



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: March 29, 2013
Case No.: **2013.0106U**
Project Address: 259 Clara Street
Block/Lot: 3753/042
Zoning: Mixed Use Residential (MUR) Zoning District
SoMa Youth and Family Special Use District
45-X
Area Plan: South of Market Redevelopment Area
Project Sponsor: Suheil Shatara
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DISCLAIMERS:

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

PROJECT DESCRIPTION:

The proposal is to demolish the existing one-story, 5,622 square-foot, industrial building and construct a new 5-story residential building in its place on a 4,000 square-foot lot with 50-feet of frontage on Clara Street and a depth of 80-feet. The existing building occupies the entire lot and was constructed circa 1956. The proposed building would include eight dwelling units and nine parking spaces within 12,724 square-feet. The proposed structure would be 45-feet in height.

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.

The proposed project is located within the Eastern SoMa Plan Area in the Eastern Neighborhoods Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR* (Eastern Neighborhoods FEIR) certified in 2008.¹ As the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). If further studies identify that the project would have the potential to result in peculiar, or project-specific, significant impact(s), an initial study or focused EIR would be required.

Within the CPE process, there can be potentially three different primary outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Eastern Neighborhoods FEIR, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,004); (b) the CPE certificate fee (currently \$7,216); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Eastern Neighborhoods FEIR.
2. **CPE + Focused Initial Study/Mitigated Negative Declaration.** If new "peculiar" significant impacts are identified for the proposed project that were not identified in the Eastern Neighborhoods FEIR, and if any of these new significant impacts "peculiar" to the proposed project can be mitigated to a less-than-significant level, then a focused Mitigated Negative Declaration to address these impacts is prepared and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods EIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,004); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for the Eastern Neighborhoods Plan FEIR.
3. **CPE + Focused EIR.** If any new significant impacts "peculiar" to the proposed project cannot be mitigated to a less-than-significant level, then a focused EIR to address these impacts is prepared and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods FEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods FEIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,004); (b) the standard environmental evaluation fee (which is based on construction value); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for the Eastern Neighborhoods FEIR.

An **Environmental Evaluation Application** is required for the full scope of the project. Below is a list of studies that would be required based on preliminary review of the project in the Preliminary Project

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

Assessment (PPA) submittal dated January 23, 2013. Environmental review must be completed prior to the granting of any approvals or other entitlements for the project.

- a. *Transportation Impact Study.* A project-specific transportation study is not anticipated to be needed; however, a final determination will be made subsequent to submittal of an Environmental Evaluation application.
- b. *Noise.* The project site is in an area of elevated noise levels as shown in the City's noise model. The Eastern Neighborhoods FEIR includes several mitigation measures (MM) that would apply to the project. MM F-1 and F-2 address requirements to mitigate construction noise. MM F-3 and F-4 require that a project-specific noise study be prepared to identify the necessary attenuation required to ensure the noise levels in the residential units comply with the City's Noise Ordinance. The noise study is required to include a survey of potential noise-generating uses within 900 feet of, or with a direct line-of-sight, of the project site and include at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) for those uses. MM F-6 requires that the analysis also demonstrates how any Planning Code-required open space within the project is protected from any ambient noise levels that could prove annoying or disruptive to the users of that space.
- c. *Historic Resources.* The existing building is over 50 years in age. A historic resource survey² completed as part of the Eastern Neighborhoods Plan found that the structure was not a historic resource for purposes of CEQA. No further analysis of the project's potential impact on historic resources is required.
- d. *Archaeology.* No previous archeological survey has been prepared for the project site. The Eastern Neighborhoods FEIR includes MM J-2 regarding sites for which no previous archeological surveys exist. This mitigation measure requires a project sponsor to retain the services of a qualified archeological consultant to undertake a preliminary archeological sensitivity study under the direction of Planning Department staff prior to project construction. The Planning Department's list of approved archeological consultants is available at http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.
- e. *Air Quality.* Project-related excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to

² Page & Turnbull, Eastern Neighborhoods SoMa Historic Resource Survey, June 30, 2009. This document is available for review at 1650 Mission Street, Suite 400.

comply with applicable dust control requirements outlined in the ordinance.

In addition to construction dust, excavation and construction activities would require the use of heavy-duty diesel equipment which emit diesel particulate matter (DPM). DPM is a designated toxic air contaminant, which 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 also includes sensitive land uses (8 residential dwelling units) that may be affected by nearby roadway-related pollutants and other stationary sources that may emit toxic air contaminants. Air filtration and ventilation measures may be required. During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required and whether any additional mitigation measures identified in the underlying Eastern Neighborhoods East SoMa Community Plan FEIR will be required.

- f. *Greenhouse Gas Analyses.* The 2010 CEQA Air Quality Guidelines provide CEQA thresholds of significance for greenhouse gas emissions. On August 12, 2010, the San Francisco Planning Department submitted to the BAAQMD a draft of the City and County of San Francisco's *Strategies to Address Greenhouse Gas Emissions*. This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy. The BAAQMD reviewed San Francisco's GHG reduction strategy and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA Guidelines (2010).³ Therefore, projects that are consistent with San Francisco's GHG reduction strategy would result in less than significant GHG emissions.

In order to facilitate a determination of compliance with San Francisco's GHG reduction strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. Projects that are seeking a determination of CEQA GHG significance based on compliance with San Francisco's GHG reduction strategy must complete the Greenhouse Gas Analysis Compliance Checklist. The project sponsor will need to submit a completed checklist as part of the environmental review process.

- g. *Shadow Study.* The proposed project would result in construction of a building 40 feet or greater in height. The project therefore would require a shadow study. 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

³ San Francisco's *Strategies to Address Greenhouse Gas Emissions* and BAAQMD's letter are available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

and approval by the Environmental Planning case manager prior to preparing the analysis.

- h. *Geology and Soils.* The project site is in an area of fill and has a high liquefaction risk. A geotechnical report should be provided to characterize the conditions at the project site and provide recommendations for the construction of the proposed project. This information will also be used to inform the archeological assessment.
- i. *Hazardous Materials.* A Phase 1 Environmental Site Assessment report, and any subsequent Phase 2 report, should be submitted as part of the EE application. The proposed project is in an area of post-1906 earthquake fill and serpentine soils so testing would likely be required.
- j. *Compliance with Stormwater Management Ordinance.* The City and County of San Francisco Stormwater Management Ordinance (SMO) became effective on May 22, 2010. This ordinance requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan (SCP), consistent with the November 2009 Stormwater Design Guidelines (SDG). Responsibility for review and approval of the SCP is with the SFPUC Wastewater Enterprise, Urban Watershed Management Program (UWMP). The initial CEQA evaluation of the proposed project will broadly discuss how the SMO will be implemented if the project triggers compliance with the Stormwater Design Guidelines (SDG). The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design (LID) approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality.
- k. *Notification of a Project Receiving Environmental Review.* Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site. Please provide these mailing labels at the time of application submittal.
- l. *Tree Disclosure Affidavit.* The Department of Public Works Code Section 8.02-8.11 requires protection of landmark, significant, and street trees located on private and public property. Any tree identified in a Disclosure Statement must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy dripline. Please submit a Tree Disclosure Statement with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.

The Environmental Evaluation application is available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. To determine fees for environmental review, please refer to page one of our fee schedules, under "Studies for Projects inside of Adopted Plan Areas."

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. **Variance.** As currently proposed, and as discussed under 'Preliminary Project Comments' below, this project requires a Variance from Planning Code Sections 140 and 145.1. Please note that the necessity of these variances may preclude the Project from the rear yard and parking modifications required below.
2. A **Rear Yard Modification** is required under Planning Code Section 134(f).
3. **Zoning Administrator Review** is required under Planning Code Sections 151.1 and 307(h) as the project proposes accessory parking in excess of principally permitted amounts.
4. 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. A shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Parks Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.
5. A **Building Permit Application** is required for the proposed demolition of the existing structure(s) on the subject property.
6. A **Building Permit Application** is required for the proposed new construction on the subject property.

Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

This project is required to conduct a **Pre-application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project. Please note that the Planning Department encourages projects to minimize the number of exceptions being sought.

1. **Rear Yard.** Planning Code Section 134 requires that 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. It also requires that the rear yard to be located at the lowest level containing a dwelling unit. The Project proposes ancillary rooms on the ground floor; however the layout of the rooms does not meet the active use requirements of Planning Code Section 145.1, as described below, nor do these rooms facilitate pedestrian oriented design. Furthermore, rearranging these rooms to comply with the active use requirements of Planning Code Section 145.1 would obviate their ancillary nature. Please revise the plans to include a Code complying rear yard or seek and justify a Rear Yard Modification.

Planning Code Section 134(f) allows the Zoning Administrator to modify the rear yard requirement pursuant to additional findings and the procedures under Planning Code Section 307(h). Finding No. 3 states that the modification request (must not be) combined with any other residential open space modification or exposure variance for the project. As proposed, this project requires a variance from the exposure requirements of Planning Code Section 140. Therefore, the current design configuration would not meet all three findings required for a rear yard modification and should be re-designed accordingly.

Furthermore, by maximizing parking, the Project proposes building in the required rear yard. As this site is in an area which encourages transit use and discourages parking, the Department recommends that you propose an alternative which reduces parking and which complies with rear yard requirements.

2. **Obstructions over Streets.** Planning Code Section 136(c)(2) establishes the maximum envelope for bay windows at the front property line, the minimum horizontal separation between bay windows, and the required amount of glazing. A scaled set of plans will be required to confirm conformance with the requirements under Planning Code Section 136; however, as proposed, the front bay windows do not comply with the glazing requirements and would not be permitted.
3. **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 street front. Given the approximately 50 lineal feet of frontage on Clara Street, three street trees are required.
4. **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).
5. **Dwelling Unit Exposure.** Planning Code Section 140 requires each dwelling unit to face directly onto one of the following: a public street; a public alley at least 25 feet in width; a side yard at least 25 feet

in width; a 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. The proposed plans indicate that units 2, 4, 6 and 8 do not comply with the minimum requirements of Section 140 and therefore require a Variance. Planning Department staff recommends that all dwelling units comply with the Dwelling Unit Exposure requirement.

6. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 requires that off-street parking at street grade on a development lot be set back at least 25 feet on the ground floor. As illustrated, the proposed parking is not recessed 25 feet and requires a variance from this Code section.

Planning Code Section 145.1 also 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, from any facade facing a street at least 30 feet in width. The proposal includes residential rooms on the ground floor within the required active use area; however, because these rooms do not occupy more than 50 percent of the linear residential street frontage and do not feature direct, individual pedestrian access to a public sidewalk, as required by this Section, the space is not considered an active use. Therefore, this feature also requires a variance from this Code section. Please see the "Preliminary Design Comments" on Street Frontage for more guidance on this issue. The Department recommends that you revise your design to comply with street frontage requirements and eliminate the need for exceptions.

7. **Off-Street Parking.** Planning Code Section 151.1 allows up to 0.25 off-street parking spaces for each dwelling unit within the MUR Zoning District and up to one off-street parking space for each dwelling unit with at least 2 bedrooms and at least 1,000 square feet of occupied floor area through administrative review by the Zoning Administrator. The Zoning Administrator will consider findings outlined in Planning Code Section 151.1(h) with respect to the request for off-street parking in excess of the principally permitted amounts. Please be advised that the Project does not meet Finding 151.1(h)(1) which states the following:

- a. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal; (see "Preliminary Design Comments")
- b. All above-grade parking is... lined with active uses according to the standards of Section 145.1, and the Project Sponsor is not requesting any exceptions or variances.

Regardless of pursuing an off-street parking modification, please confirm that the proposed off-street parking does not exceed the maximum one to one ratio. As illustrated, it appears the parking garage accommodates nine off-street parking spaces for eight dwellings which exceeds the permitted parking to dwelling unit ratio in this District and is not permitted.

8. **Bicycle Parking.** Planning Code Section 155.5 requires at least one Class 1 space for each two dwelling units. Given the eight units, please confirm that the proposal will provide the required four bicycle parking spaces. Please note that required bicycle parking spaces shall not be provided within

dwelling units, balconies, or required open space. Bicycle parking must otherwise meet the standards set out for Class 1 parking as described in Section 155.1(d).

9. **Curb Cuts.** Please include existing and proposed curb cuts on site plan.
10. **Height.** The height limit for this property is 45 feet, as measured at the center of the property to the finished roof. Based on the submitted plans it is unclear if the proposal is within the required height limit. Upon submittal please include a longitudinal section taken at the centerline of the property for the full depth of the property and which illustrates grade at both the front and rear of the lot.
11. **Height Exemptions.** Planning Code Section 260(b)(1) lists features exempt from height requirements, and limits the sum of the horizontal areas of such features to 20 percent of the roof area. As illustrated, it appears the horizontal area dedicated to exempted features is close to exceeding the 20 percent threshold. Please verify this prior to submittal in order to expedite review.
12. **Additional Height Limits for Narrow Streets.** Planning Code Section 261.1 requires all subject frontages on the southerly side of an East-West Narrow Street to have upper stories set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line. Please confirm that the upper stories are set back in conformance with Section 261.1 by providing a section of the proposed building that includes the full width of Clara Street.
13. **Shadow.** Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. A shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Parks Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.
14. **Affordable Housing Requirements in the SOMA Youth and Family Special Use District.** The project is located within the SOMA Youth and Family Special Use District. Within this Special Use District, projects proposing five or more units are subject to the Tier C Affordable Housing requirements under Planning Code Section 419. Tier C specifies that 22% of the proposed units be affordable housing units. However, a 20% reduction in the rate is allowed given the passage of Proposition C in November 2012. Given the proposed eight units, at least one unit must be an affordable housing unit. All affordable housing units must be indicated on subsequent plan set submissions.
15. **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). Given that the project proposes to convert existing PDR space to a residential use and to add gross square feet of residential use, the Impact Fee will be prorated by the fee for conversion and for addition at the rates in effect at time of building permit issuance.

16. **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.
17. **Recycled Water.** The City requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 square feet. Please see the attached SFPUC document for more information.
18. **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.

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 a Code complying rear yard area at natural grade and that parking not be located in the rear yard setback. Additionally, the ground floor appears too low and squat. The intent of the 45-foot height limit is to allow higher floor to ceiling heights for the ground floor uses of a four-story building. Please consider this when making modifications to the ground floor active uses.
2. **Vehicle Circulation, Access and Parking.** The single 8 foot wide opening for parking ingress and egress should be sufficient for a limited number of parking spaces, but should be not setback further than 6 to 8 feet. Additionally, when including bike parking into the project's programming, such spaces should be provided as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflict with cars.
3. **Street Frontage.** Pursuant to the draft *Ground Floor Residential Design Guidelines* the ground floor frontage of the building should provide a consistent and active relationship with the fronting streets. The following are comments relative to this intent:
 - a. The Planning Department expects the ground floor residential units to be setback, with a raised landscaped entry that ranges from three to five feet above grade and which provides direct access from the street. A subterranean portion of the ground floor unit may be provided, but should also be setback. A setback and raised terrace at the ground level may count toward open space if located and sized according to the Planning Code.
 - b. The Planning Department recommends that parking not be located within 25 feet from the street frontage. Furthermore, active uses should be 25 feet deep along the frontage to comply with the Planning Code.
 - c. The main entrance of the building should be better expressed by incorporating a higher, wider, and deeper recessed transition from the sidewalk centered on the bay above.

Refer to the draft *Ground Floor Residential Design Guidelines* for treatment of the building along the street if the Project ultimately proposes residential uses on the ground floor. The draft guidelines are located on the Department website under "Resource Center/Department Publications/Guidelines for Ground Floor Residential Design."

- 4. Architecture.** At this point the architecture is assumed to be preliminary and the Planning Department would provide further detailed design review on the subsequent submission. It is expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to a successful project. Exceptions from the Planning Code should be matched by a design and configuration of space and architecture that is exceptional. The Planning Department expects a high quality of design that responds to its context with a consistent composition of building components, materiality, and other architectural features that reference the scale and proportion of the existing building forms and components.

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 **September, 29, 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: PPA Shadow Fan Analysis
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: 255-259 Clara Street, LLC, Property Owner
Brittany Bendix, Current Planning
Heidi Kline, Environmental Planning
David Winslow, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DPW