



# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** February 19, 2013  
**TO:** Michael Yarne  
**FROM:** Josh Switzky, Planning Department  
**RE:** PPA Case No. 2012.1574 for 650 Indiana

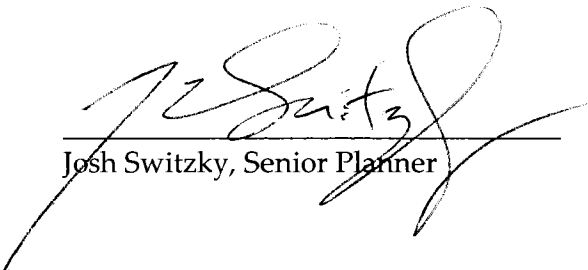
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Suite 400  
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Reception:  
**415.558.6378**

Fax:  
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Planning  
Information:  
**415.558.6377**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Lily Langlois, at (415) 575-9083 or [lily.langlois@sfgov.org](mailto:lily.langlois@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.



Josh Switzky, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* February 19, 2013  
*Case No.:* **2012.0893U**  
*Project Address:* 650 Indiana Street  
*Block/Lot:* 4041/009  
*Zoning:* UMU  
58-X  
*Area Plan:* Central Waterfront  
*Project Sponsor:* Michael Yarne  
415-551-7612  
*Staff Contact:* Lily Langlois– 415-575-9083  
[Lily.Langlois@sfgov.org](mailto:Lily.Langlois@sfgov.org)

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### DISCLAIMERS:

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

### PROJECT DESCRIPTION:

The project site consists of one lot within the UMU (Urban Mixed Use) Zoning District. The site is located on the west side of Indiana between 18<sup>th</sup> and 19<sup>th</sup> Streets. An approximately 14,810 square foot night club and industrial use is currently on the site.

The proposal is to create 120 new residential units, approximately 1,417 GSF of neighborhood serving retail and approximately 4,695 GSF of ground floor residential/commercial flex space along Indiana Street. The project would include two 5-story buildings, 58 feet in height. The two buildings would share a new mid-block alleyway. A new 8,900 square foot public plaza would be created at the corner of Indiana and 19<sup>th</sup> Streets.

### ENVIRONMENTAL REVIEW:

The project requires environmental review under the California Environmental Quality Act (CEQA). The project sponsor should submit an Environmental Evaluation Application (EEA) for the full scope of the

project (demolition and expansion). The project is within the Eastern Neighborhoods Plan Area and is eligible for community plan exemption (CPE). If new impacts and/or mitigation measures are identified that were not included in the *Eastern Neighborhoods Area Rezoning and Area Plans EIR* (Eastern Neighborhoods EIR), and are peculiar to the project, the CPE would require an attached focused initial study/mitigated negative declaration (IS/MND), or an environmental impact report (EIR), depending on whether or not the impacts peculiar to the proposed project could be fully mitigated. Environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. The analysis would address the following topics:

- 1. Transportation Study.** A Transportation Impact Study (TIS) would be required for the proposed project. Using trip generation rates from the Department's *Transportation Impact Analysis Guidelines for Environmental Review*, the proposed 120 residential units, 1,417 sf of retail, and 4,695 sf of flex space would generate 136 new PM peak-hour vehicle trips; therefore, the effects of additional trips on the local roadway network requires analysis. Additionally, project-related circulation changes would need to be reviewed. The TIS would need to be prepared by a qualified consultant working at the direction of Planning Department staff. The Planning Department's list of approved transportation consultants is available at [http://www.sfplanning.org/ftp/files/MEA/Transportation\\_consultant\\_pool.pdf](http://www.sfplanning.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.
- 2. Hazardous Materials Remediation.** The proposed project would include excavation to a depth of 5 to 12 feet beneath a substantial portion of the project site. The project sponsor has provided an environmental site assessment that indicates that the site contains serpentine bedrock (which may contain naturally occurring asbestos) and soil with elevated levels of lead. The project sponsor also provided a soil and groundwater management plan, and has indicated the intent to enroll in the San Francisco Department of Public Health's (DPH's) Voluntary Remedial Action Program (VRAP). The DPH will supervise the site cleanup, and issue a letter or other document to certify that the cleanup goals have been met. The DPH's recommendations would likely be included in the environmental review document as site-specific mitigation measures; under a CPE these would be considered peculiar, site-specific impacts and would necessitate the preparation of an IS/PMND.

The proposed project would also be subject to Mitigation Measure L-1: Hazardous Building Materials (Eastern Neighborhoods EIR, page 523) involving demolition of the existing on-site building, which would be subject to the identification and removal of hazardous building materials prior to demolition of the building.

- 3. Archeological Study.** The project includes excavation to a depth of 5 to 12 feet. The proposed project would be subject to Mitigation Measure Mitigation Measure J-2: Properties With No Previous Studies (Eastern Neighborhoods EIR, page 514). The proposed project would require a Preliminary Archeological Review (PAR) that would be conducted in-house by the Planning Department. During the PAR, it would first be determined what type of soils disturbance/modification would result from project development, such as excavation, installation of foundations, soils improvement, and site remediation. Any available geotechnical/soils and hazardous materials reports prepared for the project site would be reviewed at this time. Secondly, it would need to be determined if the project

site is in an area that is archeologically sensitive. The results of this review would be provided in a memorandum to the environmental planner assigned to the project. If it is determined that the project has the potential to affect an archeological resource, the PAR memorandum would identify appropriate additional actions to be taken. If an Archeological Research Design/Treatment Plan (ARD/TP) is required, it must be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. The qualified consultant must be selected from one of three archeology consultants assigned to this project by the Department during the environmental review process.

4. **Geotechnical Study.** The project site is relatively flat with a gentle downward slope to the east. It is not within a liquefaction hazard zone. The project sponsor should submit with the Environmental Evaluation application a geotechnical report prepared by a qualified consultant. The report should identify known geotechnical hazards and provide recommendations regarding soil preparation and foundation design.
5. **Historic Resources.** Constructed in 1978, the existing building on site is less than 50 years old and is not a historic architectural resource for purposes of CEQA. Furthermore, the project is not within or directly adjacent to a historical district; thus, no additional analysis of historical resources would be required.
6. **Air Quality Screening.** The project includes demolition of an existing 7,200-square-foot, one- to two-story building, and the construction of two 134,722-square-foot, five-story buildings. 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, to minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, and because the project site is over a half-acre in area, the project sponsor would be required to prepare a Construction Dust Control Plan for review and approval by the San Francisco Department of Public Health (DPH).

In addition to construction dust, demolition and construction activities would require the use of heavy-duty diesel equipment that emits diesel particulate matter (DPM). DPM is a designated toxic air contaminant that may affect sensitive receptors located up to and perhaps beyond 300 feet from the project site. Additional measures may be required to reduce DPM emissions from construction vehicles and equipment.

The proposed project would introduce sensitive land uses (residences) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants; thus, Health Code Article 38 applies to the proposed project. Health Code Article 38 requires that new residential development greater than 10 units located within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether PM<sub>2.5</sub> concentrations from roadway sources exceed 0.2 micrograms per cubic meter (0.2 µg/m<sup>3</sup>). Sponsors of projects on sites exceeding

this level are required to install ventilation systems or otherwise redesign the project to reduce the outdoor PM<sub>2.5</sub> exposure indoors. The proposed project is located within the Potential Roadway Exposure Zone; therefore an analysis of annual exposure to roadway related particulate matter would be required. You may choose to have the air quality assessment prepared by a qualified firm and forwarded to DPH for review, or you may request that DPH conduct the assessment. For more information on Health Code Article 38 see: <http://www.sfdph.org/dph/EH/Air/default.asp>.

7. **Noise Measurements and Acoustical Analysis.** The western boundary of the project site abuts the elevated Interstate 280 (I-280); the nearest freeway traffic lane is approximately 125 feet from to the project site. Noise levels at the project site are estimated to be in the range of 65 to 70 dBA (Ldn). Title 24 requires an interior noise level of interior noise standard of 45 dBA. As a result, the Planning Department would require the preparation of an analysis that includes a site survey and at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first approval action on the project. The analysis must be prepared by persons qualified in acoustical analysis and/or engineering and must demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first approval action, in order to demonstrate that acceptable interior noise levels, consistent with those in the Title 24 standards can be attained.

The project would also be subject to Mitigation Measures F-1: Construction Noise, F-2: Construction Noise, and F-4: Siting of Noise-Sensitive Use (Eastern Neighborhoods EIR pages 507-508).

8. **Shadow.** Planning Code Section 295 restricts new shadow on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet, unless the Planning Commission finds the impact to be less than significant. Approximately 100 feet southeast of the project site is Esprit Park, a public park under the jurisdiction of the San Francisco Recreation and Parks Department. To determine whether the project would conform to Section 295, a shadow fan analysis was prepared by the Planning Department as part of the PPA review (see item #15 below under "Preliminary Project Comments"). The shadow fan analysis indicates that new shadow may be cast on the park. An additional shadow fan analysis would be required for both CEQA analysis and Section 295 compliance to determine how much (if any) of the project-related new shadow would fall within the shadow cast by existing buildings.

Environmental Evaluation applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://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 25,000 gross square feet in size.
2. A **Shadow Analysis** is required under Planning Code Section 295 as the project proposes a building height in excess of 40 feet, as measured by the Planning Code.
3. A **Building Permit Application** is required for the proposed demolition of the existing structure(s) on the subject property.
4. A **Building Permit Application** is required for the proposed new construction on the subject property.

Large Project Authorization applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://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.

1. **Pre-Application.** The Project requires a Pre-Application meeting in accordance with the minimum standards of the Pre-Application Process as the project proposes new construction.
2. **Neighborhood Notification.** Because the project proposes a change in use to residential uses, owners and occupants within 150 feet of the project site must also be notified, in accordance with Planning Code Section 312.
3. **Large Project Authorization.** The Large Project Authorization requires notification to owners of property within a 300 foot radius of the project site.

#### PRELIMINARY PROJECT COMMENTS:

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

1. **Rear Yard.** Planning Code Section 134 requires the minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet. However, the rear yard requirement in the UMU District may be modified or waived by the Planning Commission pursuant to Section 329 provided that a comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development and the proposed new or expanding structure will not significantly impede

the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties.

- 2. Usable Open Space Dwelling Units.** Planning Code Section 135 requires at least 80 square feet of usable open per dwelling unit, if that usable open space is not publicly accessible, and at least 54 square feet of usable open space per dwelling unit if that useable open space is publicly accessible. Assuming the project proposes 120 dwelling units, the project would be required to provide either 9,600 square feet of private usable open space or 6,480 square feet of publicly accessible usable open space. The usable open space must conform to the physical requirements for usable open space under Planning Code Section 135(f) and/or 135(g).

Within the UMU District some or all of the usable open space requirements may also be fulfilled by providing privately-owned public open space. Any space credited as publicly-accessible usable open space, where permitted or required by this Code, shall meet the standards under Planning Code Section 135(h).

In the UMU District, the provision of off-site publicly accessible open space may be credited toward the residential usable open space requirement, subject to Planning Code Section 329. Any such space shall meet the publicly accessible open space standards set forth in Section 135(h) and must be provided within 800 feet of the project. No more than 50 percent of a project's required usable open space shall be off-site. The publicly accessible off-site usable open space shall be constructed, completed, and ready for use no later than the project itself, and shall receive its Certificate of Final Completion from the Department of Building Inspection prior to the issuance of any Certificate of Final Completion or Temporary Certificate of Occupancy for the project itself. A formal submittal should show the location of the open space on plans and should provide calculations on how the open space requirement is met.

- 3. Usable Open Space for Uses Other Than Dwelling Units.** Planning Code Section 135.3 requires at least one square foot of usable open space per 250 square feet of occupied floor area of new or added retail square footage. According the submitted plan set, it appears that the minimum Usable Open Space required is five square feet. Please refer to Section 135.3(b) for the types of open space that may meet this requirement.

The Usable Open Space requirements of Section 135.3 may be fulfilled by providing publicly accessible Usable Open Space. The required minimum amount of publicly accessible Usable Open Space shall be reduced by 33 percent if it is publicly accessible and meet the standards of Section 135(h). Up to 50 percent of the publicly accessible Usable Open Space may be provided off-site, subject to Section 329 and be provided within 800 feet of the project. The publicly accessible off-site Usable Open Space shall be constructed, completed, and ready for use no later than the project itself, and shall receive its Certificate of Final Completion from the Department of Building Inspection prior to the issuance of any Certificate of Final Completion or Temporary Certificate of Occupancy for the project itself

4. **Streetscape and Pedestrian Improvements: Street Trees.** Planning Code Section 138.1 requires at least one street tree for every 20 feet of frontage on each frontage. Given the approximately 350 lineal feet on Indiana Street, 18 street trees are required on that frontage and given the approximately 76 lineal feet on 19<sup>th</sup> Street; four street trees are required on that frontage.
5. **Public Realm Improvements: 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](http://www.sfbetterstreets.org).
6. **Standards for Bird Safe Buildings.** Please note that the proposal will be subject to Planning Code Section 139, Standards for Bird Safe Buildings. Please note the Feature Related requirements, under subsection (c) (2).
7. **Dwelling Unit Exposure.** Planning Code Section 140 requires each dwelling unit to face directly on a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Planning Code or an open area no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. Planning Department staff recommends that all dwelling units comply with the Dwelling Unit Exposure requirement.
8. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 requires that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. The total street frontage dedicated to parking and loading access should be minimized, and combining entrances for off-street parking with those for off-street loading is encouraged. The placement of parking and loading entrances should minimize interference with street-fronting active uses and with the movement of pedestrians, cyclists, public transit, and autos.

Planning Code Section 145.1 requires that space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located must be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Please confirm that the uses on Indiana Street conform to this requirement.

Planning Code Section 145.1 requires ground floor non-residential uses in UMU Districts to have a minimum floor-to-floor height of 17 feet, as measured from grade.

Planning Code Section 145.1 requires that frontages with active uses that are not residential or PDR must 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. The use of dark or mirrored glass shall not count towards the required transparent area.

9. **Off-Street Parking.** Planning Code Section 151.1 allows up to 0.75 off-street parking spaces for each dwelling unit within the UMU Zoning District and up to 1 off-street parking space for each dwelling unit of at least 2 bedrooms and at least 1,000 square feet of occupied floor area. The current proposal includes 0.71 parking spaces per dwelling unit. Because on-street parking will continue to exist on Indiana Street, consider proposing less off-street parking to accommodate the required 25' parking setback (per Section 145.1) and provide more gracious flex space along Indiana Street
10. **Bicycle Parking.** Section 155.5 of the Planning Code provides requirements for bicycle parking in residential development. The proposed bike parking shown in the PPA application appears to meet the existing requirements in the Code. Planning Code Section 155.5 requires 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50 dwelling units for projects over 50 dwelling units. Assuming the project proposes 120 proposed dwelling units, 43 spaces would be required.

Please note that currently the bicycle parking requirements in the Code are under review for significant changes that would likely affect the requirements for this project. The Planning Commission initiated these changes in August 2012 and an adoption date is pending. For review of potential changes, please see: <http://commissions.sfplanning.org/cpcpackets/2011.0397T.pdf> . These proposals are currently under review and are subject to change.

11. **Car Sharing.** Planning Code Section 166 requires at least one car share parking space for projects proposing between 50 and 200 dwelling units. Please indicate the required car share parking space on the floor plans.
12. **Dwelling Unit Mix.** Planning Code Section 207.6 requires the project to provide at least 40% two bedroom units or 30% three bedroom units for the entire project. Please confirm compliance with this requirement.
13. **Horizontal Mass Reduction.** Planning Code Section 270.1 requires all buildings in the Eastern Neighborhoods Mixed Use Districts 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. Such mass reduction breaks shall be not less than 30 feet in width, be not less than 60 feet in depth from the street-facing building façade, extend up to the sky from a level not higher than 25 feet above grade or the third story, whichever is lower and result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet. Please confirm that the proposed break between buildings "O" and "M" conform to these requirements or request that the Planning Commission may modify or waive this requirement through the process set forth in Planning Code Section 329.
14. **Mid-Block Alleys on 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 within the Eastern Neighborhoods Mixed Use Districts.

New construction on lots with greater than 300 linear feet of street frontage shall provide a publicly-accessible mid-block alley for the entire depth of the property, generally located toward the middle of the subject block face, perpendicular to the subject frontage and connecting to any existing streets and alleys. The mid-block alley should provide pedestrian access and limit vehicular access. Please confirm that the mid-block alley conforms to the Design and Performance Standards under Planning Code Section 270.2(e).

15. **Shadow.** Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. Because the initial Shadow Analysis, conducted by the Planning Department, indicates a potential impact upon a property protected by Planning Code Section 295 (Esprit Park), an additional analysis will be required, to be conducted by a third party consultant.
16. **Flexible Occupancy Units.** The intent and function of the spaces along the Indiana Street façade labeled “Flex Unit” needs to be clarified. Please note that if these areas are to be Flexible Occupancy Units that they will generally be subject to previous conditions of approval regarding Flexible Occupancy Units, including those controls as mandated by the Planning Code regarding residential and non-residential aspects of the units. Finally, for the purposes of Planning Code development standard review, the units would be considered principally a residential use.
17. **Transit Impact Development Fee.** The proposal is subject to Planning Code Section 411, the Transit Impact Development Fee, for the proposed retail development. The Fee is based upon the Economic Activity Category, which for the proposal is considered to be Retail/Entertainment and is paid on a gross square foot basis.
18. **Affordable Housing Requirements in the UMU Zoning District.** The project is located within the UMU Zoning District, is a Tier A site and is required to meet the affordable housing requirements under Planning Code Section 419. Please note that the 20% reduction in the number of units that must be provided as a result of Proposition C only applies to the on-site alternative under Planning Code Section 419. Assuming the on-site alternative and 120 dwelling units, the project would be required to provide 17 on-site affordable units.
19. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhoods Impact Fee as a Tier 1 project. The tiers for specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods Plan. Please note that Project Sponsors may propose to directly provide community improvements to the City by entering into an In-Kind Improvements Agreement subject to the requirements of Planning Code Section 423.3(d).
20. **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

21. **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.
22. **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.
23. **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](mailto:stormwaterreview@sfwater.org) for assistance.

#### PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design, Open Space, and Massing.** The Planning Department recommends massing breaks to reduce the frontage along the building. Note that Code Section 270.1 requires massing breaks of 30' wide every 200'. The 'Cocomo mews' should not be counted as open space as the usability is designed to be primarily a vehicular ramp to access the garage. The area of the courtyards should be equivalent to the required rear yard area which is 25% of the lot area. Public realm improvements can count up to 50% of the open space requirements.
2. **Street Frontage.** The frontage should provide a consistent and active relationship with the fronting streets, per the Draft Ground Floor Residential Design Guidelines. The Planning Department expects ground floor residential units have setbacks and raised landscaped entries that range from three to five feet above grade, to provide direct access from the street. If accessed at grade, the "flex units" should be set back 6' to 10' at the first and second floors, consistent with the Guidelines. The parking must be setback 25' from the street frontage with active uses fronting Indiana to comply with the Planning Code. Any exceptions from the Code or variation from the parameters of the Guidelines must be matched by a ground level design and configuration, especially related to transition space and architectural articulation, that is exceptional and clearly demonstrates that it meets the intents and objectives of the Code and Guidelines.

Per the Ground Floor Residential Design Guidelines, the façade should be vertically modulated so that residential units are individually legible. A setback and raised terrace at the ground level may count toward open space.

3. **Vehicle Circulation and Parking.** Bike parking should be as close as possible to the residential lobby or garage entrance to minimize the travel distance through the garage and conflict with automobiles. Bicycle parking may count as active ground floor use.

4. **Public Realm Improvements.** Per Planning Code Section 138.1, the project will be subject to improvements per the Better Streets Plan, which may include 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. The Department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design. Standard street improvement would be part of basic project approvals not count as credit towards in-kind contributions. The Planning Department appreciates the direction of public realm improvements and will work with the sponsor further as the design evolves.
5. **Architecture.** At this point the architecture is assumed to be preliminary. UDAT will provide further detailed design review on the subsequent submission. The Planning Department expects a high quality design that responds to its context with a consistent composition of building components and materiality. Exceptions to the Planning Code should be responded to by exceptional design.

**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 **August 20, 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:

Affidavit for First Source Hiring Program

Interdepartmental Project Review

San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

cc: Michael Yarne, Build Inc  
Diego R Sánchez, Current Planning  
Jeanie Poling, Environmental Planning  
Lily Langlois, Citywide Planning and Analysis



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR First Source Hiring Program Administrative Code Chapter 83

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

For all projects subject to Administrative Code Chapter 83, this completed form must be filed with the Planning Department prior to any Planning Commission hearing or, if principally permitted, Planning Department approval of the site permit.

PROJECT ADDRESS		BLOCK/LOT(S)
BUILDING PERMIT APPLICATION NO.	CASE NO (IF APPLICABLE)	MOTION NO.

Please check the boxes below that are applicable to this project. Select all that apply.

- 1A. The project is wholly residential.
- 1B. The project is wholly commercial. (For the purposes of Administrative Code Chapter 83, any project that is not residential is considered to be a commercial activity.)
- 1C. The project is a mixed use.
- 2A. The project will create ten (10) or more new residential units.
- 2B. The project will create 25,000 square feet or more of new or additional gross floor area.
- 3A. The project will create less than ten (10) new residential units.
- 3B. The project will create less than 25,000 square feet of new or additional gross floor area.

If you checked either 2A or 2B, your project is subject to the First Source Hiring Program. Please contact the First Source Hiring Program Manager with the San Francisco Human Services Agency's Workforce Development Division to develop a contract to satisfy this requirement.

If you checked 3A and 3B, your project is not subject to the First Source Hiring Program.

For questions, please contact the First Source Hiring Manager at (415) 401-4960. For frequently asked questions, you may access First Source information at [www.onestopsf.org](http://www.onestopsf.org)

# Affidavit for First Source Hiring Program

## Contact Information and Declaration of Sponsor of Principal Project

<b>NAME:</b>	
<b>ADDRESS:</b>	<b>TELEPHONE:</b>
	(     )
	<b>FAX:</b>
	(     )
	<b>EMAIL:</b>

I hereby declare the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Administrative Code Chapter 83.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# SAN FRANCISCO PLANNING DEPARTMENT

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## INTERDEPARTMENTAL PROJECT REVIEW

*Effective: August 31, 2012*

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Project Sponsors may elect to request an interdepartmental review for any project at any time; however, it is strongly recommended that the request is made prior to Planning Department approval of the first construction building permit.

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

### **Interdepartmental Project Review fees:**

1. \$1,157 for five or fewer residential units and all affordable housing projects.
2. \$1,682 for all other projects.

*Please note that \$384 of these fees is non-refundable.* If your project falls under the first type of fee, and you cancel your meeting, \$773 will be refunded to you. If your project falls under the second type of fee, and you cancel your meeting, \$1,298 will be refunded to you.

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

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

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Submittal requirements:**

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

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

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

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

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

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



## INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: \_\_\_\_\_

**PROJECT CONTACT:**

Name \_\_\_\_\_ Phone No. ( ) \_\_\_\_\_

Address \_\_\_\_\_ FAX No. ( ) \_\_\_\_\_

Owner \_\_\_\_\_

**PROJECT INFORMATION:**

Address \_\_\_\_\_

How many units does the subject property have? \_\_\_\_\_

Assessor's Block/Lot(s) \_\_\_\_\_ Zoning District \_\_\_\_\_

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

**PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:**

(Use attachments if necessary)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Previously contacted staff \_\_\_\_\_

Will this project be publicly funded? (specify) \_\_\_\_\_

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



## San Francisco 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).

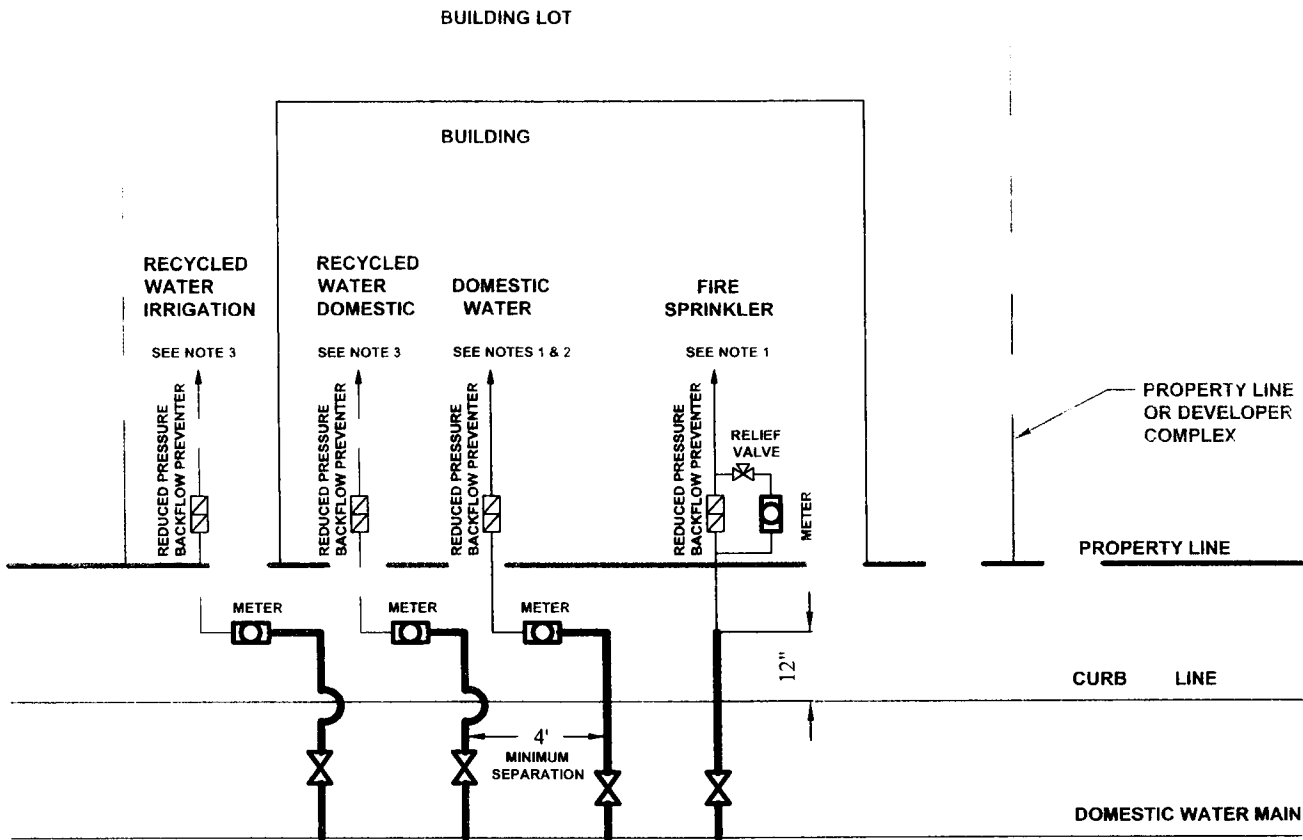
**If you have questions, or would like additional information:**

**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



**STREET - SIDE**

**NOTE:**

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

RESPONSIBILITY OF INSTALLATION OF

**HEAVY LINES:**

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

**LIGHT LINES:** & \_\_\_\_\_

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

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

**INSTALLATION OF RECYCLED WATER SERVICE LINES**

APPROVED BY:	SCALE:	DESIGNED BY:	DRAWN:	DRAWING NO.
	NTS	Cheryl Munoz	W.Villasica	A-1290.2
		DATE: 05/28/08	CHECKED:	REV. NO. 2
			M.Gardiner	