plans programmatic FEIR. If new significant impacts peculiar to the proposed project can be mitigated, then a focused Mitigated Negative Declaration (MND) with an Initial Study to address these impacts would be prepared in addition to a supporting CPE Certificate and Checklist which would be prepared to address all other impacts that were encompassed by the FEIR, with all pertinent mitigation measures and CEQA findings from the FEIR applicable to the proposed project.

With this outcome, the applicable fees in addition to the current Environmental Document Determination fee would include: (a) the standard Environmental Evaluation (EE) fee based on the cost of project construction; and (b) a proportionate share fee for recovery of costs incurred by the Planning Department for the preparation of the Eastern Neighborhoods Rezoning and Area Plans FEIR.

2. The proposed project qualifies for a *CPE plus a focused EIR*: One or more new peculiar significant impact(s) may be identified for the proposed project, which was/were not identified in the underlying rezoning and area plans FEIR. If any new significant impact(s) peculiar to the proposed project cannot be mitigated, then a focused EIR to address this/these impact(s) would be prepared along with a supporting CPE Certificate and Checklist to address all other impacts that were encompassed by the underlying FEIR, including all pertinent mitigation measures and CEQA findings from the underlying rezoning and area plans FEIR also applied to the proposed project.

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

With this outcome, the applicable fees in addition to the current Environmental Document Determination fee are: (a) the standard environmental evaluation (EE) fee based on the cost of project development; (b) one-half of the standard EIR fee; and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for the preparation of the Eastern Neighborhoods Rezoning and Area Plans FEIR.

The environmental review of the project, as currently proposed, to determine whether a focused MND or a focused EIR would be required may include the following range of environmental resource topics/issues:

- a. *Land Use and Land Use Planning.* Typically, the Planning Department includes this topic in an Initial Study for a negative declaration document or an EIR for background and informational purposes. The proposed project would include demolition of two commercial buildings that are occupied by production, distribution and repair (PDR) land uses, and new construction of a residential and retail building. Discussion regarding this proposed land use change would be included under this topic.
- b. *Aesthetics.* Aesthetics would be evaluated in relation to the proposed project development in the context of adjacent and surrounding development.
- c. *Historic Resource Evaluation Report (HRER).* The project site has two circa-1925-constructed buildings, one at 915 Howard Street and the other at 921 Howard Street which were included in an historical resources survey of the South of Market area. The Planning Department gave them a rating of 6L, which means that the two buildings may have historical merit. Hence, the project would require an historical resources evaluation. After initial evaluation of the buildings by our department's Historic Preservation staff, a Historic Resource Evaluation Report (HRER) may be required to be prepared by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture or Architectural History.

If an HRER would be required, the HRER preservation consultant must be selected from the Department's Historic Resource consultant pool since the proposed project would consist of more than five dwelling units within a building of 10,000 square feet or larger. The Department will provide the project sponsor with a list of three consultants from the Historic Preservation Consultant Pool, also known as the "potential consultant list" or 'PCL.'

For more information on the Planning Department's historic architectural resource evaluation process, please see San Francisco Preservation Bulletin No. 16, which is available at www.sfplanning.org under "Historic Preservation."

- d. *Archeological Study.* An archeological study will be required since construction of the proposed project may disturb soils to a depth of at least 2.5 feet, and the project site is not within Archeological Mitigation Zone A or Zone B (see Mitigation Measure J-2: Properties with No Previous Studies, on page S-47 of the Final EIR). A Preliminary Archeological Review (PAR) will be prepared by our Planning Department archeologist. During the PAR, our archeologist will determine what type of soils disturbance/modification would result from project development, such as, installation of foundations, soils improvement, site remediation, etc. Any submitted or

available geotechnical/soils or Phase II hazardous materials report prepared for the project site will be reviewed at this time.

In addition, an assessment will be made whether the project site is found to be in an archeologically sensitive area. Furthermore, if and when our staff archeologist determines that the project has the potential to affect an archeological resource, the PAR memorandum will identify appropriate actions to be taken. Such actions may include application of an appropriate archeological mitigation measure, and/or requiring additional archeological studies as part of the environmental evaluation. The results of this review will be provided in a memorandum to the environmental planner assigned to the project.

- e. *Transportation Impact 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. In addition, there are transportation mitigation measures in the FEIR that may be required for the proposed project. They include: *Mitigation Measure E-4: Intelligent Traffic Management*, detailed on page 503, and *Mitigation Measure E-11: Transportation Demand Management*, detailed on page 506.

The transportation report would need to be prepared by a qualified consultant 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.

- f. *Noise.* The project site is bounded by Howard, 5th and Tehama Streets which were identified as having street noise levels greater than 60 Ldn (dBA). Since the proposed project includes the development of dwelling units, considered sensitive noise receptors, a detailed analysis of noise reduction requirements for the proposed residential development will be required. In addition, the FEIR 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-3: Interior Noise Levels*, and *Mitigation Measure F-4: Siting of Noise-Sensitive Uses*, both detailed on page 508 in the FEIR, will most likely apply to the proposed project. These mitigation measures require 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.
- g. *Air Quality (AQ) Analysis.* The proposed project consisting of demolition of commercial/retail and PDR occupied buildings and parking lot areas, and the construction of 172 dwelling units would bring in 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.

- h. *Greenhouse Gas (GHG) Emissions Analysis.* Demolition, disturbance of site soils, and construction activities plus project operations will need to be analyzed for GHG emissions.
- i. *Wind Analysis.* A wind effects analysis may be required since a major portion of the proposed project building would be higher than 80 feet. The area surrounding the project site may have buildings at much lower heights than the proposed 85-foot tall portion of the project building which main façade would face one of the prevailing wind directions in San Francisco.
- j. *Shadow Study.* A Planning Department application for a shadow fan analysis will be required since part of the project building is proposed to be higher than 40 feet. 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. The Shadow Analysis application may be found on our Web site at www.sfplanning.org.
- k. *Geology and Soils.* A geotechnical/soils investigation will be required since the project site is within an area prone to liquefaction. The investigation must be prepared by a professional with expertise in soils/geotechnical engineering and/or geology.
- l. *Hydrology and Water Quality.* Since the proposed project would include disturbance of at least 5,000 square feet of ground surface, and would include ground level open space in the form of a courtyard, potential hydrology and water quality effects of the project would be evaluated. The review process of the hydrology and water quality effects would include review by the San Francisco Public Utilities Commission (SFPUC) staff.
- m. *Hazardous Materials.* A Phase I Environmental Site Assessment (ESA) 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 ESA will determine whether any additional analysis (e.g., a Phase II soil sampling) will be necessary. Review of the Phase I ESA and any additional studies recommended by the Phase I ESA 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>.

If any of the additional analyses determine that mitigation measures not identified in the Eastern Neighborhoods Rezoning and Area Plans FEIR 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 in size.
2. A **Building Permit Application** is required for the demolition of the existing buildings on the subject property.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.
4. **Note:** This project is within the proposed Central Corridor Plan. The described land use proposal would be consistent with the existing and proposed zoning controls. The Central Corridor plan does not call for a change in heights at this location. The Central Corridor Plan currently proposes to maintain the existing development impact fees for this site. The Project Sponsors are advised to follow the Central Corridor Plan, however current proposals would not change the allowable uses.

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.

The proposal is also subject to Planning Code Section 312 Neighborhood Notification as it proposes a change in land use to residential use.

PRELIMINARY PROJECT COMMENTS:

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

1. **Rear Yard.** Planning Code Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth at the lowest story containing a dwelling unit. The rear yard requirement may be modified by the Planning Commission pursuant to Planning Code Section 329 provided that the proposed open area meets the specifications under Planning Code Section 134(f). Planning Department Staff recommends providing an on-site open area of a size comparable to a code complying rear yard.
2. **Open Space – Residential.** Planning Code Section 135 requires 80 square feet of open space (private or common) for each dwelling unit or 54 square feet of open space if the open space is made publically accessible. Additionally, up to 50% of the required useable open space may be provided off-site. Any such open spaces must meet the dimensional requirements of Subsections (f) and (g) for useable open space provided on-site and Subsection (i) for useable open space provided off-site. You may also request and justify an open space modification through the Large Project Authorization process. The Planning Department generally would recommend providing an equivalent amount of open space. Based on the plans submitted, Planning Department Staff could not determine compliance with the useable open space requirement. A formal, subsequent submittal should adequately dimension the areas devoted to meeting the useable open space requirement.
3. **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. Subsection (a)(2) allows the open space requirements to be fulfilled by providing publicly accessible usable open space. Such publicly accessible usable open space is subject to specific conditions under Subsection (a)(2). Alternatively, Planning Code Section 426 provides for an in-lieu fee of \$76 per square foot may be paid instead of providing the open space on site as part of the Large Project Authorization.
4. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. Street trees are required at each street frontage.
5. **Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of

streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval. For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org.

6. **Bird Safety.** Planning Code Section 139 requires that the facades meet the minimum standards for bird safety, and in particular for feature related standards.
7. **Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. Please refer to Planning Code Section 140 for minimum dimensions for inner courtyards. Please note that the dimensional requirements for inner courtyards increase proportionately to height if used to meet the dwelling unit exposure requirement. You may request and justify an exposure exception through the Large Project Authorization process; however the Planning Department generally encourages projects to minimize the number of units needing an exception from the dwelling unit exposure requirement.
8. **Street Frontages.** Planning Code Section 145.1 requires active uses be provided within the first 25 feet of building depth on the ground floor, ground floor ceiling heights for non-residential uses have a minimum floor-to-floor height of 14 feet, as measured from grade, that floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces, and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. Please refer to said Section for exact requirements. Please note that the Planning Department discourages exceptions for non-residential ceiling heights.
9. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least 56 bicycle parking spaces.
10. **Dwelling Unit Mix.** Planning Code Section 207.6 requires no less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms for the entire development. This requirement may be modified pursuant to Planning Code Section 329; however, the Planning Commission generally requires compliance with the Dwelling Unit Mix requirement.
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 Conditional Use authorization for a variety of uses; please refer to that section to determine which types of retail uses will require Conditional Use authorization.
12. **Horizontal Mass Reduction on Large Lots.** Planning Code Section 270.1 requires all buildings with street frontage greater than 200 feet in length to incorporate one or more mass reduction breaks in the

building that reduce the horizontal scale of the building into discrete sections not more than 200 feet in length. Please refer to Planning Code Section 270.1 for the minimal dimensional requirements for such breaks. Please note that a modification to this requirement may be sought pursuant to Planning Code Section 329 and that Subsection (d) outlines the additional criteria for granting a modification to this Planning Code requirement. However, the Planning Department encourages compliance with the Horizontal Mass Reduction requirement.

13. **Mid-Block Alleys in Large Lot Developments.** Planning Code Section 270.2 applies to all new construction on parcels that have one or more street frontages of over 200 linear feet on a block face longer than 400 feet between intersections. New construction on lots with frontage greater than 200 linear feet but less than 300 feet the project shall provide a publicly-accessible mid-block alley for the entire depth of the property where any of the criteria in Subsection (d)(2) are met. Please refer to the design and performance standards under Subsection (e).
14. **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 not cast shadow on any property subject to the protection of Planning Code Section 295.
15. **Affordable Housing Requirement.** Planning Code Section 415 outlines the affordable housing requirement for the entire proposal. Regarding the Affordable Housing Fee, Project Sponsors of market rate developments may elect to pay a fee in accordance with Planning Code Section 415.5.

Project Sponsors may also elect an alternative means to satisfying the Affordable Housing Requirement. Planning Code Section 415.6 outlines the requirements for the provision of On-Site affordable housing units. Please note that it is the policy of the Planning Department to require an equal spatial distribution of affordable units throughout a development that will satisfy the Affordable Housing requirement, in whole or in part, through the provision of On-Site affordable units.

Planning Code Section 415.7 outlines the requirements for the provision of Off-Site affordable housing units. Section 415.7 indicates the number of affordable units to satisfy the Affordable Housing Requirement, that the off-site affordable units must be constructed, completed, readied for occupancy, and marketed no later than the market rate units in the principal project and that the Off-Site affordable units be located within one mile of the principal project. The principal project proposing Off-Site affordable units must identify a site that will receive the affordable units as part of its entitlement and will be required to complete and submit the *Affidavit for Compliance with the Inclusionary Affordable Housing Program* that will identify such site, the unit mix of Off-Site affordable units and the sizes, in square feet, of both the units in the principle project and of the Off-Site affordable units. Last, the Project Sponsor may satisfy the Affordable Housing Requirement by any combination of the Affordable Housing Fee, On-Site and Off-Site affordable units.

16. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhoods Impact Fee for those portions of the project that do not meet the waiver under Planning Code Section 406(b). Currently portions of the site are recognized as Tier 1 and Tier 3 Eastern Neighborhood Impact Fee

development sites. The tiers for specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods Plan. Based on a formal submittal and a redesign of the proposal, the Planning Department will better ascertain the Eastern Neighborhoods Impact Fee Tier for the site.

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.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
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. **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.
21. **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.** Acknowledging that the scale of Howard Street may have wider modulation than a typical residential district, the building massing should be differentiated similar to the treatment shown on the interior courtyard. The Tehama façade should be modulated to the scale of the ground floor unit widths. A massing break along Howard Street should be more substantial than the stair recess; the provision of the Planning Code required mid-block passage from Tehama Street to Howard Street is one way to accomplish this. Massing breaks should attempt to achieve a Planning Code complying project.

2. **Ground Level Street Frontage.** The ground floor residential units at Tehama Street should have raised and setback entries, landscaped to act as transition between the public and private realms, in accordance with the Draft Ground Floor Residential Design Guidelines. The raised entries may count toward open space requirements if they are of sufficient size.
3. **Architecture.** The design is preliminary and further review and comments will be provided on subsequent formal application.
4. **Public Realm Improvements.** Per Planning Code Section 138.1, the Planning Department may require standard streetscape elements and sidewalk widening for the appropriate street type per the Better Streets Plan, including landscaping, site furnishings, and/or corner curb extensions (bulb-outs) at intersections (see Better Streets Plan Section 4 for Standard Improvements and Section 5.3 for bulb-out guidelines). The project sponsor is required to submit a Streetscape Plan illustrating these features, and the Planning Department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design. Standard street improvements would be part of basic project approvals and would not count for as credit towards in-kind contributions.

Please note that the widening of the sidewalks at Howard and 5th Streets and the provision of alley improvements per the Better Streets Plan at Tehama Street are improvements that may be requested.

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 **April, 5, 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: Interdepartmental Project Review Application
 Flood Notification: Planning Bulletin
 SFPUC Recycled Water Information Sheet
 Shadow Analysis

cc:: Diego R Sánchez, Current Planning
 Irene Nishimura, Environmental Planning
 Kearstin Dischinger, Citywide Planning and Analysis



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: February 1, 2009

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the abovereferenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). Staff from each of these disciplines will attend your meeting.

Interdepartmental Project Review fees:

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

Please note that \$345 of these fees are non-refundable. If your project falls under the second type of fee, and you cancel your meeting, \$1,185 will be refunded to you.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Ste. 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-6926**.

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

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

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Submittal requirements:

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

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

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

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

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

INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT:

Name _____ Phone No. () _____

Address _____ FAX No. () _____

Owner _____

PROJECT INFORMATION:

Address _____

How many units does the subject property have?

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

Height and Bulk Districts _____ Located within Geologic Hazard Zone? Y ☐
N ☐**PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:**

(Use attachments if necessary)

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

Previously contacted staff _____

Will this project be publicly funded? (specify) _____



SAN FRANCISCO PLANNING DEPARTMENT

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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San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
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San Francisco Public Utilities Commission Blocks of Interest

Legend

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

Blocks Of Interest

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

Nov, 2006





San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

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

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

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

Number of Water Lines Coming onto a Property

Three to four lines:

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

Number of Water Meters

One water meter required for each water line.

Required Backflow Prevention

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

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

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

Pipe Separation

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

Pipe Type

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

Temporary Potable Water Use Until Recycled Water Becomes Available

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

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

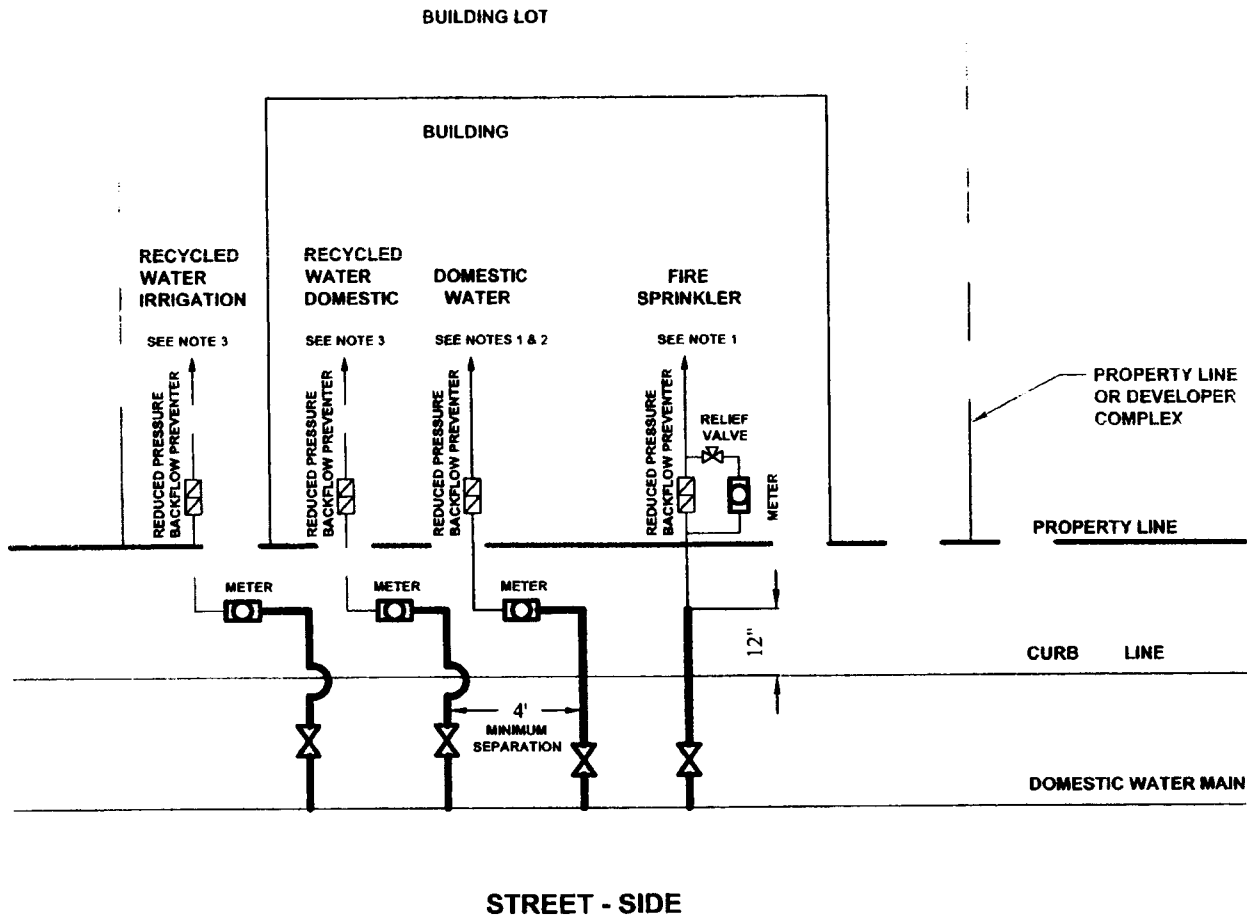
If you have questions, or would like additional information:

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

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

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

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



NOTE:

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

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

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

LIGHT LINES:

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

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

INSTALLATION OF RECYCLED WATER SERVICE LINES

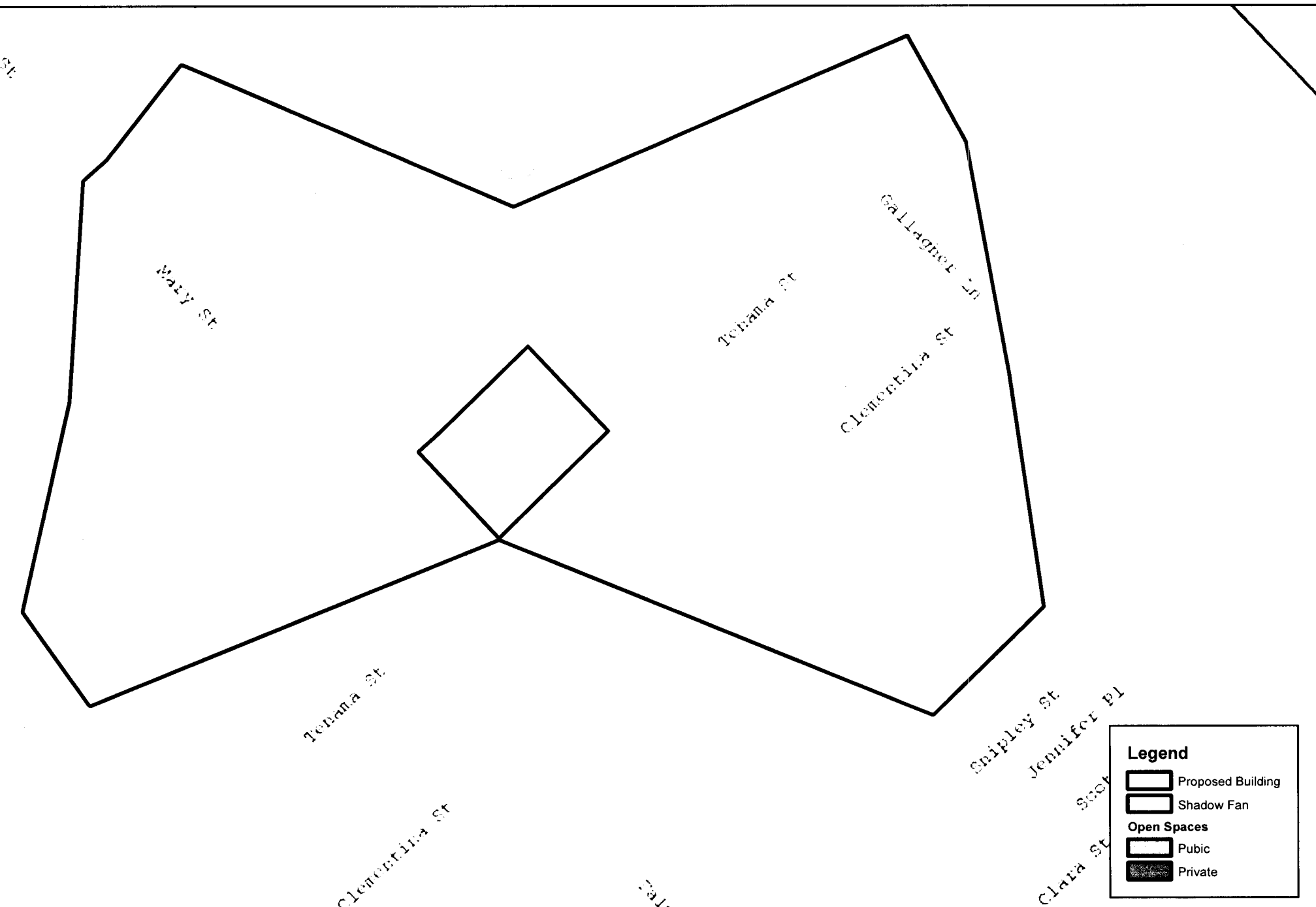
APPROVED BY:

SCALE:
NTS

DESIGNED BY:
Cheryl Munoz
DATE: 05/28/08

DRAWN: W.Villasica
CHECKED: M.Gardiner

DRAWING NO.
A-1290.2
REV. NO. 2



Title: 2012.1047K 909 Howard Street
 Comments: Height modeled at 100 Feet
 Slopes Taken into account
 Printed: 6 September, 2012



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