



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 12, 2013
TO: William Mollard
FROM: Joy Navarrete, Planning Department
RE: PPA Case No. 2013.0485U for 750 Harrison Street

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

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Rachel A. Schuett, at (415) 575-9030 or Rachel.Schuett@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in blue ink, appearing to read "J. Navarrete", written over a horizontal line.

Joy Navarrete, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: June 12, 2013
Case No.: **2013.0485U**
Project Address: 750 Harrison Street
Block/Lot: 3751/029
Zoning: Mixed-Use Office (MUO)
Youth and Family Zone
85-X
Area Plan: Eastern Neighborhoods Plan Area (East SoMa Plan Area)
Project Sponsor: William Mollard
(415) 409-9267
Staff Contact: Rachel A. Schuett – (415) 575.9030
rachel.schuett@sfgov.org

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DISCLAIMERS:

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

PROJECT DESCRIPTION:

The project site consists of one parcel; Assessor's Block 3751, Lot 029. The project site is approximately 6,398 square feet (0.15 acres) and is located approximately mid-block on the block bounded by Folsom Street to the north, Harrison Street to the south, 4th Street to the west, and 3rd Street to the east. This block is bisected by a series of alleys: Lapu-lapu Street, Rizal Street, Tandang Sora, Bonifacio Street, and Mabini Street. Rizal Street runs parallel to Harrison Street and the project site has frontages on both of these streets.

The proposal is to demolish the existing 5,324 square foot one-story commercial building and construct an 8-story, 75-foot tall, 43,067 square-foot mixed-use building. The project sponsor desires to modify the building design to increase the height to 85 feet. The extra height would be absorbed by raising ceiling heights on each floor. The project sponsor is waiting on input from the fire department as to whether, at 85 feet, the building would be classified as a high rise before potentially making this modification.

The existing building was constructed in 1954 and is currently occupied by a nightclub. The proposed new building would include 77 Single Room Occupancy (SRO) dwelling units, one parking space, and 2,826 square feet of commercial space. Fourteen of the 77 SRO units (18 percent) would be affordable per inclusionary housing requirements. The units would range in size from 365 to 445 square feet with the average sized unit measuring 375 square feet.

The commercial space would be on the ground level fronting Harrison Street along with a residential entry/lobby, while the Rizal Street frontage would have a parking garage with one handicapped accessible space and a secondary residential entry. The remainder of the ground floor would be occupied by laundry, storage, bicycle storage, and mechanical spaces. The proposed project may include an under-sidewalk transformer, or, alternatively, a transformer vault room in the Rizal Street frontage.

The proposed project would include a 1,018 square foot courtyard and a 2,671 square foot landscaped roof deck which would serve as the common open space and be accessible to all residents via the building elevator.

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 currently zoned Mixed-Use Office (MUO). The current height and bulk limit for this parcel is 85-X. Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR*, which was certified in 2008.¹ Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a Community Plan Exemption (CPE).

The project site also falls within the ongoing Central Corridor Plan study area, initiated in 2011. The Central Corridor Plan is currently in development, with a draft plan for public review released in April 2013. The draft plan will be evaluated in an Environmental Impact Report (EIR), which is underway as of April 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.

As part of the Central Corridor Plan, the Planning Department has developed preliminary recommendations for new land use controls as well as new height and bulk controls for the plan area. The Draft Plan is available for download at <http://centralcorridor.sfplanning.org>. Further comments in this PPA are based on the published Central Corridor Draft Plan. Note the Draft Plan proposals are

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

contingent on the approval of the proposed Central Corridor Plan rezoning by the Planning Commission and Board of Supervisors.

The envisioned height and bulk designation for the project site in the proposed Central Corridor Plan Area remains 85-X on the southern half of the parcel, but is reduced to 45-X on the northern half of the parcel. The proposed project would be assessed based on the height districts in place at the time that the Planning Department entitlement is sought. However, if the proposed project does not fit within the height and density identified for the project site in the *adopted* Central Corridor Plan and EIR, the proposed project will be precluded from a Community Plan Exemption (CPE) under the Central Corridor Plan as discussed further, below.

Further, although the Central Corridor Plan EIR will include a programmatic analysis of the effects of the Plan's proposals, the EIR will not include project-level analysis of private development projects; therefore, project-level analysis would also be required, as discussed below.

ENVIRONMENTAL REVIEW:

The proposed project initially requires environmental review either individually, likely in a project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR), or in a Community Plan Exemption (CPE) under the Central Corridor Plan Environmental Impact Report (EIR) or the *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR*.

Development on the project site would also potentially be subject to the mitigation measures promulgated therein. Potentially significant project environmental impacts that were identified in 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.

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.

Under either plan, within the CPE process, there can be three different outcomes, as follow:

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. For the Eastern Neighborhoods Area Plan EIR this fee is \$10,000. Fees for the preparation of the Central Corridor Plan EIR have yet to be determined.

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 of costs incurred by the Planning Department for preparation of the underlying plan EIR. For the Eastern Neighborhoods Area Plan EIR this fee is \$10,000. Fees for the preparation of the Central Corridor Plan EIR have yet to be determined.

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 were 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 area 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. For the Eastern Neighborhoods Area Plan EIR this fee is \$10,000. Fees for the preparation of the Central Corridor Plan EIR have yet to be determined.

1. An **Environmental Evaluation Application** is required for the full scope of the project (demolition and construction) and may include the following:
 - *Transportation Study.* Based on the Planning Department's transportation impact analysis guidelines, the project would potentially add approximately 36 PM peak hour vehicle trips and thus would likely not require additional transportation analysis. However, the Planning Department recommends: (1) rather than creating a curb cut for one Americans with Disabilities Act (ADA) parking space, replace the curb cut with an on-street ADA space, if ADA regulations will allow, (2) bicycle parking facilities should be provided, and (3) a site circulation plan should be provided with the EE Application which clearly delineates the location of pedestrian and bicycle ingress and egress, as well as the trash pickup location.
 - *Hazardous Materials.* The project site is located on a site with known artificial fill, which indicates that hazardous materials may be associated with the site. A Phase I Environmental Site Assessment (ESA) should be prepared to determine the potential for site contamination and the level of exposure risk

associated with the project, and submitted with the Environmental Evaluation Application. The Phase I will determine whether any additional analysis (e.g., a Phase II soil sampling) will be necessary. Review of the Phase I and any additional studies recommended by the Phase I would require oversight from the San Francisco Department of Public Health (DPH), which may recommend that the project sponsor enroll in its Voluntary Remedial Action Program (VRAP). Such recommendations would likely be instituted into the project as site-specific mitigation measures of "peculiar," site-specific impacts. Please note that the DPH charges a fee for their review. More information on DPH's Voluntary Remedial Action Program may be found at <http://www.sfdph.org/dph/EH/HazWaste/hazWasteVoluntaryRemedial.asp>.

The Eastern Neighborhoods FEIR identified *Mitigation Measure L-1 Hazardous Building Materials*, which requires 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. *Mitigation Measure L-1 Hazardous Building Materials* would apply to the proposed project.

- *Air Quality (AQ) Analysis.* The proposed project involves construction of a 43,067 square-foot building with up to 77 dwelling units, which does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction or operational screening levels for criteria air pollutants. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required.

The proposed project includes demolition and construction across a 0.15 acre site. 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. Pursuant to the Construction Dust Ordinance, the proposed project would be required to prepare a *Construction Dust Control Plan* for review and approval by the San Francisco Department of Public Health.

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 located within an air pollution hot spot, as identified by the City. Therefore, *Mitigation Measure G-2* of the Eastern Neighborhoods FEIR would be applicable to the project site.

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators (which is likely to be required if the building height is increased to 85 feet) 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 additional 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 not located in a landslide hazard zone. However, it is within a liquefaction hazard zone and is likely underlain by artificial fill. An investigation of geotechnical and soils 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, landslides, 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 ranges from over 70 Ldn (a day-night averaged sound level) on the Harrison Street side to 55 to 60 Ldn on the Rizal Street side. 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 at least partially exceeds 65 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. This study must be completed during the environmental review process for inclusion

in the environmental document. *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 Resources.* The existing building on the project site was evaluated in the South of Market Historic Resource Survey, an area-wide historical resources survey, and was found ineligible for national, state, or local designation; thus, no additional analysis of historical resources is likely to be required.
- *Archeological Resources.* The project site lies within the *Archeological Mitigation Zone J-2: Properties with No Previous Studies* of the Eastern Neighborhoods Rezoning and Area Plans FEIR that would require for the proposed project either Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist or the preparation of a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant subject to the review and approval by the Department archeologist. In almost all cases, the project sponsor would choose the PAR process. The PAR will first determine what type of soils disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soils improvements, site remediation, etc., second, whether or not the project site is located in an area of archeological sensitivity and, third, what additional steps are necessary to identify and evaluate any potential archeological resources that may be affected by the project. Helpful to the PAR process is the availability of geotechnical or soils characterization studies prepared for the project. The results of this review will be provided in a memorandum to the Environmental Planner assigned to the project.

Alternatively, preparation of a PASS would require the project sponsor to retain the services of a qualified archeological consultant from the Planning Department's rotational Qualified Archeological Consultants List (QACL). The project sponsor must contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The whole QACL is available at:

http://www.sfplanning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.

The Preliminary Archeological Sensitivity Study (PASS) should contain the following:

- (1) The historical uses 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 CRHR;
- (3) Determine if the 19th or 20th century soils-disturbing activities may have adversely affected the identified the potential archeological resources;
- (4) Assess potential project effects in relation to the depth of any identified potential archeological resources;
- (5) Conclusion: assessment of whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action.

Based on the PAR or the PASS, the Department archeologist will determine if and what additional measures are necessary to address potential effects of the project to archeological resources. These measures may include implementation of various archeological mitigations such as accidental discovery, archeological monitoring, and/or archeological field investigations. In cases of potential higher archeological sensitivity preparation of an Archeological Research Design/Treatment Plan (ARD/TP) by an archeological consultant from the QACL may be required.

- *Shadow Study.* The proposed project would result in construction of a building 40 feet or greater in height and would, therefore, require a shadow study, as further discussed below. If the shadow fan analysis prepared by Planning Department staff determines that the project could cast shadows on recreational resources, you would be required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.
- *Wind Study.* As proposed, the project would not involve construction of a building over 80 feet in height, therefore no additional wind analysis is likely to be required. However, if the height of the building is raised to 85 feet the project 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. Note that the subject parcel is within the Central Corridor Plan area. The Central Corridor Draft Plan for Public Review was published in April 2013. The Central Corridor Plan process is anticipated to be completed by late 2014. The proposals in the Draft Plan are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors.

1. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet.
2. **Shadow Analysis.** 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.
3. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
4. A **Building Permit Application** is required for the proposed new construction on the subject property.

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

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

PRELIMINARY PROJECT COMMENTS:

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

1. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. Given the lot depth of 160 feet, the rear yard must be at least 45 feet in depth. An exception to the rear yard requirement may be sought through the Large Project Authorization process under Planning Code Section 329. Should you choose to modify the rear yard the Planning Department generally recommends an equivalent amount of open area be provided, which would also afford greater exposure to dwelling units.
2. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. At Rizal Street a total of two street trees are required. At Harrison Street a total of three street trees are required.
3. **Standards for Bird Safe Buildings.** Planning Code Section 139 indicates that Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Please note that Feature-related hazards can occur throughout the City and that any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. On subsequent plan submissions, please confirm that any Feature-related hazards are appropriately treated to meet the requirements of Planning Code Section 139.
4. **Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed inner courtyard does not provide a sufficiently large area to meet the exposure requirement for those units that face the 15 foot wide portion and for the

units at the second, third, fourth and fifth floors that face the 30 foot wide portion. The proposed project requires revision to meet the minimum exposure requirement. An exception from the Dwelling Unit Exposure requirement through the Large Project Authorization process is allowed; however the Planning Department generally encourages projects to minimize the number of units needing an exception from the Dwelling Unit Exposure requirement. As designed, the Planning Department would encourage an enlargement of the courtyard. In order to comply with the Dwelling Unit Exposure requirement, the courtyard should be incrementally increased at each succeeding upper level.

5. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 requires ground floor non-residential uses in MUO Zoning Districts to have a minimum floor-to-floor height of 14 feet, as measured from grade.

Planning Code Section 145.1 requires that frontages with active uses that are not residential or PDR to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level which allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

6. **Bicycle Parking-** Section 155.5 of the Planning Code provides requirements for bicycle parking in residential development. The proposed bike parking shown in the PPA application does not appear to meet the existing requirements in the Code. 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 approved these changes on May 16, 2013 and an adoption date at the Board of Supervisors is pending and is expected by late June 2013. For review of potential changes, please see: <http://commissions.sfplanning.org/cpcpackets/2011.0397M.pdf>. These proposals are currently under review and are subject to change.
7. **Affordable Housing Requirements.** The project is required to meet the affordable housing requirements under Planning Code Section 415. Please note that the 20% reduction in the number of units that must be provided as a result of Proposition C only applies to the on-site alternative under Planning Code Section 415. Assuming the on-site alternative, the Proposition C reduction and 77 units, the project would be required to provide nine on-site affordable units.
8. **SoMa Youth and Family SUD and Affordable Housing.** The project site falls within the SoMa Youth and Family Special Use District (SUD). As such, it is subject to the criteria of Section 249.40A. The SUD requires a Conditional Use authorization for a variety of non-residential uses.
9. **Transit Impact Development Fee.** The proposal is subject to Planning Code Section 411, the Transit Impact Development Fee, for the proposed retail development. The Fee is based upon the Economic Activity Category, which for the proposal is considered to be Retail/Entertainment, and is paid on a gross square foot basis.
10. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhood Infrastructure Impact Fees at a Tier 1 rate as outlined under Planning Code Section 423. The tiers for

specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods Plan.

11. **Single Room Occupancy Units.** Planning Code Section 890.88(c) defines a Single Room Occupancy use as a dwelling unit or group housing room consisting of no more than one occupied room with a maximum gross floor area of 350 square feet and meeting the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room. Any proposed units not conforming to this definition will not be considered a Single Room Occupancy unit and the physical controls for dwelling units, as defined in Planning Code Section 890.88(a), will apply including useable open space requirements.

12. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
50 Van Ness, San Francisco, CA 94102
(415)581-2303

13. **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.
14. **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.
15. **Stormwater.** Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact stormwaterreview@sfwater.org for assistance.

PRELIMINARY DESIGN COMMENTS:

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

1. **Central Corridor Plan.** The subject property falls within the ongoing Central Corridor Plan study area, initiated in 2011. The Central Corridor Draft Plan, generally bounded by 2nd, 6th, Townsend and Market Streets, was published in April 2013. The draft plan will be evaluated in an Environmental Impact Report (EIR) which is underway. The draft Plan will propose changes to the allowed land uses and building heights, and will include a strategy for improving the public realm in

this area. As mentioned previously, the Plan and its rezoning are anticipated to be before decision-makers for approval in late 2014.

The Central Corridor Draft Plan includes recommendations for new land use controls as well as new height and bulk controls for the subject property. The Draft Plan is available for download at <http://centralcorridor.sfplanning.org>. Further comments in this section of the PPA are based on the draft Central Corridor Draft Plan.

The Central Corridor Draft Plan proposes a height limit of 45-X/85-X, where the Harrison Street side is 85' and the Rizal Street side is 45'. This was proposed in order to reduce any net new potential for shadow on the Alice Street Community Garden which is immediately due north of the subject site (See page 34 of the Central Corridor Draft Plan, Urban Form Principal 3). Also, the Plan proposes to expand the open space of the garden into the adjacent right of way of Lapu Lapu Street (See page 70 Central Corridor Draft Plan, Open Space Policy 1.2) and preserving solar access to this community garden is important. If the project applicant were to pursue a building height taller than 45' on the Rizal Street side, the design should minimize any new shadow and adverse impacts on the use of the community garden located to the north of the site.

Building Massing, Site Design, and Open Space. The proposed height significantly exceeds what would be allowed under the proposed zoning (85'/45') envisioned in the Central Corridor Plan Area for this site.

The Planning Department recommends that either 1) the height of the Northern most building not exceed 45' per the proposed height limits; or 2) be sculpted to step up and to not cast any new shadows on the existing community garden.

Furthermore, if the project seeks to use the allowable current 85 foot height limit, the massing should transition between the future allowable building heights on Rizal Street. As a means of furthering the transition to the lower neighboring buildings along Rizal Street, explore setting the building back and stepping down the height.

The location of the rear yard and the mid-lot open space is well reasoned. However, the rear yard open space seems less than the minimum allowed by Code, and considering the height of the proposed building will have limited solar access. The Planning Department recommends a rear yard area that complies with the intent of the Planning Code in terms of area, exposure, access and usability. On through-lots the courtyard solution is acceptable, but more important that the required area be provided since it will rely on its own dimensions to effectively provide access to light and air and exposure requirements.

Ground Level Street Front. Bicycle parking is not shown and should be as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflicts with automobiles.

Architecture. The application is assumed to be schematic and preliminary. The Planning Department will provide additional architectural review and comments in a subsequent formal Application.

In lieu of a more articulated massing, the restrained and disciplined design requires that the materials, details, colors, and composition be superlative and executed with extreme craft.

Additionally the building should be thought of as a whole object --visible from all sides – and therefore the sides should be designed and executed with the same attention as the primary facades.

The Planning Department appreciates the restrained façade on Harrison but suggests that Rizal might be free to explore a less rigid composition.

The Planning Department suggests that the storefront along Harrison incorporate a solid durable base 18" – 24" high.

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 **December 12, 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.

Enclosures: First Source Hiring Program Affidavit
 Stormwater Design Guidelines Informational Letter
 Flood Notification: Planning Bulletin
 SFPUC Recycled Water Information Sheet
 Shadow Fan Analysis

cc: William Mollard, Property Owner
 Diego Sanchez, Current Planning
 Rachel Schuett, Environmental Planning
 Lily Langlois, Citywide Planning and Analysis
 Jerry Robbins, MTA
 Jerry Sanguinetti, DPW
 Brett Becker, SFPUC



San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

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

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

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

Number of Water Lines Coming onto a Property

Three to four lines:

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

Number of Water Meters

One water meter required for each water line.

Required Backflow Prevention

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

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

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

Pipe Separation

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

Pipe Type

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

Temporary Potable Water Use Until Recycled Water Becomes Available

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

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

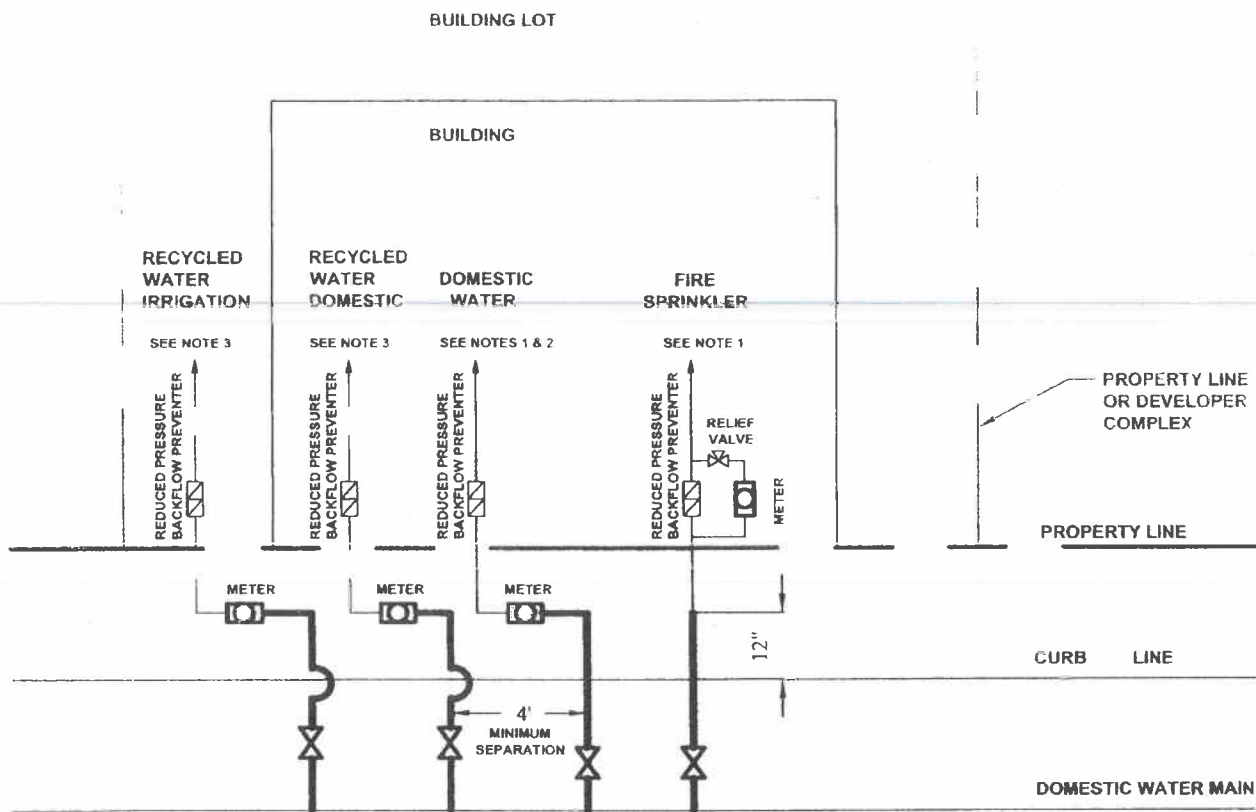
If you have questions, or would like additional information:

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

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

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

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



NOTE:

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

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

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

LIGHT LINES: & _____

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

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

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

Cheryl Munoz

DATE: 05/28/08

DRAWN:

W.Villasica

CHECKED:

M.Gardiner

DRAWING NO.

A-1290.2

REV. NO.

2



SAN FRANCISCO PLANNING DEPARTMENT

PLANNING BULLETIN

DATE: April 1, 2007 (v1.3)
TITLE: Review of Projects in Identified Areas Prone to Flooding

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE: This bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

BACKGROUND:

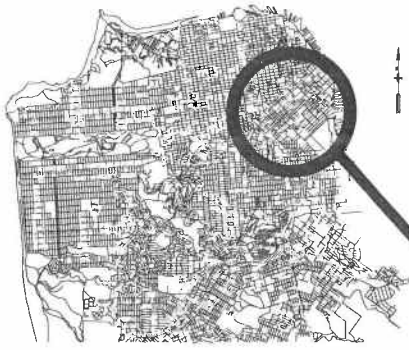
Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather) and there can be backups or flooding near these streets and sewers. The attached graphic illustrates areas in the City prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or, more importantly, below the hydraulic grade line or water level of the sewer. The City is implementing a review process to avoid flooding problems caused by the relative elevation of the structure to the hydraulic grade line in the sewers.

PERMIT APPLICATION PROCESS:

Applicants for building permits for either new construction, change of use (Planning) or change of occupancy (Building Inspection), or for major alterations or enlargements shall be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the process, for a review to determine whether the project would result in ground level flooding during storms. The side sewer connection permits for such projects need to be reviewed and approved by the PUC at the beginning of the review process for all permit applications submitted to the Planning Department, the Department of Building Inspection, or the Redevelopment Agency.

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

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



SOMA FLOOD ZONE



San Francisco Public Utilities Commision Blocks of Interest





SAN FRANCISCO
PLANNING
DEPARTMENT

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

T: 415.558.6378
F: 415.558.6409

AFFIDAVIT FOR First Source Hiring Program Administrative Code Chapter 83

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

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

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

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

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

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

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

Affidavit for First Source Hiring Program

Contact Information and Declaration of Sponsor of Principal Project

NAME:	
ADDRESS:	TELEPHONE:
	()
	FAX:
	()
	EMAIL:

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

Signature

Date



SAN FRANCISCO PUBLIC UTILITIES COMMISSION
URBAN WATERSHED MANAGEMENT PROGRAM

1145 Market Street, 5th Floor, San Francisco, CA 94103 • Tel. (415) 551-4694 • Fax (415) 934-5728



Re: **SFPUC Urban Watershed Management Program (UWMP)**
Stormwater Requirements

EDWIN M. LEE
MAYOR

FRANCESCA VIETOR
PRESIDENT

ANSON MORAN
VICE PRESIDENT

ANN MOLLER CAEN
COMMISSIONER

ART TORRES
COMMISSIONER

VINCE COURTNEY
COMMISSIONER

ED HARRINGTON
GENERAL MANAGER

Dear Project Proponent,

Your project may be subject to meeting requirements of the 2010 San Francisco Stormwater Management Ordinance and the *San Francisco Stormwater Design Guidelines (Guidelines)*. The project parameter that triggers compliance with the *Guidelines* is:

- Projects disturbing 5,000 square feet or more of ground surface are subject to the Stormwater Management Ordinance and must therefore meet the performance measures set within the *Guidelines*.

If your project triggers the Ordinance your project must:

- Determine if your project is located in the area served by the combined sewer or the area served by the separate sewer and meet the applicable performance measure:
 - Combined Sewer Areas:
 - For sites with existing imperviousness of less than or equal to 50%, stormwater runoff rate and volume shall not exceed pre-development conditions for the 1- and 2-year 24-hour design storm.
 - For sites with existing imperviousness of greater than 50%, stormwater runoff rate and volume shall be decreased by 25% from the 2-year 24-hour design storm
 - (*Equivalent to LEED Sustainable Sites Credit 6.1*).
 - Separate Sewer Areas:
 - Capture and treat the rainfall from a design storm of 0.75 inches.
 - (*Equivalent to LEED Sustainable Sites Credit 6.2*).
- Develop a Stormwater Control Plan in accordance with the *Guidelines* and submit it for review and approval to the UWMP prior to receiving a building permit; and
- Develop an operation and maintenance plan for all proposed stormwater controls and submit it as part of the Stormwater Control Plan.

Stormwater requirements can be met using Low Impact Design (LID) or other green infrastructure approaches. LID approaches use stormwater management solutions that promote the use of ecological and landscape-based systems that mimic pre-development drainage patterns and hydrologic processes by increasing retention, detention, infiltration, and treatment of stormwater at its source.

The necessary documents can be found online at:

- Stormwater Management Ordinance:
<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0083-10.pdf>
- *Stormwater Design Guidelines (Guidelines) and Appendixes:*
<http://sfwater.org/sdg>
- Instructions for completing a Stormwater Control Plan: Refer to *Guidelines, Appendix C.*
- Municipal separate stormwater sewer system (MS4) and Combined Sewer System Boundary Map: Refer to *Guidelines*, p.10

Upon receipt of this letter please contact the SFPUC Urban Watershed Management Program (UWMP) to confirm specific *Guideline* requirements for your project.

Project Reviewer
Urban Watershed Management Program
stormwaterreview@sfwater.org

The UWMP staff looks forward to helping you achieve stormwater management compliance and moving your project forward.

Sincerely,

UWMP Project Review Team

San Francisco Public Utilities Commission
Wastewater Enterprise



Title: Case 2013.0485U 750 Harrison PPA Shadow Analysis
Comments: Height modeled at 91 feet
Slopes taken into account
Printed: 7 May, 2013



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