



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 30, 2013
TO: Steven L. Vettel and Navjot Athwal, Farella Braun + Martel
FROM: Joy Navarrete, Planning Department
RE: PPA Case No. 2013.0253U for 655 Folsom Street

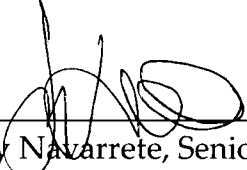
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Chelsea Fordham, at (415) 575-9071 or Chelsea.Fordham@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joy Navarrete, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: May 1, 2013
Case No.: **2013.0253U**
Project Address: 655 Folsom Street
Block/Lot: 3750/050
Zoning: Mixed-Use Residential (MUR)
130-G Height and Bulk Districts
Area Plan: Eastern Neighborhoods Area Plan (East SoMa Plan Area)
Central Corridor Plan Area (In progress/Ongoing)
Project Sponsor: Steven L. Vettel and Nav Athwal, Farella Braun + Martel
415-954-4902
Staff Contact: Chelsea Fordham– (415) 575-9071
Chelsea.Fordham@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 proposed project would include demolition of an existing two-story commercial building, and construction of a new 14-story, 129'-5" foot tall building, with a basement level garage. The proposed project would construct a mixed use building with 63 dwelling units and 6,971 square feet (sf) of ground-floor retail use. The proposed basement level garage would be accessed from Hawthorne Street and would contain 42 off-street parking spaces, which would be accessed via a turntable elevator. The total square footage for the new building would be 82,201 sf for a net addition of 68,201 sf to the project site.

The 6,972 square-foot (sf) project site currently contains a two-story, 14,000 sf commercial building constructed in 1910, currently being used as a restaurant. The site is located on the corner of Folsom and Hawthorne Streets on a block bounded by 2nd Street to the east and 3rd Street to the west. The project site is located within the East SoMa Community Plan area and the pending Central Corridor area plan.

PLANNING CONTEXT:

The project site is located within the East SoMa area of the Eastern Neighborhoods Area Plan, as adopted in 2008. Based on the East SoMa Plan the project site is zoned Mixed-Use Residential (MUR). The current height and bulk limits for the site is 130-G.

The project site falls within the ongoing Central Corridor Plan study area, initiated in 2011. The Central Corridor Draft Plan for Public Review was published in April 2013. The Draft Plan is available for download at <http://centralcorridor.sfplanning.org>. The draft Plan will be evaluated in an Environmental Impact Report (EIR), which will commence in May 2013. The draft Plan proposes changes to the allowed land uses and building heights, and includes a strategy for improving the public realm in this area. The Plan and its rezoning are anticipated to be before decision-makers for approval in late 2014. The Central Corridor Draft Plan proposes to rezone the site from MUR to MUO (Mixed Use Office) and does not propose to change the height or bulk designations for this parcel.

ENVIRONMENTAL REVIEW:

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted:

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

As stated above, 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 EIR*, certified in 2008.¹ Because the proposed project is consistent with the development density identified in the area plan, it is eligible for community plan exemption (CPE). Potentially significant project environmental impacts that were identified in Eastern Neighborhoods Area Plan EIR and pertinent mitigation measures and CEQA findings from the area plan final EIR that may be applicable to the proposed project are included below, under the applicable environmental topic. However, it should also be noted that mitigation measures from the Eastern Neighborhoods Area Plan EIR (including those referenced below) could be refined, augmented or superseded under the Central Corridor Plan EIR.

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

As discussed above, the project site is also located within the Central Corridor Plan study area, and will likely be included in the Central Corridor Plan and associated Environmental Impact Report (EIR). If the proposed project is determined to be consistent with the development density and building height and bulk limits ultimately adopted as part of the Central Corridor Plan, it may be determined to be eligible for a community plan exemption (CPE) under the Central Corridor Plan EIR once the EIR is certified. Within the CPE process, there can be three different outcomes, as follows:

1. **CPE Only.** In this case, all potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the underlying area plan EIR, meaning 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 underlying area plan FEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees, based on the current fee schedule, in addition to the Environmental Document Determination of \$13,004 are: (a) the \$ 7,216 CPE certificate fee; and (b) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the underlying plan EIR.
2. **CPE and Focused Initial Study/Mitigated Negative Declaration.** One or more new significant impacts of the proposed project specific to the site or the project proposal are identified that were not identified in the underlying plan area EIR. If any new significant impacts of the proposed project can be mitigated, then a focused Mitigated Negative Declaration to address these impacts is prepared together with a supporting CPE certificate to address all other impacts that were encompassed by the underlying plan area EIR, with all pertinent mitigation measures and CEQA findings from the underlying plan area EIR also applied to the proposed project. With this outcome, the applicable fees, based on the current fee schedule, in addition to the Environmental Document determination of \$13,004 are: (a) the standard environmental evaluation (EE) fee based on the cost of construction; and (b) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the underlying plan EIR.
3. **CPE and Focused Environmental Impact Report (EIR).** One or more new significant impacts of the proposed project specific to the site or the project proposal are identified that was not identified in the underlying plan area EIR. If any new significant impacts of the proposed project cannot be mitigated, then a focused EIR to address these impacts is prepared together with a supporting CPE certificate to address all other impacts that were encompassed by the underlying plan area EIR, with all pertinent mitigation measures and CEQA findings from the underlying are plan EIR also applied to the proposed project. With this outcome, the applicable fees, based on the current fee schedule, in addition to the Environmental Document Determination of \$13,004 are: (a) the standard environmental evaluation (EE) fee based on the cost of construction; (b) one-half of the standard EIR fee; and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the underlying plan EIR.

In either case, based on our preliminary review the following topic areas would require additional study:

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

- *Transportation Study.* At this time, a project-specific transportation study is not anticipated to be required; however, a formal determination of whether a Transportation Impact Study is required will be made after submittal of the Environmental Evaluation Application. If such a study is required, the consultant must be selected from one of three transportation consultants assigned to this project by the Department during the environmental review process. Additionally, the site plans need to clearly show the dimensions for the driveway, parking isle widths, parking space dimensions, and required bicycle parking. The Environmental Evaluation application also needs to clarify the existing and proposed curb cuts and the dwelling unit mix.
- *Hazardous Materials.* The project site is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. However, the site is located on artificial fill, which may contain hazardous waste residue in the soil and groundwater. Therefore, a Phase I Environmental Site Assessment (ESA) shall be submitted with the EEA. If the Phase I ESA identifies likely soil contamination, a Phase II ESA (e.g., soil sampling) will be required, along with coordination with the San Francisco Department of Public Health. Review of the Phase I and any additional studies recommended by the Phase I would require oversight from the San Francisco Department of Public Health (DPH), which may recommend that the project sponsor enroll in its Voluntary Remedial Action Program (VRAP). Such recommendations would likely be included in the environmental review document as site-specific mitigation measures, under a CPE these would be referred to as “peculiar,” site-specific impacts, unless the Central Corridor Plan EIR includes a programmatic mitigation measure regarding compliance with the VRAP. 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>.

Also, the Eastern Neighborhoods FEIR identified *Mitigation Measure L-1 Hazardous Building Materials*, which required subsequent projects to properly dispose of any polychlorinated biphenols (PCB) such as florescent light ballasts or any other hazardous building materials in accordance with applicable local, state and federal laws.

- *Air Quality (AQ) Analysis.* The proposed project includes demolition of the existing two-story structure and the construction of a new mixed-use building. Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Eastern Neighborhoods FEIR identified a significant impact related to construction air quality and included *Mitigation Measure G-1: Construction Air Quality*. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to 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 DBI.

The proposed project would introduce new residential land uses to the project site. Residential uses are considered sensitive for the purposes of air quality evaluation. The Eastern Neighborhoods FEIR identified a significant impact related to air quality for sensitive land uses and included *Mitigation Measure G-2: Air Quality for Sensitive Land Uses*. The project site is not

located within an air pollution hot spot, as identified by the City, and therefore, *Mitigation Measure G-2* of the Eastern Neighborhoods FEIR would not be applicable to the project site.

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. The Eastern Neighborhoods FEIR identified a significant impact related to uses that emit Diesel Particulate Matter (DPM) and included *Mitigation Measure G-3: Siting of Uses that Emit DPM* and *Mitigation Measure G-4: Siting of Uses that Emit other TACs (Toxic Air Contaminants)*.

During the environmental review process the project will be screened for potential air quality impacts to identify applicable mitigation measures from the Eastern Neighborhoods FEIR and/or the Central Corridor Plan EIR.

- *Greenhouse Gas Compliance Checklist for Private Development Projects.* Potential environmental effects related to greenhouse gas emissions from the proposed project need to be addressed in a project's environmental evaluation. An electronic version of the Greenhouse Gas Compliance Checklist Table 1 for Private Development Projects is available on the Planning Department's website at <http://www.sfplanning.org/index.aspx?page=1886>. The project sponsor would be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy.
- *Geotechnical.* Per the Planning Department GIS database, the project site is located in a liquefaction hazard zone. An investigation of geotechnical and soil conditions is required to make a determination as to whether the project would result in any environmental impacts related to structural damage, ground subsidence, liquefaction, and surface sediment. To assist our staff in their determination, it is recommended that you provide a copy of the geotechnical investigation with boring logs for the proposed project. This study will also help inform the archeological review.
- *Noise Study.* The Eastern Neighborhoods FEIR identified a number of noise mitigation measures applicable to construction as well as siting noise sensitive land uses (such as residential uses) in areas that are substantially affected by existing noise levels. The project site is located in an area where traffic-related noise exceeds 60 Ldn (a day-night averaged sound level). Application of *Noise Mitigation Measures F-1 and F-2 (Construction Noise)* are intended to reduce construction-related noise impacts. *Mitigation Measure F-1* applies to pile driving activities and would require that piles (if included in foundation design) be pre-drilled. *Mitigation Measure F-2* would require construction projects near noise sensitive land uses implement noise attenuation measures. Project sponsors would be required to submit a plan that outlines the noise attenuation measures to be implemented during the construction phase. The plan must be submitted to the Department of Building Inspection (DBI), *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* would apply as the project sponsor is proposing to site residential uses in an area that exceeds 60 Ldn. *Mitigation*

Measure F-4: Siting of Noise-Sensitive Uses would require the sponsor to prepare an acoustical study that identifies potential noise-generating uses within 900 feet of, and having a direct line-of-sight to the project site and include at least one 24-hour noise measurement with maximum noise level readings taken at least every 15 minutes. The study should include any recommendations regarding the building design to ensure that the interior noise environment meets Title 24 Building Code acoustical requirements. The analysis should be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards can be met. *Mitigation Measure F-6: Open Space in Noisy Environments* would also apply in order to protect the project's common open space from existing ambient noise levels. Compliance with this mitigation measure requires that site design consider elements that would shield on-site open space from the greatest noise sources and/or construction of noise barriers between noise sources and open space.

- *Historic Resource Evaluation Report (HRER)*. According to Planning Department records, the existing building at 655 Folsom Street was constructed in 1910 making the building 103 years old at the time of this review. The building at 655 Folsom Street was included in the South of Market Historic Resource Survey (SoMa Survey) survey. Planning Department records show that 655 Folsom Street was found ineligible for National Register, California Register or Local designation (Rating 6Z). Based upon the proposed scope of work and the building's historic status as ineligible for National Register, California Register or Local designation, the Planning Department has determined that no further historic resource review would be required.
- *Archeological Resources*. The proposed project includes demolition, excavation, grading, and foundation work to a depth of 50 feet below grade. The project site lies within the *Archeological Mitigation Zone J-2: Properties with No Previous Studies*. Implementation of this prescribed mitigation measure would reduce the potential adverse effect on archeological resources of the project area to a less-than-significant level. Mitigation Measure J-2 requires preparation of a Preliminary Archeological Sensitivity Study prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. The Sensitivity Study should: 1) determine the historical use of the project site based on any previous archeological documentation and Sanborn maps; 2) determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the California Register of Historical Resources (CRHR); 3) determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources; 4) assess potential project effects in relation to the depth of any identified potential archeological resource; and 5) assess whether any CRHR-eligible archeological resources could be adversely affected by the proposed project and recommend appropriate further action.

This mitigation measure requires the project sponsor to retain the services of a qualified archeological consultant to undertake a preliminary archeological sensitivity study under the direction of Planning Department staff prior to project construction. The Planning Department's list of approved archeological consultants is available at: http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf. The qualified professional must be selected from one of three qualified consultants assigned by the Planning Department after the submittal of the Environmental Evaluation Application. Prior to initiating

this report, please consult with Department's Staff Archeologist on the scope of work. 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.

- *Shadow Study.* Planning Code Section 295 generally prohibits new buildings above 40 feet that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Please see Department comments below in the "Preliminary Project Comments" section.

The proposed project would result in construction of a building 129'-5" feet or greater in height. The project, therefore, would require the preparation of a shadow fan analysis. A preliminary shadow fan analysis was prepared by Planning Department staff as part of this Preliminary Project Assessment. Staff has prepared a preliminary shadow fan that indicates that the Project would not cast any shadows on open spaces subject to Section 295. Shadow cast on other recreational resources, not subject to Section 295 requirements, is also evaluated as a potential environmental impact under CEQA. The preliminary shadow fan indicates that the project would potentially cast shadow on several privately-owned public open spaces in the vicinity. Since the preliminary shadow fan analysis concluded that the proposed project could cast shadows on recreational resources, a detailed shadow study (prepared by a qualified consultant) is required. The consultant should prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis. This is discussed further below under the preliminary project comments.

- *Wind Study.* The proposed project would involve construction of a building(s) over 80 feet in height. The project therefore would require an initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is needed. 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.
- *Tree Disclosure Affidavit.* The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any tree identified in this Disclosure Statement must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.
- *Stormwater Management.* Prior to issuance of a building permit, the project sponsor is required to prepare and submit a Stormwater Control Plan (SCP) to the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program. The SCP shall demonstrate compliance with the City's Stormwater Design Guidelines. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and low-impact design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality. For more

information on the SFPUC's stormwater management requirements, see <http://stormwater.sfwater.org>.

- *Notification of a Project Receiving Environmental Review.* If a Community Plan Exemption (CPE) is pursued for the proposed project 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 at the initiation of the CPE process.

As described above, if any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a community plan exemption plus a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a community plan exemption with a focused initial study/EIR. A community plan exemption and a community plan exemption plus a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a community plan exemption with a focused initial study/EIR would need to be prepared by a consultant on the Planning Department's environmental consultant pool (http://www.sfplanning.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.

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

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.** Planning Code Section 329 applies to all new construction and proposed alterations of existing buildings in the Eastern Neighborhoods that meet at least one of the following criteria:
 - a. The project includes the construction of a new building greater than 75 feet in height (excluding any exceptions permitted per Section 260(b)), or includes a vertical addition to an existing building resulting in a total building height greater than 75 feet; or
 - b. The project involves a net addition or new construction of more than 25,000 gross square feet.

The project meets Criterion 1a and 1b above with the construction of a 129'-5" tall, 82,201 sf building. Therefore, a Large Project Authorization, or X case, is required.

2. **Building Permit Applications.** Permit application and notification are required for the proposed demolition, new construction and the Large Project Authorization.

Note that the subject parcel is within the Central Corridor Plan area, with associated rezoning tentatively scheduled to be completed in mid- to late 2014. Please be advised that this review is based on the Central Corridor Plan Draft Plan for public review released in April, 2013, and is contingent on the approval of the proposed Central Corridor Plan rezoning by the Planning Commission and Board of Supervisors.

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:

1. **Interdepartmental Project Review.** 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 agencies will attend your meeting.
2. **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, and at each story above. The Planning Code makes no provision for the proposed interior courtyard configuration as a method of complying with rear yard requirements. Therefore, an approved exception through the Large Project Authorization process is required. While such a configuration may be supported, a formal submittal should demonstrate how the Project complies with the criteria of Section 134(f), including that a comparable amount of usable open space is provided elsewhere in the development.
3. **Open Space.** Planning Code Section 135 requires that a minimum amount of usable open space be provided for the Project. At least 80 square feet of usable open space per dwelling unit, or 54 square

feet per dwelling unit of publicly accessible open space, is required. Up to 50 percent of the publicly accessible open space may be provided off-site. The Project has a residential open space requirement of up to 5,040 square feet of usable open space if private, or 3,402 square feet of publically accessible open space. The proposed inner courtyard measures approximately 1,700 square feet, and therefore does not meet the minimum area requirement for useable open space. In addition, the inner court does not meet the standards of Section 135(g)(2) for dimensions and exposure to light. Future submittals should identify other types of open space, such as roof decks or private balconies, that would count toward meeting the open space requirements.

4. **Obstructions.** Planning Code Section 136 allows the proposed bay windows to project extend over the public right-of-way or over rear yards, provided that these bays windows meet certain standards for dimensions and minimum separation. This section limits the maximum width of each bay window over a street to 15 feet at the property line, reducing to a maximum width of nine feet at the maximum allowed projection of three feet. Each bay window shall also be horizontally separated from other bay windows by a minimum distance of two feet at the property line, with such separation increased in proportion to the distance from such line by means of 135-degree angle drawn outward from the property line, reaching a minimum of eight feet at the maximum allowed projection of three feet. Bay window projections into the required rear yard may be 3 feet deep x 10 feet wide maximum, with a minimum separation of five feet between each bay, provided that the total projections comprise less than 2/3 of the lot width at the rear.

The proposed bay windows within the rear yard and along the Folsom Street frontage appear to comply with these requirements. The proposed bay windows along Hawthorne Street appear to meet the standards for maximum dimensions, however, several of the bays do not meet the requirements for minimum separation. The configuration of the bays should be revised to meet the required separation. Alternatively, the Project may seek an exception through the Large Project Authorization process.

5. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. The project is required to provide four trees along Folsom Street and four trees along Hawthorne Street.
6. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable.
7. **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, which requires that each dwelling unit face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The Project proposes units that face solely onto the inner courtyard, which does not meet the dimensional requirements. The project should be

reconfigured so that the dwelling units meet the exposure requirements. Alternatively, the Project may seek an exception through the Large Project Authorization process.

8. **Unit Mix-** Objective 2.3 of the Plan set goals to create housing for a wide array of housing needs such as tenure and unit mix. More specifically, Policy 2.3.3 of the Plan and Section 207.6 of the Planning Code require that projects should dedicate a certain portion of their units to 2 or 3 bedroom units. As proposed currently, the project proposed less than 40% of units as two-bedroom units. Staff recommends providing a combination of 2 and 3 bedroom units to meet the requirements of the Code.
9. **Off-Street Parking.** Planning Code Section 151.1 permits up to 0.75 car for each dwelling unit in MUR District. For the proposed 63 dwelling units, a maximum of 47 spaces are allowed. Requests for parking in excess of .25 car for each dwelling unit must seek an exception through the Large Project Authorization process and must demonstrate compliance with the criteria of Section 151.1(g). Objective 4.3 of the East SoMa Plan recommends lower rates of off-street parking to improve the quality of neighborhoods. This Plan removed the minimum parking requirements and provided caps for the amount of parking allowed. The proposed project is conveniently located near multiple public transit routes while the amount of parking provided almost meets the maximum cap. Staff recommends reducing the amount of parking provided to encourage the option of living without a car.
10. **Bicycle Parking.** Planning Code Section 151.5 requires for projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50. Please identify the number of spaces provided. 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 Share Parking.** Per Section 166, one parking space dedicated to carshare vehicles will need to be provided and should be clearly identified on the plans. Access to these vehicles must be provided to carshare service members at all times. Therefore, the early design of the project should consider access and security issues associated with providing these spaces.
12. **Dwelling Unit Mix.** Pursuant to Section 207.6, no less than 40 percent of the dwelling units shall contain at least two bedrooms, or no less than 30 percent of the dwelling units shall contain at least three bedrooms. The project will need to demonstrate compliance with this requirement.
13. **Shadow.** Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Staff has prepared a preliminary shadow fan that indicates that the Project would not cast any shadows on open spaces subject to Section 295.

Section 147 specifies that buildings should generally be shaped to reduce substantial shadow impacts to publicly-accessible open spaces that are not protected under Section 295. The preliminary shadow

fan indicates that the project would potentially cast shadow on several privately-owned public open spaces (POPOS) in the vicinity, as well as the Children's Garden at Yerba Buena Gardens. It should be noted that the shadow fan does not account for the presence of intervening buildings. Future submittals should provide detailed analysis of potential shadow impacts to these spaces. This information will allow staff to assess whether the project complies with Section 147, and to conclude whether the additional shadow would result in a significant impact under CEQA.

14. **Inclusionary Housing.** Affordable housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department identifying the method of compliance, on-site, off-site, or in-lieu fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

- a. direct financial construction from a public entity
- b. development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

15. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable fees outlined in Section 423 et seq. Impact Fees. The Eastern Neighborhoods Public Benefits Fund is implemented in part through district-specific Eastern Neighborhoods Impact Fee which applies to the Project Area. Fees shall be charged on net additions of gross square feet which result in a net new residential unit, contribute to a 20 percent increase of non-residential space in an existing structure, or create non-residential space in a new structure. Fees shall be assessed on residential use, and on non-residential use within each use category of Cultural/Institution/Education; Management, Information & Professional Service; Medical & Health Service; Retail/Entertainment; and Visitor Services; with no substitutions across uses. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project. The project is within the Impact Fee Tier 1. As of the date of this letter, Tier 1 requires \$8.85 per gross square-foot of residential space and \$6.64 per gross square-foot of non-residential space. For the most up-to-date schedule, please refer to the Department of Building Inspection (DBI) fee register: <http://sfdbi.org/modules/showdocument.aspx?documentid=2570>.

Prior to the issuance by DBI of the first site or building permit for a development project, the sponsor of any project containing space subject to the Eastern Neighborhoods Impact Fee shall pay to the

Treasurer according to Planning Code Section 423.3, which also provides alternatives satisfying this requirement.

Option for In-Kind Provision of Community Improvements and Fee Credits. Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Area Plan Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code.

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

16. **First Source Hiring.** Chapter 83 of the San Francisco Administrative Code, passed in 1998, established the First Source Hiring Program to identify available entry-level jobs in San Francisco and match them with unemployed and underemployed job-seekers. The intent is to provide a resource for local employers seeking qualified, job ready applicants for vacant positions while helping economically disadvantaged residents who have successfully completed training programs and job-readiness classes.

The ordinance applies to (1) any permit application for commercial development exceeding 25,000 square feet in floor area involving new construction, an addition or a substantial alteration which results in the addition of entry level positions for a commercial activity; or (2) any application which requires discretionary action by the Planning Commission relating to a commercial activity over 25,000 square feet, but not limited to conditional use; or (3) any permit application for a residential development of ten units or more involving new construction, an addition, a conversion or substantial rehabilitation.

The project proposes more than ten dwelling units and therefore, is subject to the requirement. For further information or to receive a sample First Source Hiring Agreement, please see contact information below:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
1 South Van Ness, San Francisco, CA 94102
Direct: 415.701.4853, Email: ken.nim@sfgov.org
Fax: 415.701.4897
Website: <http://oewd.org/Workforce-Development.aspx>

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 attached the SFPUC document for more information.

PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design, Open Space, and Massing.** Consider reconfiguring the massing to allow a more contiguous and usable aggregation of rear yard open space.
2. **Vehicle Circulation, Access and Parking.** The Planning Department recommends minimizing the width of vehicular access. A single 10 foot wide opening for the residential parking ingress and egress from Hawthorne would be appropriate. Assuming the parking turn table can accommodate only a single car at a time, the width of the garage opening should likewise be wide enough to accommodate a single car at a time.

Bike parking is not shown on the site plans and should be located as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflicts with automobiles. Bike parking at the ground level may count as an active use.

3. **Street Frontage.** The Planning Department appreciates the recessed entries to the double-height ground floor retail on Folsom. Consider augmenting the graciousness of that space to the entrance system by extending the recesses to double-height as well. This would also create a strong base and counter point to the projecting bays above.

Similarly, if it were possible to align the recess at the residential lobby with either a bay or a flat building face above, a formal relationship could emerge.

4. **Architecture.** The Planning Department appreciates the way the double height base on Folsom Street resolves itself into a single height on Hawthorne and encourages the architecture to make more of that gesture formally and materially. Explore if a similar attitude toward the top might be worthy, as well as some connection on the body that connects the top and base.

Consider sculpting the top of the building to terminate in a manner that could be more definite. As it is now the extrusion simply stops. The Planning Department suggests a stronger architectural approach.

Consider using balconies to differentiate the façade. These may alternate between recessed and extended balconies to give the façade additional texture.

The notch on the Folsom façade seems like another opportunity to differentiate the façade in massing, material, or a change of vocabulary between two building parts that should be explored. This may also be integrated with top and bottom elements to create a dynamic graphic expression.

At this point the architecture is assumed to be preliminary and the Planning Department would provide further detailed design review on the subsequent submission of materials and details to insure that the original design intent is achieved.

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 the success of meeting the original conditions of approval of this project.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Large Project Authorization, or Building Permit Application, as listed above, must be submitted no later than **October 31, 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: Neighborhood Group Mailing List
 Interdepartmental Project Review Application
 SFPUC Recycled Water Information Sheet
 Shadow Study

cc: Forton Fund LLC, Property Owner
 Steve Vettel, Project Sponsor
 Kevin Guy, Current Planning
 Kimia Haddadan, Citywide Planning and Analysis

SOMA Senior Community Action Grp.
360 Fourth Street
San Francisco, CA 94107

Mike Grisso
San Francisco Redevelopment Agency
1 South Van Ness Ave., 5th Floor
San Francisco, CA 94103

Michael Nulty
Alliance for a Better District 6
PO Box 420782
San Francisco, CA 94142-0782

Don Marcos
Mission Hiring Hall
288 7th Street
San Francisco, CA 94103-3419

Marcia Ban
SOMPAC
1035 Folsom Street
San Francisco, CA 94103

SOMCAN
1070 Howard Street
San Francisco, CA 94103

Janet Carpinelli
Dogpatch Neighborhood Association
934 Minnesota Street No.227
San Francisco, CA 94107

Marvis Phillips
Alliance for a Better District 6
230 Eddy Street #1206
San Francisco, CA 94102-2607

Dallas Bradley
Natoma Street Neighborhood Watch Group
1065 Natoma Street
San Francisco, CA 94103

Carolyn Diamond
Market Street Association
870 Market St., Suite 456
San Francisco, CA 94102

Antonio Diaz
PODER
474 Valencia Street #125
San Francisco, CA 94103

Kaye Griffin
LMNOP Neighbors
1047 Minna Street
San Francisco, CA 94103

Gordon Chin
Chinatown Community Development Center
1525 Grant Ave.(Tower)
San Francisco, CA 94133

Richard McGeary
Buena Vista Neighborhood Association
555 Buena Vista West #601
San Francisco, CA 94117-4143

Gerald Wolf
Hallan Street Homeowners Association
1 Brush Place
San Francisco, CA 94103

Potrero Boosters Neighborhood Assn.
1459 - 18th Street, Suite 133
San Francisco, CA 94107

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Jason Henderson
Market/Octavia Community Advisory Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Corrine Woods
Mission Creek Harbor Assoc.
300 Channel Street, Box 10
San Francisco, CA 94107

Reed Bement
Rincon Hill Residents Association
75 Folsom Street #1800
San Francisco, CA 94105

Catherine Liddell
South Beach-Rincon
403 Main Street #813
San Francisco, Ca 94105

Samoan Development Centre
2055 Sunnydale Avenue #100
San Francisco, CA 94134-2611

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

Jane Kim
Board of Supervisors Room #244
1 Dr. Carlton B Goodlett PL
San Francisco, CA 94102

York Loo
York Realty
243A Shipley Street
San Francisco, CA 94107-1010

Fernando Marti
Asian Neighborhood Design
1245 Howard Street
San Francisco, CA 94103

Keith Goldstein
Potrero-Dogpatch Merchants Association
800 Kansas Street
San Francisco, CA 94107

John Clancy
Portside Homeowners Association
115 South Park
San Francisco, CA 94107

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



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.

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:

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	<i>Proposed</i>	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 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).

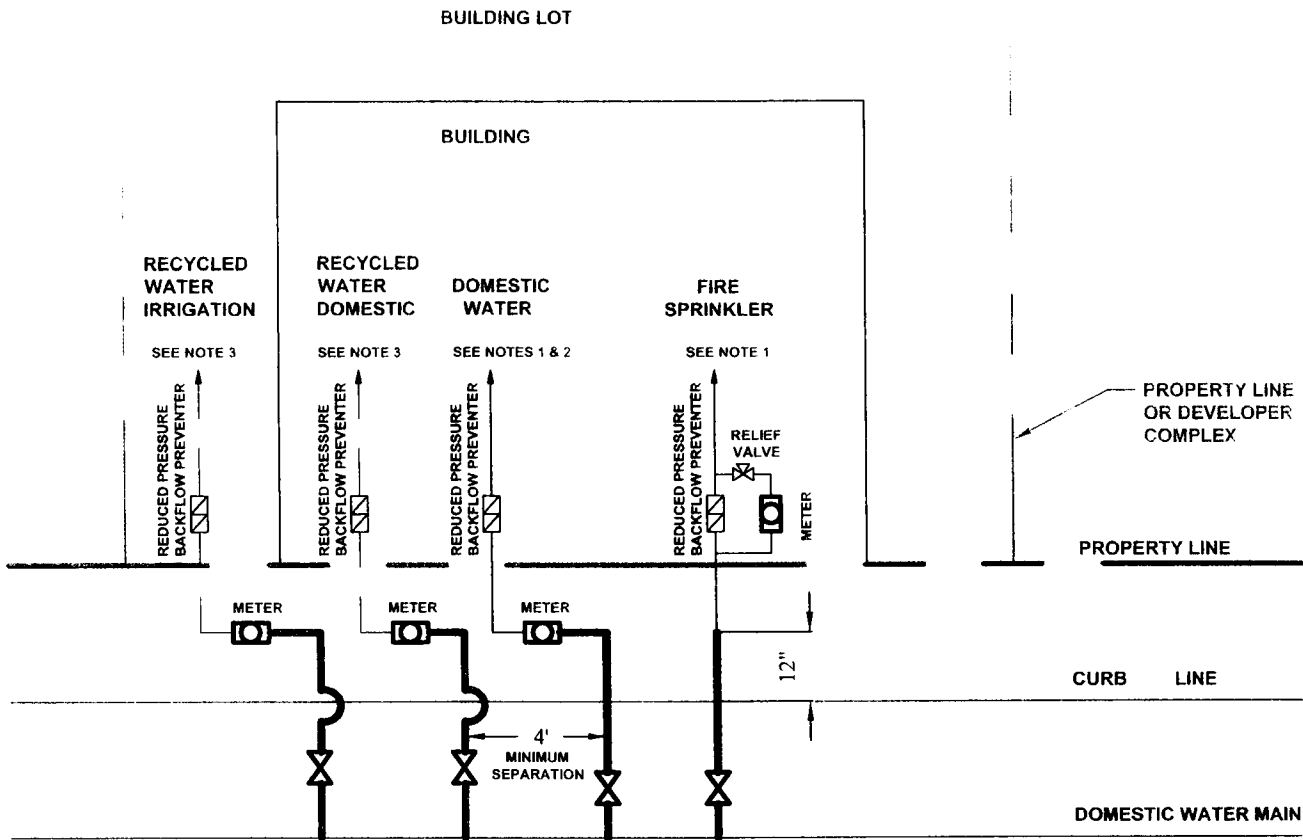
If you have questions, or would like additional information:

**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.

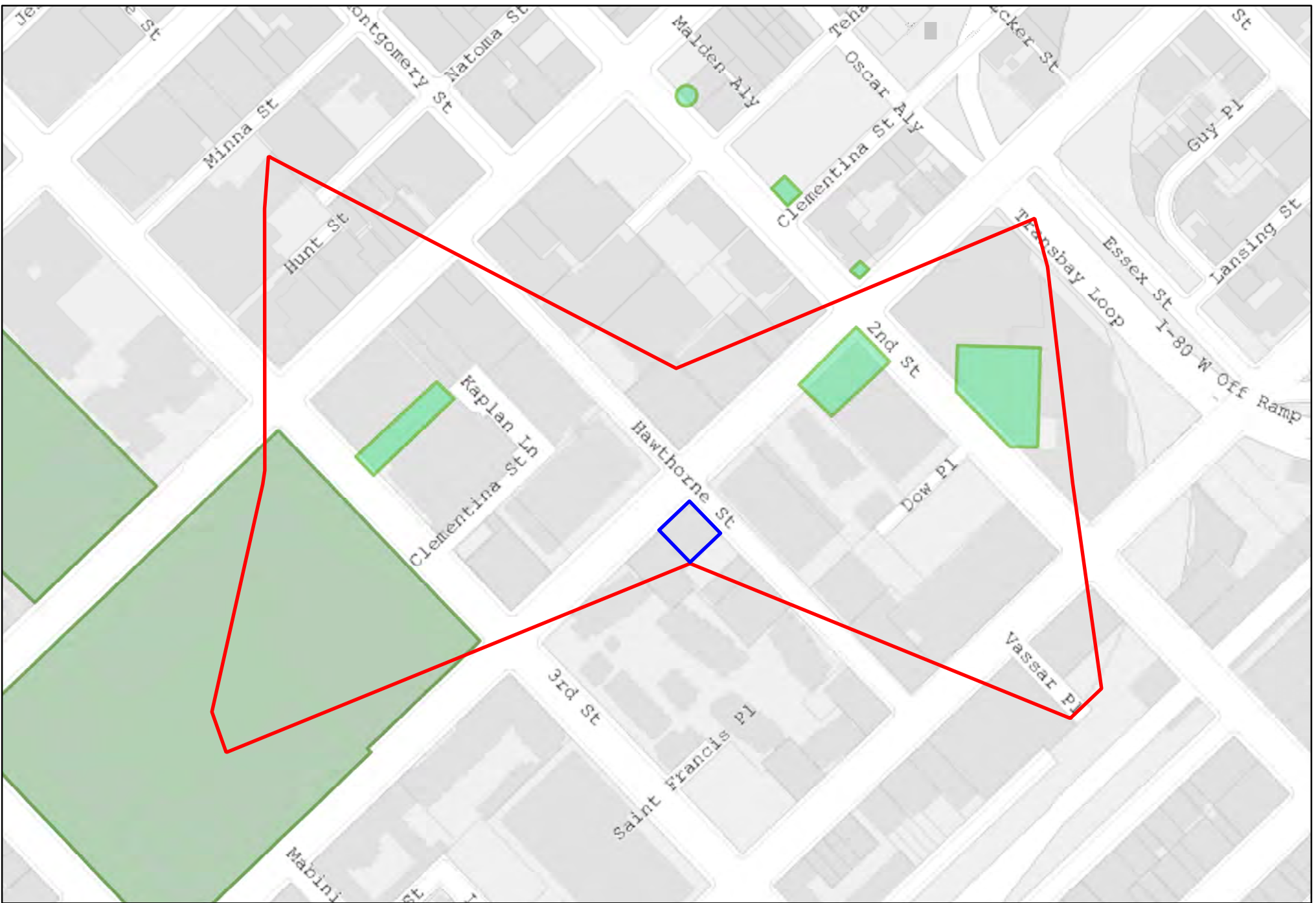
LIGHT LINES: & _____

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	



Title: 655 Folsom Street (2013.0253U) - PPA Shadow Fan

Comments: Modeled at 146' height.

Printed: 8 April, 2013



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