



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 9, 2013
TO: Gabriel NG
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2013.1111U for 2230 Jerrold Avenue


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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kimia Haddadan, at (415) 575-9068 or Kimia.haddadan@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joshua Switzky, Acting Citywide Manager



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: October 9, 2013
Case No.: 2013.1111U
Project Address: 2230 Jerrold Avenue
Block/Lot: 5230/007
Zoning: PDR-2
65-J
Project Sponsor: Gabriel NG
415-682-8060
Staff Contact: Kimia Haddadan – 415-5759068
Kimia.haddadan@sfgov.org

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DISCLAIMERS:

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

PROJECT DESCRIPTION:

The proposal is to demolish the existing 38,245 Luxor Cab operation Center and construct a new 105,500 square foot two story office and parking structure with accessory maintenance uses.

The project site consists of a 38,245 square foot lot (Assessor's Block 5230, Lot 7) bound by Jerrold Avenue to the south/southwest, Toland Street to the east/northeast and Napoleon Street to the west/northwest. Currently the lot contains eight buildings and two maintenance structures (car wash station and gas island) (7,940 sf), which are used by Luxor Cab. Luxor Cab possesses approximately 300 vehicles in its fleet and intends to obtain another 300 vehicles for its fleet. Approximately 70 parking spots are provided for the cabs on site. Cabs that are not parked on the lot are parked across the street on Upton Street, a lot that is leased from the City of San Francisco.

The proposal is to demolish the eight existing buildings and two maintenance structures on site and construct a two-story, 30-foot-tall, 105,500 SF office and parking structure. Maintenance, administrative and parking uses would be provided in the new structure. A combined total of approximately 366

parking spaces would be provided on the ground, second and roof levels to accommodate the existing and some of the new additional fleet vehicles.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below:

An **Environmental Evaluation Application (EEA)** is required for the full scope of the project (demolition and new construction). Environmental Evaluation applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab.

If the additional analysis performed after submittal of the EE indicates that the project would not have a significant effect on the environment, the project may qualify for a Categorical Exemption, in which case the Planning Department would issue a Certificate of Determination of Exemption from Environmental Review. Categorical Exemptions may be appealed to the Board of Supervisors.

If the additional analysis performed after submittal of the EE indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an Initial Study (IS) to determine whether an Environmental Impact Report (EIR) is needed. If the Department determines that the project would not have a significant effect on the environment, the Department would issue a Preliminary Negative Declaration (ND). If the Department finds that the project would have significant impacts that can be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a Preliminary Mitigated Negative Declaration (MND). If the IS process indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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:

1. **Transportation:** Based on a preliminary review of the plans submitted and meeting with the project sponsor as part of this Preliminary Project Assessment, the Department has determined that a Transportation Impact Study is likely to be required. However, a final determination will be made upon submittal and review of an EEA. In order to facilitate this determination, the EEA and plans submitted as part of the EEA should include the following additional information:
 - Existing site plans showing existing parking for the entire site and a plan showing any proposed changes to parking, i.e provided storage;
 - Clarify whether off-site parking storage is accounted for in the final parking count;
 - Plans should include bicycle parking;

- Distinguish between the number of office employees and drivers;
 - Plans should show any changes to site access;
 - The number of employees that drive to the facility and where they park;
 - The number of and times that shift changes occur;
 - Clarify how much of the existing square footage is for office use only;
 - The number of vehicles in the fleet and the estimated number of vehicles that will be added to the fleet; and
 - The ground floor plan should show adjacent sidewalks and any proposed improvements.
2. **Hazardous Materials:** The project site is located near a known leaking underground fuel tank (LUFT), which indicates the presence of potential hazardous materials associated with the site. The site currently houses an underground fuel tank that is used by Luxor Cab. The project will require 2,815 cubic yards of excavation. In addition, existing environmental hazards in the vicinity of the project site and the potential for hazardous materials contamination from past industrial uses on the site would need to be reviewed. The proposed project is located within the Maher zone, would require excavation of more than 50 cubic yards, contains an on-site underground fuel tank, and is situated on top of Islais Creek, and therefore is subject to San Francisco Health Code Article 22A, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit. DPH requires that projects subject to the Maher Ordinance complete a Maher application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. DPH fees for their review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.
3. **Geology:** The project site is located in a liquefaction hazard zone, as identified in the San Francisco General Plan. Please include a geotechnical report with the EEA package. The geotechnical investigation would identify hazards, and recommend minimization measures for potential issues regarding, but not limited to, soil preparation and foundation design. The geotechnical investigation will assist the Planning Department's archaeological review (see Archaeological Resources section below).
4. **Historic Architectural Resources:** The building at 2230 Jerrold Avenue was constructed in 1985, which is less than 50 years old. No historic districts have been designated or identified adjacent to or near the project site. Therefore, the building is not considered to be an historic resource by the San Francisco Planning Department. A Historic Resource Evaluation Report (HRER) will not be required.
5. **Archeological Resources:** The proposed project either requires a Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist or the preparation of a Preliminary Archeological Sensitivity Assessment (PASA) by a Department Qualified Archeological Consultant subject to the review and approval by the Department archeologist is required. The PAR

determines: 1.) what type of soil disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soils improvements, site remediation, etc., 2.) whether or not the project site is located in an area of archeological sensitivity and 3.) 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 PASA 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.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.

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

- (1) The historical uses of the project site based on any previous archeological documentation and Sanborn maps;
- (2) A determination of the 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 Registry of Historic Resources (CRHR);
- (3) A determination of whether 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources;
- (4) An assessment of potential project effects in relation to the depth of any identified potential archeological resources;
- (5) A conclusion as to whether any California Registry of Historic Places-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action.

Based on the PAR or the PASA, 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 mitigation measures such as accidental discovery, archeological monitoring, or archeological field investigations. In cases of potential greater archeological sensitivity, preparation of an Archeological Research Design/Treatment Plan (ARD/TP) by an archeological consultant from the QACL may be required.

6. **Air Quality:** Based on the Department's Preliminary Air Quality Screening, the proposed project may be required to prepare an Air Quality Technical Report if the project includes siting of a new stationary source by a commercial tenant. The Air District defines "stationary source" as a fixed, non-mobile producer of pollution, usually at industrial or commercial facilities. If this is the case, the criteria air pollutant and health risk analysis must include an analysis of both the emissions and health risks from the stationary source and project-generated traffic. Further information regarding the possible types of commercial tenants will be required upon submittal of the Environmental Evaluation Application so that a determination may be made.

7. **Greenhouse Gases:** 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.
8. **Noise:** The project does not involve the siting of new noise-sensitive uses (e.g., residential uses) along Jerrold Avenue. Luxor Cab possesses a fleet of approximately 300 vehicles, which is considered to be noise-generating activity, but the area around 2230 Jerrold Ave primarily contains industrial/commercial uses with no residential use. Therefore, the Planning Department will not require preparation of an initial noise technical memorandum that would evaluate the potential for the project to generate noise as well as the potential for the project residences to be substantially affected by noise levels.
9. **Wind:** Wind impacts are generally caused by large building masses extending substantially above their surroundings, and by buildings oriented such that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. Typically, buildings that are less than 80 feet tall do not result in substantial changes to ground-level wind. The proposed building would be up to 30 feet in height, therefore an analysis of wind impacts would not be required.
10. **Shadow:** The project site is not located near any public open spaces. Section 295 restricts new shadowing on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet, unless the Planning Commission finds the impact to be less than significant. Since the proposed building would be 30 feet tall a shadow analysis will not be required for this project.
11. **Stormwater:** The City and County of San Francisco Stormwater Management requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan, consistent with the November 2009 Stormwater Design Guidelines. Responsibility for review and approval of the Stormwater Control Plan is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program. The proposed project would require 1,794 sf (76,000 cubic feet) of ground disturbance and would not be subject to the requirements of the Stormwater Management Ordinance.
12. **Floodplain:** The project site is on a block that has the potential to flood during storms. Contact Cliff Wong of the San Francisco Public Utilities Commission at (415) 554-8339 regarding the requirements below. Applicants for building permits for either new construction, change of use or change of occupancy, 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 SFPUC 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 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.

13. **Tree Planting and Protection Checklist:** 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 the Tree Planting and Protection Checklist must be shown on the Site Plans with size of the trunk diameter, tree height and accurate canopy drip line. The project sponsor is required to submit a completed Tree Planting and Protection Checklist with the Environmental Evaluation application.
14. **Notification of a Project Receiving Environmental Review:** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the environmental review. Please be prepared to provide mailing labels upon request during the environmental review process.

If any of the above investigations determine that mitigation measures required to address project-specific impacts, the required environmental document is a IS/MND. If additional analyses identify impacts that cannot be mitigated, the environmental document will be a focused IS/EIR. A focused IS/MND can be prepared by Planning Department staff, but a focused IS/EIR would need to be prepared by a consultant listed on the Planning Department's environmental consultant pool (http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

Please see "Studies for Project inside of Adopted Plan Areas - Community Plan Fees" in the Planning Department's current Fee Schedule for Applications. Environmental evaluation applications are available at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org.

PLANNING DEPARTMENT APPROVALS

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Conditional Use authorization** is required from the Planning Commission as part of a **Planned Unit Development** per Planning Code Section 304, should any exceptions from the Planning Code requirements be requested given that the site has an area in excess of ½ acre.

2. A **Building Permit Application** is required for the proposed demolition of the existing structure(s) on the subject property.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use 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 Inspection at 1660 Mission Street.

PRELIMINARY PROJECT COMMENTS:

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

1. **Streetscape and Pedestrian Improvements: Street Trees.** Planning Code Section 138.1 requires at least one street tree for every 20 feet of frontage on each frontage. Given the approximately 165 linear feet on Jerrold Avenue, 8 street trees are required on that frontage.
2. **Public Realm Improvements: Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval. For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org.
3. **Standards for Bird Safe Buildings.** Please note that the proposal will be subject to Planning Code Section 139, Standards for Bird Safe Buildings. Please note the Feature Related requirements, under subsection (c)(2).
4. **Off-Street Parking.** Planning Code Section 151 requires the project to provide off-street parking. However, the Planning Department needs more information regarding the anticipated off-street parking need and the proposed manner in which employees who use automobiles to arrive at the site will park their automobiles. Once the Planning Department receives this information a minimum number of off-street parking spaces will be indicated.
5. **Bicycle Parking.** Planning Code Section 155.2 requires the project to provide bicycle parking. However, the Planning Department needs more information about the nature of the operation before it can indicate a minimum number of Class 1 and/or Class 2 bicycle parking spaces.
6. **Car Sharing.** Planning Code Section 166 requires the provision of car share parking spaces for projects constructing at least 25 off-street parking spaces. Once the additional information provided

pursuant to #4 Off-Street Parking is provided and the Planning Department has indicated the number of required off-street parking spaces, the minimum number of car share parking spaces will also be indicated.

7. **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

8. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
9. **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.
10. **Flood Notification.** The project site is in a block that has the potential to flood during storms. Please see the accompanying notice and contact the listed individual at the San Francisco Public Utilities Commission.
11. **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.
12. **Bayview Citizens Advisory Committee.** The project is located within the Bayview Hunters Point Redevelopment Project Area B Zone 2. The Bayview Citizens Advisory Committee will be sent a copy of the Preliminary Project Assessment and may request a presentation of the proposal. You are strongly encouraged to contact the Bayview Citizens Advisory Committee prior to submission of any subsequent entitlement application. Please see the attached document for more information.

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 DESIGN COMMENTS:

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

1. **Architecture.** The Planning Department appreciates the use of a designed super graphic element to impart scale, interest, and to screen the auto use behind. The Planning Department encourages the development of that design to include lighting and give a three dimensional texture to the façade. Continue to refine the design of the signage.

The Planning Department recommends integrating the screening design on all levels, while incorporating a device to screen the cars' headlights from view. The Planning Department recommends carrying this treatment around all visible aspects of the building.

At the sidewalk level, please consider a landscaping plan to soften and additionally help screen the garage that may also be integrated with the façade treatment. Also, consider developing a stronger expression of the vertical façade elements that frame the garage entrance.

The Planning Department recommends providing an entrance to the office with direct access from the public sidewalk.

2. **Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval.

See <http://www.sfbetterstreets.org/design-guidelines/street-types/> to identify relevant street types for the project frontage.

For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org.

Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **April 9, 2015**. 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
 Flood Notification: Planning Bulletin
 SFPUC Recycled Water Information Sheet

cc: Gabriel NG, Property Owner
 Diego Sanchez, Current Planning
 Craig, Environmental Planning
 Kimia Haddadan, Citywide Planning and Analysis
 Jerry Robbins, MTA
 Jerry Sanguinetti, DPW



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: February 1, 2009

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

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

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

Interdepartmental Project Review fees:

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

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

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

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

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

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Submittal requirements:

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

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

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

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

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

INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT:

Name _____ Phone No. () _____

Address _____ FAX No. () _____

Owner _____

PROJECT INFORMATION:

Address _____

How many units does the subject property have?

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

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

PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:

(Use attachments if necessary)

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

Previously contacted staff _____

Will this project be publicly funded? (specify) _____



SAN FRANCISCO PLANNING DEPARTMENT

PLANNING BULLETIN

DATE: April 1, 2007 (V1.3)
TITLE: Review of Projects in Identified Areas Prone to Flooding

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

BACKGROUND:

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

PERMIT APPLICATION PROCESS:

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

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

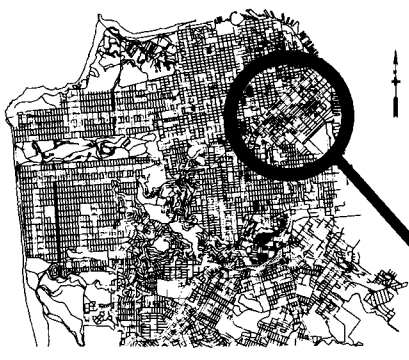
The permit applicant shall refer to PUC requirements for information required for the review of projects in flood prone areas. Requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters.

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SOMA FLOOD ZONE



