



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: April 21, 2014  
TO: Cyrus Sanandaji  
FROM: Mark Luellen, Planning Department  
RE: PPA Case No. 2014.0284U for 1567 California Street (aka 1436-1498 Polk Street)

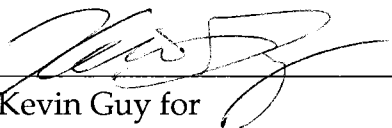
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kevin Guy, at (415) 558-6163 or [kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
Kevin Guy for  
Mark Luellen, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* April 21, 2014  
*Case No.:* **2014.0284U**  
*Project Address:* 1567 California Street (aka 1436-1498 Polk Street)  
*Block/Lot:* 0645/014, 014A & 015  
*Zoning:* Polk Street Neighborhood Commercial District  
80-A Height and Bulk District  
*Area Plan:* None  
*Project Sponsor:* Cyrus Sanandaji c/o 1567 California, LLC  
760-214-8753  
*Staff Contact:* Kevin Guy – 415-558-6163  
[kevin.guy@sfgov.org](mailto:kevin.guy@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 an existing two-story retail building and surface parking lot, and construct a seven-story mixed-use building reaching a roof height of 80 feet. The existing building on the 11,003 square foot subject lot was constructed in 1916. The proposed building would include 47 dwelling units, 47 off-street parking spaces, and a total of 12,429 square feet of retail uses fronting on Polk and California Streets.

### ENVIRONMENTAL REVIEW:

In order to begin formal environmental review, please submit an **Environmental Evaluation (EE) Application**. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current *Fee Schedule* for calculation of environmental application fees. **Note that until an approval application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned environmental Coordinator.** Below is a list of topic areas that would require additional study

based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated April 28, 2014.

1. **Historic Resource Evaluation (HRE).** The existing building on the project site is older than 50 years of age but was previously evaluated in a historical resources survey and found ineligible for national, state, or local listing. Furthermore, the project site is not located in an historic district. Therefore, no additional analysis of historical resources is required.
2. **Archeological Resources.** The proposed project would require a Preliminary Archeological Review (PAR) which would be conducted in-house by the Planning Department archeologist. The PAR will determine what type of soils disturbance/modification will result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. The Planning Department archeologist will consider information describing subsurface soil conditions contained in any available geotechnical/soils or Phase II hazardous materials report prepared for the project site. In addition, staff will determine if the project site is in an area that is archeologically sensitive. If staff finds that the project has the potential to effect an archeological resource, the PAR memorandum will identify appropriate additional actions to be taken including whether additional archeological studies will be required as part of the review.
3. **Transportation Study.** Based on the PPA submittal, a transportation study is not anticipated. However, an official determination will be made subsequent to submittal of the EE Application. In order to facilitate that determination, the EE Application should include the following:
  - Clarify on the site plan where the existing curb cuts are located, dimensions of the existing curb cuts, and dimensions of the proposed curb cuts.
  - Provide on the plans the location of the proposed retail and residential loading zones.
  - Consider putting the bike parking near the ramp entrance to improve accessibility.
  - Consider accommodating more retail bicycle parking demand by including additional Class II spaces adjacent to the project site along Polk and California Streets.
4. **Hazardous Materials.** The project site is not located near or on top of known leaky underground fuel tanks or in an area of known or suspected hazardous materials contamination (Maher Zone). The project site is not underlain by serpentine rock, a naturally-occurring form of asbestos. Due to proposed demolition, the potential for asbestos-containing building materials and lead-based paint in the existing buildings would require submittal of a Phase I Environmental Site Assessment with the EEA. The Phase I should include professional recommendations as to whether further investigation (e.g., soils sampling) is warranted.
5. **Air Quality (AQ) Analysis.** The proposed project would provide 47 residential units and a 12,430sf of retail space, which is below the Bay Area Air Quality Management District's

(BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>1</sup> Therefore an analysis of the project's criteria air pollutant emissions is not required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved 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 DBI.

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. Although the proposed project is not within an Air Pollutant Exposure Zone, improvement measures may be recommended for consideration by City decision makers such as exhaust measures during construction and enhanced ventilation measures as part of building design. Enhanced ventilation measures will be the same as those required for projects, such as this project, subject to Article 38 of the Health Code.<sup>2</sup>

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project's height of 80 feet, the proposed project would likely require a backup diesel generator and additional measures may be necessary to reduce its emissions. Detailed information related to any proposed stationary sources shall be provided with the EE Application.

6. **Greenhouse Gases.** The 2010 CEQA Air Quality Guidelines provide CEQA thresholds of significance for greenhouse gas (GHG) emissions. On August 12, 2010, the San Francisco Planning Department submitted to the BAAQMD a draft of the City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions. This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy. The BAAQMD reviewed San Francisco's GHG reduction strategy and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA Guidelines (2010).<sup>3</sup> Therefore, projects that are consistent with San Francisco's GHG reduction strategy would result in less-than-significant GHG emissions. In order to facilitate a determination of compliance with San Francisco's GHG reduction strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The project sponsor will be required to submit a completed checklist as part of the environmental review process.

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<sup>1</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

<sup>2</sup> Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

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

7. **Noise.** The proposed project would introduce residences—a noise-sensitive use—onto the project site. Based on the City’s GIS-based Traffic Noise Model map, California Street, which abuts the project site, has noise levels between 65-70 dBA Ldn (a day-night averaged sound level). Therefore, the project would be subject to Mitigation Measure M-NO-1 of the San Francisco 2004 and 2009 Housing Element Environmental Impact Report (EIR). Mitigation Measure M-NO-1 requires that a noise analysis be prepared prior to completion of the environmental review. Such an analysis shall include, at a minimum: 1) a site survey to identify potential noise-generating uses within two blocks of the project site; and 2) one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes). The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity. In addition, Mitigation Measure M-NO-1 requires that open space required under the Planning Code be protected from existing ambient noise levels. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings. It is also recommended that implementation be undertaken consistent with other principles of urban design. Should any concerns be present, the Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering. The noise analysis shall also examine the potential for the project to generate noise at levels that could conflict with the proposed and adjacent uses.

Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. Detailed information related to construction equipment, phasing, and duration of each phase may be required as part of environmental evaluation to assess construction noise levels and methods to reduce such noise, as feasible.

8. **Shadow Study.** Planning Code 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. The proposed project would result in construction of a building up to 80 feet in height. The Planning Department conducted a preliminary shadow fan analysis and determined that the proposed project would not cast new shadow on public spaces protected under Section 295. Therefore, further shadow analysis will not be required for this project.<sup>4</sup>
9. **Wind Study.** The proposed project would involve construction of a building 80 feet in height. The project therefore would require an initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is needed. The consultant would be required to prepare a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.

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<sup>4</sup> Kevin Guy, *Preliminary Shadow Analysis for 1567 California Street, 1436 Polk Street and 1498 Polk Street, San Francisco, California*, March 20, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2014.0284U

10. **Stormwater.** If the project results in a ground surface disturbance of 5,000 ft<sup>2</sup> or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. The project's environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>.
11. **Geology:** The project site is not located in an area prone to landslides or a liquefaction hazard zone, as identified in the *San Francisco General Plan*. The proposed project would require nine to ten feet of excavation for the below grade parking garage. Please include a geotechnical report with the EE Application describing the site's geological and soil conditions, and including site preparation and foundation design recommendations for the proposed project (e.g. soil grouting or compaction). As noted above, the geotechnical investigation will also assist the Planning Department's archeological review.
12. **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 the additional analysis outlined above indicates that the project would not have a significant effect on the environment, the project may qualify for a Class 32 Categorical Exemption, in which case the Planning Department will issue a Certificate of Determination of Exemption from Environmental Review.

If the additional analysis performed after submittal of the EE Application indicates that the project may have a significant effect on the environment, Planning Department staff will prepare an Initial Study (IS) to determine whether a Mitigated Negative Declaration (MND) or an EIR is required. If the Department determines that the project would have significant impacts that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department will issue an MND.

If the IS indicates that the project would result in a significant impact that could not be mitigated to a less-than-significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool ([http://www.sf-planning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf)). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

**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.** In order for the project to proceed, the Planning Commission would need to grant Conditional Use authorization, pursuant to Section 303, to allow the development of a lot greater than 10,000 square feet, and to allow non-residential uses greater than 2,500 square feet, within the Polk Street NCD. In addition to the findings which apply to all Conditional Use authorizations (Section 303(c)), the Planning Commission must also consider the criteria of Sections 121.1 and 121.2

The application form for Conditional Use authorization is available from the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org).

2. **Variances.** As discussed under “Preliminary Project Comments” below, several aspects of the project do not comply with the requirements of the Planning Code, and may require requests for Variances.

The application form for a Variance is available from the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org).

3. **Rear Yard Modification.** As discussed under “Preliminary Project Comments” below, the project would require a modification of the rear yard requirements, pursuant to Section 134(e). The Zoning Administrator may modify or waive the rear yard requirement, utilizing the procedures applicable to a Variance. However, in the case of a Rear Yard modification, the Zoning Administrator would consider the criteria of Section 134(e)(1) in lieu of the Variance criteria of Section 305(c).

The application form for a Variance is available from the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org).

4. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
5. A **Building Permit Application** is required for the proposed new construction on the subject property.

Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

## NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

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

## PRELIMINARY PROJECT COMMENTS:

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

1. **Height and Bulk.** The Project Site is located within the 80-A Height and Bulk District. Within this District, building heights are limited to 80 feet. Maximum bulk dimensions apply to portions of the building above 40 feet in height. Above this height, the building may not exceed a length of 110 feet, or a diagonal dimension of 125 feet. The project appears to meet all of these limitations, however, future submittals should include dimensional callouts that demonstrate compliance.
2. **Rear Yard.** Planning Code Section ("Section") 134 requires the project to provide a rear yard of at least 25 percent of the lot depth at the lowest story containing a dwelling unit, and at each story above. Floors 2 and 3 of the Project do not comply with this requirement. Therefore, a rear yard modification from the Zoning Administrator is required. A formal submittal should demonstrate how the Project complies with the criteria of Section 134(e), including that a comparable amount of usable open space is provided elsewhere in the development, and that the open space is configured in a manner that complements the mid-block open space adjacent to the subject property. The sponsor should consider alternate configurations that meet the intent of the rear yard requirements to a greater degree than the proposed light courts at Floors 2 and 3.
3. **Streetscape/Street Trees.** Section 138.1 requires the planting of one 24-inch box street tree for each 20 feet of property frontage. This Section includes specific requirements for larger properties (exceeding 250 feet of frontage) within NC Districts, including minimum branching height, minimum trunk caliper, specific dimensions and treatments for planting basins, and the provision of a continuous permeable trench connecting each tree basin. These requirements apply to both the Polk and California Street frontages.

Section 138.1 further requires the provision of amenities and public realm improvements in accordance with the Better Streets Plan. It should be noted that the subject property falls under the Polk Streetscape Design under development by SFMTA and the Planning Department. The Polk Streetscape Design project is an interagency effort of the San Francisco Municipal Transportation Agency, the San Francisco Department of Public Works and the San Francisco Planning Department.



This Design for Polk Street promotes a complete street for everyone featuring improvements to the street including: new and upgraded bicycle facilities as well as pedestrian and crosswalk improvements. The Planning Department recommends that the Project sponsor provide a sidewalk bulb-out on California Street to reduce the length of the crosswalk on California Street. To learn more about the Polk Street project please see: <http://www.sf-planning.org/index.aspx?page=3579>

4. **Exposure.** 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 area with 25-foot minimum dimensions at the first two floors containing residential uses, with a 5-foot increase in dimension for each floor above. The proposed rear yard is not code-complying, and the proposed light courts are not sufficiently sized to serve as a qualifying area for dwelling unit exposure. The Project should be redesigned to meet the exposure requirement. As an alternative, the sponsor may request and justify a Variance from this requirement. However, such a Variance may not be supported, and the Department generally encourages new-construction projects to comply with this requirement wherever possible.
5. **Off-Street Parking Quantity.** Section 151 requires one off-street parking space for each dwelling unit. The project proposes 47 off-street spaces to serve the 47 dwelling units, and therefore complies with this requirement. However, given the walkable, transit-rich context of the area, the Department strongly encourages the sponsor to reduce the proposed quantity of parking. The sponsor may seek an administrative parking reduction from the Zoning Administrator, pursuant to Sections 161(j) and 307(i). The sponsor may also reduce the amount of vehicular parking by substituting these spaces with additional bicycle parking, pursuant to Section 155.2(d).
6. **Off-Street Loading.** Section 152 requires one off-street loading space to serve the retail uses in the project. The project does not meet this requirement. The garage should be reconfigured to accommodate a loading space. As an alternative, the sponsor may seek a Variance from this requirement.
7. **Curb Cut Width.** Section 145.1 limits the width of the curb cut and garage entry to a maximum of 20 feet. It appears that the proposed curb cut exceeds this maximum width. While the Code allows a driveway of up to 20 feet in width, staff strongly recommends that the curb cut and driveway be reduced to no more than 12 feet in width.
8. **Ground Floor Height.** Section 145.1 requires a minimum ground-floor height of 14 feet (measured floor-to-floor) for non-residential uses. The plans does not call out the ceiling height for the ground floor retail spaces. The Department recommends a gracious grand floor height to allow an active and attractive ground floor use which would promote the pedestrian life on the ground floor.
9. **Bicycle Parking:** Section 155.2 requires Class 1 and Class 2 bicycle parking spaces to serve the residential and retail components of the project. The bicycle parking area in the basement garage appears to include sufficient spaces to meet the numerical requirement for Class 1 bicycle parking.

Section 155.1 of the Planning Code provides direction on the location of bicycle parking facility in a building. This requires the bicycle parking facility to be located on the ground floor within 100 feet of the major entrance to the lobby. The proposed plans show the bicycle parking in the garage space one floor below the ground floor. The Department recommends altering the plans to locate the bicycle parking near the lobby on the ground floor with a direct access from the street. Future submittals should include the details of the bicycle facility including the types of racks or lockers, distance between the racks or lockers, and their exact location.

The project will also require up to seven Class 2 bicycle parking spaces, installed in the sidewalk or at other locations that are convenient to short-term users of these parking facilities. Future submittal should specifically identify the locations of these spaces. If these spaces are proposed to be installed in the sidewalk, staff would collaborate with the sponsor to determine appropriate placement during the development of the overall streetscape plan.

10. **Standards for Bird Safe Buildings.** Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable.
11. **Inclusionary Housing.** Section 415 includes affordable housing requirements that apply to projects proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program,' to the Planning Department identifying the method of compliance (on-site, off-site, or in-lieu fee). Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project.

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

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

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

It is important to note that in December 2013, Mayor Ed Lee issued an Executive Directive which ordered the City departments to prioritize processing projects that include at least 20% on-site affordable housing within their proposal.

12. **Transit Impact Development Fee.** Section 411 specifies that any project proposing 800 square feet or more of new retail uses is subject to the Transit Impact Development Fee.
13. **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

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

## PRELIMINARY DESIGN COMMENTS:

The subject property is located at the southeast corner of California and Polk Streets, a significant site at the intersection of an important east-west view corridor and a north-south neighborhood commercial area. California Street is a wide, transit-oriented street with a mix of three to multi-story residential and mixed-use buildings. Within the immediate context, the buildings are primarily three stories with a pattern of bay windows. Polk Street is a narrower street that contains a mix of one story commercial to five story mixed use. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** The Planning Department supports the overall scale of the project at this important transit dense intersection but prefers that the larger bulk of the massing be shifted towards California Street as the street is wider and lined with taller buildings. The Planning Department also recommends that the mass present itself more strongly at the corner and appreciates the intent to reduce of scale at the adjacent properties. The Planning Department also would like to see the project support and help define the existing midblock open space on the rear corner of the property by providing a significant setback at the upper levels.

2. **Architecture.** The Planning Department assumes that the depicted architectural design is diagrammatic for initial planning purposes and anticipates a more complete design in future submissions. We have the following initial comments to be incorporated as the design develops:

- In the next iteration, the Planning Department will be looking for a more clearly defined commercial base from the residential upper portion. This base should be designed with many articulated entrances and programmed to support active ground floor uses. The residential lobby entrance should be evident and differentiated from the retail entrances.
- It is important that the facades demonstrate depth through architectural features such as significant vertical elements, façade planes, window placement and sill design, overhangs, and balconies.
- The residential portion of the building should demonstrate a finer grain of fenestration, façade relief and material choices than currently shown.
- Due to the highly visible corner site along a view corridor, the Planning Department expects high quality design with clear architectural ideas evident at both the ground level and distant scales.

#### 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 **October 21, 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  
                     Preliminary Shadow Fan  
                     SFPUC Recycled Water Information Sheet

cc:      Li Hwa Lu, Li Min Lu, Tina Lu, and James Lu, Property Owners  
            Kevin Guy, Current Planning  
            Craig Jung, Environmental Planning  
            Kimia Haddadan, Citywide Planning and Analysis  
            Maia Small, Design Review  
            Crezia Tano, OEWD  
            Jerry Robbins, SFMTA  
            Jerry Sanguinetti, DPW

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Carolynn	Abst	Secretary	Lower Polk Neighbors	1033 Polk Street	San Francisco	CA	94109	415-351-3900	ca@CaseAbst-Architects.com	Downtown/Civic Center, Nob Hill
David	Chiu	Supervisor, District 3	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7450	David.Chiu@sfgov.org; judson.true@sfgov.org; Catherine.Rauschuber@sfgov.org; Amy.Chan@sfgov.org	Chinatown, Financial District, Nob Hill, North Beach, Russian Hill
Dawn	Trennert	Chairperson	Middle Polk Neighborhood Association	1561 Sacramento Street	San Francisco	CA	94109-3809	415-314-0772	dawntrennert@aol.com	Nob Hill, Russian Hill
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jim	Meko	Chair	SOMA Leadership Council	366 Tenth Street	San Francisco	CA	94103	415-552-2401	jim.meko@comcast.net	Mission, South of Market
Kathleen	Courtney	Chair of Housing and Zoning	Russian Hill Community Association	1158 Green Street	San Francisco	CA	94109	510-928-8243	kcourtney@rhcasf.com	Nob Hill, Russian Hill
Marlayne	Morgan	President	Cathedral Hill Neighbors Association	1450 Sutter Street	San Francisco	CA	94109	415-572-8093	marlayne16@gmail.com	Downtown/Civic Center, Nob Hill
Robyn	Tucker	Co-Chair	Pacific Avenue Neighborhood Association (PANA)	7 McCormick	San Francisco	CA	94109	415-609-5607	venturesv@aol.com	Nob Hill, Russian Hill



## **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 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 assembly.

### **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 is required for each water line.

### **Required Backflow Prevention Assembly**

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 prevention assemblies must be approved by the SFPUC's Water Quality Division.

The backflow prevention assembly for domestic water plumbing inside the building and for 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 – described in 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 Division  
(415) 554-3271

#### **Recycled Water Plumbing Codes**

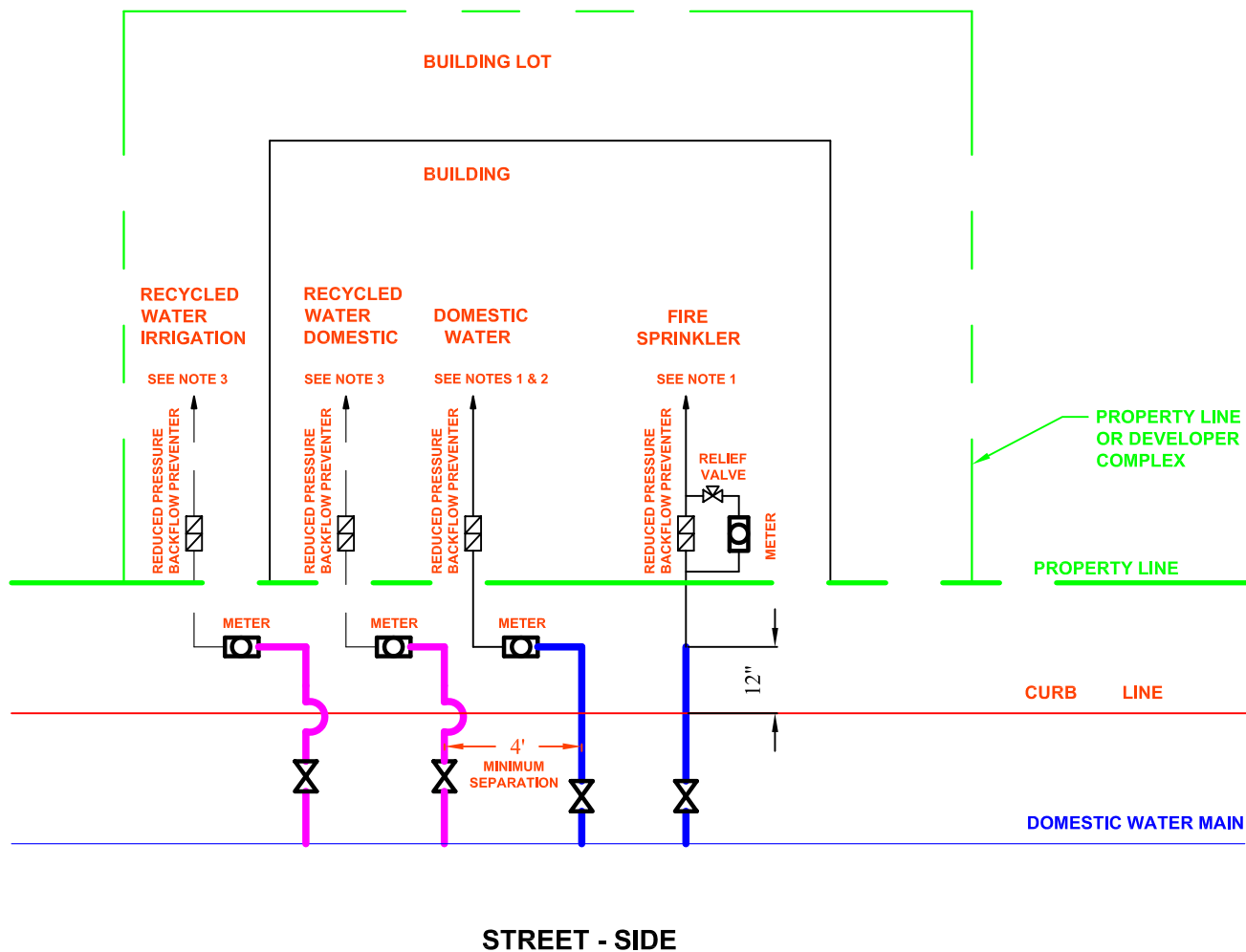
Department of Building Inspection  
Plumbing Inspection Services  
(415) 558-6054

#### **Backflow Prevention**

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

#### **New Service Line Permits**

San Francisco Public Utilities Commission  
Customer Services  
(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

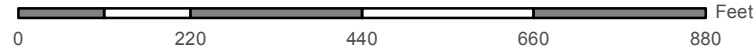
DRAWING NO.  
A-1290.2  
REV. NO. 2



Title: 1567 California - 2014.0284U

Comments: Modeled at 96'

Printed: 17 April, 2014



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