



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: May 15, 2014  
TO: Aidin Massoudi, Sia Consulting Corp.  
FROM: Joshua Switzky, Planning Department  
RE: PPA Case No. 2014.0334U for 262 7<sup>th</sup> Street

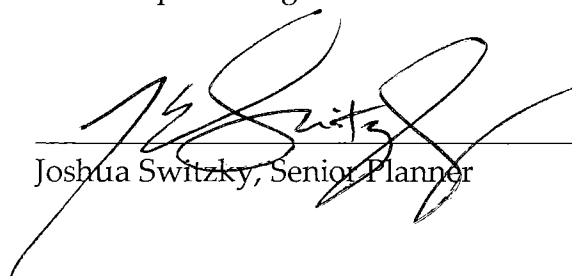
1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

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, Mat Snyder at (415) 575-6891 or [mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.



Joshua Switzky, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

---

## Preliminary Project Assessment

*Date:* May 16, 2014  
*Case No.:* 2014.0334U  
*Project Address:* 262 7<sup>th</sup> Street  
*Block/Lot:* 3730/007  
*Zoning:* WMUG (Western Soma Mixed Use General) Zoning District  
Western Soma Special Use District  
65-X Height and Bulk District  
*Area Plan:* Western Soma  
*Project Sponsor:* Aidin Massoudi, *Sia Consulting Corp.*  
415-922-0200  
*Staff Contact:* Mat Snyder – (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### DISCLAIMERS:

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

### PROJECT DESCRIPTION:

The proposal is to demolish the existing one story, approximately 7,800 square-foot warehouse and construct a new structure that would be 65-feet tall and 124-feet deep measured from 7<sup>th</sup> Street; a required rear yard would be 41.33 feet deep and face Langton Street. While the warehouse would technically be demolished, the project proposes to retain the rear wall that faces Langton Street as an architectural feature. The new structure would contain 87 SRO studio units, each including a kitchen. The building would contain 88 bike parking spaces and no vehicular parking spaces.

### ENVIRONMENTAL REVIEW:

#### Community Plan Exemption

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 Western SoMa Community Plan Area, which was evaluated in *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (Western SoMa FEIR)*, which was certified in 2012.<sup>1</sup> Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Western SoMa FEIR*, and there would be no new significant impacts that are peculiar to the proposed project or project site that were not identified in the *Western SoMa FEIR*. In these situations, all pertinent mitigation measures and CEQA findings from the *Western SoMa FEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the CPE certificate fee (currently \$7,402); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa FEIR*.
2. **CPE + Focused Initial Study/Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Western SoMa FEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Western SoMa FEIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa FEIR*.
3. **CPE + Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Western SoMa FEIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on construction value); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Western SoMa FEIR*.

In order to initiate formal environmental review, please submit an *Environmental Evaluation Application (EEA)*. See page 2 of the current *Fee Schedule* for calculation of environmental application fees. Below is a

---

<sup>1</sup> Available for review on the Planning Department's Area Plan EIRs web page: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=9034>.

list of topic areas that would require additional study or may necessitate the implementation of mitigation measures from the *Western SoMa FEIR* based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated March 4, 2014.

- **Historic Resources:** Constructed in 1945, the existing one-story warehouse at 262 7<sup>th</sup> Street was previously evaluated as part of the South of Market Historic Resource Survey,<sup>2</sup> which was adopted by the Historic Preservation Commission in July 2010. Based on this survey, the site was assigned a California Historic Resource Status Code of "6Z," which designates the existing building as ineligible for national, state, or local historical registers. Therefore, the existing building is not considered to be a historic resource for the purposes of the California Environmental Quality Act (CEQA). However, the site is located within the eligible Western SoMa Light Industrial and Residential Historic District; therefore the project will be required to provide a focused Historic Resource Evaluation, which will evaluate the project's compatibility with the surrounding historic district. This focused Historic Resource Evaluation must be prepared by a Historic Resource Consultant. Per the Department's regulations, Project Sponsors are required to utilize one of three provided historic resource consultants. Upon submittal of the EEA, please contact the Senior Preservation Planner for a list of three historic resource consultants to conduct a HRE for the proposed project. Please ensure that the selected historic resource consultant receives approval from Planning Department Preservation staff regarding the scope and content of the consultant report prior to commencement of any work.

The *Western SoMa FEIR* identified two mitigation measures to minimize construction impacts of new development projects on historic resources within 25 feet for non-pile driving activities and 100 feet for pile driving activities: *M-CP-7a: Protect Historical Resources from Adjacent Construction Activities* and *M-CP-7b: Construction Monitoring Program for Historical Resources*. These mitigation measures require an evaluation be made to determine whether special construction measures are necessary to protect nearby historic resources, as well as the implementation of a construction monitoring program for those historic resources. The closest known historic resource is located 200 feet from the project site at 1097 Howard Street. Therefore, these two mitigation measures do not apply to the proposed project.

- **Archeological Resources.** Project implementation would include soil-disturbing activities associated with building construction, including excavation to a depth of approximately 6 feet below grade for construction of the building foundation and elevator pit. The project site is located within an area where no previous archeological survey has been prepared. The *Western SoMa FEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

The Planning Department staff has preliminarily determined that *Western SoMa FEIR* Archeological Mitigation Measure *M-CP-4a: Project-Specific Preliminary Archeological Assessment* and *M-CP-4b: Procedures for Accidental Discovery of Archeological Resources* would be applicable to the proposed

---

<sup>2</sup> Available for review on the Planning Department's web page:

<http://sf-planning.org/ftp/files/gis/SouthSoMa/Docs/DPR523D-WesternSOMALightResidential.pdf>

project. Mitigation Measure *M-CP-4a* requires that a Preliminary Archeological Sensitivity Study (PASS) be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. Based on the PASS, the Environmental Review Officer (ERO) would determine if an Archeological Research Design /Treatment Plan (ARD/TP) shall be required to more definitively identify the potential for CRHR-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effects of the project on archeological resources to a less-than-significant level. The qualified consultant must be selected from a list of three archeological consultants from the Planning Department's archeological resources consultant file provided by the Planning Department during the environmental review process.<sup>3</sup> The Planning Department Archeologist will be informed by the geotechnical study of the project site's subsurface geological conditions. Mitigation Measure *M-CP-4b* outlines procedures for ensuring that appropriate actions are taken in the event that an accidental discovery of archeological resources during the construction of the project.

- **Transportation Study.** Based on the information provided in the PPA submittal, the preparation of a transportation study does not appear to be warranted. However, an official determination will be made subsequent to the submittal of the EEA. The plans submitted with the EE Application should clearly show the width of the public sidewalk, the location of the required Class II bicycle parking, the removal of the existing curb cut on Seventh Street, and whether there is a pedestrian connection between the rear yard area and the public sidewalk.
- **Hazardous Materials.** The proposed project site contains artificial fill and had prior industrial/commercial use. Therefore, the project is subject to Article 22A of the Health Code, 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>. Fees for DPH 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 Environmental Evaluation Application (EEA).

In addition to compliance with the City's Maher Ordinance, the project would need to comply with two mitigation measures from the *Western SoMa FEIR*. Mitigation Measure *M-HZ-2: Hazardous Building Materials Abatement* would require that any hazardous building materials in the existing building be

---

<sup>3</sup> San Francisco Planning Department. Consultant Resources, Archeological Review Consultant Pool. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

removed in compliance with applicable federal, state, and local regulations. The implementation of *Mitigation Measure M-HZ-3: Site Assessment and Corrective Action* would largely be replaced with compliance with the City's newly-amended Maher ordinance process.

- **Air Quality Analysis.** The proposed project's 87 dwelling unit count (87 dwelling units) is below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria air pollutants.<sup>4</sup> Therefore an analysis of the project's criteria air pollutant emissions is not required. However, detailed information related to cubic yards of excavation must be provided as part of the EEA.

The project proposes the demolition of an existing warehouse and the construction of a 65-foot-high multi-family residential building with 87 dwelling units in its place. 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 the Department of Building Inspection (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 (DPH).

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. The proposed project is within an Air Pollutant Exposure Zone and includes sensitive land uses (residential units). Therefore, exhaust measures during construction and enhanced ventilation measures as part of building design will likely be required. Enhanced ventilation measures will be the same as those required for projects subject to Article 38 of the Health Code.<sup>5</sup> The project site is within an area subject to Article 38 special ventilation requirements, as well as within an Air Pollutant exposure Zone. Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation shall be provided as part of the EEA.

During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required and whether any additional mitigation measures identified in the underlying Western SoMa FEIR are applicable to the project. *Mitigation Measure M-AQ-3: Reduction in Exposure to Toxic Contaminants for New Sensitive Receptors*

---

<sup>4</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

<sup>5</sup> Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

from the *Western SoMa FEIR* would be applicable to the proposed residential project. M-AQ-3 requires special building ventilation systems be put in place to reduce potentially significant air quality impacts on sensitive land use receptors. Implementation of this mitigation measure may be determined by DPH to fulfill the requirements of the above mentioned Article 38 Ordinance requirements.

- **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>6</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.<sup>7</sup> The project sponsor will be required to submit a completed checklist as part of the environmental review process.

- **Noise.** Construction of the proposed 87-unit residential project would generate noise. While construction noise is temporary in nature and regulated by the San Francisco Noise Ordinance, the *Western SoMa FEIR* evaluated significant construction noise impacts that would result from implementation of the Community Plan and identified two mitigation measures that when implemented, would reduce these impacts to a less-than-significant level. Mitigation Measure M-NO-2a: *General Construction Noise Control Measures* includes best practices for construction work, such as state-of-the-art noise shielding and muffling devices and the use of electrically- or hydraulically-powered construction equipment, to minimize construction noise levels. Mitigation Measure NO-2b: *Noise Control Measures During Pile Driving* includes a set of site-specific noise attenuation measures for construction projects involving pile driving. The project sponsor has indicated that the project would not likely involve pile driving, though the final determination would rely on recommendations of the geotechnical report for the project.

Residential land uses are categorized as sensitive noise receptors. Based on the *Western SoMa FEIR*, the project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). Mitigation Measure M-NO-1a: *Interior Noise Levels for Residential Uses* requires that the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn).

---

<sup>6</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>

<sup>7</sup> Available for review on the Planning Department's web page: <http://www.sf-planning.org/index.aspx?page=1886>



Mitigation Measure *M-NO-1b: Siting of Noise-Sensitive Uses* is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use. Mitigation Measure *M-NO-1b* requires that a noise analysis be prepared for new development including a noise-sensitive use, prior to the first project approval action. The mitigation measure requires that such an analysis include, at a minimum, a site survey to identify potential noise-generation uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) shall be included in the analysis. The analysis shall be prepared by person(s) qualified in acoustical analysis and/or engineering and 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.

Finally, Mitigation Measure *NO-1d: Open Space in Noisy Environments* would apply to the proposed project as it includes new development of a noise-sensitive use. This mitigation measure 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, and implementation would also be undertaken consistent with other principles of urban design.

- **Biological Resources.** If the warehouse is unoccupied prior to demolition, it would trigger the need to implement two mitigations measures in the *Western SoMa FEIR* to eliminate potentially significant impacts on biological resources. *M-BI-1a: Pre-Construction Special-Status Bird Surveys* and *M-BI-1b: Pre-Construction Special-Status Bat Surveys* require pre-construction surveys be completed by a qualified biologist to determine whether protected bird or bat species are present and the appropriate action to be undertaken if they are. A pre-construction survey for protected bird species would only be required to be completed if demolition of the structure were to occur between February 1 through August 1, in accordance with *M-BI-1a*. Additionally, bird-safe lighting requirements are required to be implemented in order to minimize bird-strike impacts in compliance with *M-BI-2: Night Lighting Minimization*, and the proposed project would be subject to the City's Standards for Bird-Safe Buildings, which require the proposed building to incorporate bird-safe design features to reduce potential impacts on birds.
- **Shadow Study.** The proposed project would result in construction of a building greater than 40 feet in height, which is the height at which the preparation of a preliminary shadow fan analysis is triggered. A preliminary shadow analysis indicates that public space under the jurisdiction of the San Francisco Recreation and Parks Department (Howard and Langton Mini Park) would be shadowed by the proposed project, as represented in the plan set submitted with the Preliminary Project Assessment application. Therefore, a detailed shadow study must be conducted by a qualified shadow consultant to evaluate this potential impact. The Planning Department will provide

additional guidance on preparing a detailed quantification of shadow square-foot-hours affecting the pertinent space after submittal of the EEA.

- **Wind Study.** The proposed project would not involve construction of a building greater than 80 feet in height above which the *Western SoMa FEIR (Mitigation Measure M-WS-1: Screening-Level Wind Analysis and Wind Testing)* determined structures would have a potentially significant wind impact. Therefore, the project would not be required to prepare any subsequent analysis of wind impacts.
- **Stormwater Management.** The project site is located on a block that has been identified by the San Francisco Public Utilities Commission (SFPUC) as having the potential to flood during storms. 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 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 Successor Agency to the San Francisco Redevelopment Agency. Please see the attached information and contact Cliff Wong of the SFPUC at 415- 554-8339.

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>.

The initial CEQA evaluation of a project will broadly discuss how the Stormwater Management Ordinance is proposed to be implemented if the project triggers compliance with the Stormwater Design Guidelines. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design (LID) approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality.

- **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 the Tree Disclosure Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.
- **Bird-Safe Building Ordinance.** The project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards. The project's environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.
- **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site at the initiation of the Community Plan Exemption process.

Please be advised that as part of the Planning Department's environmental analysis of the project, a copy of the *EEA* will be referred to the SFPUC for its review of the project's potential impacts on utilities and water quality.

If any of the additional analyses determine that the proposed project would result in significant impacts that are not identified in the *Western SoMa FEIR*, the environmental document will be a community plan exemption plus either a focused initial study/mitigated negative declaration, or if the additional impacts cannot be mitigated, 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](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](http://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. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet.

2. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
3. 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](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

### NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

This project is required to conduct a **Pre-Application** Neighborhood 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. **Land Use.** The proposed project includes Single-Room Occupancy (SRO) dwelling units. This use is supported by the Western SoMa Community Plan and the Western SoMa Mixed Use General (WMUG) Zoning District.
2. **SRO Units:** Based upon Planning Code Section 890.88(c), Single Room Occupancy (SRO) Units are defined 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. As a dwelling unit, it would have a cooking facility and bathroom. As a group housing room, it would share a kitchen with one or more other single room occupancy unit/s in the same building and may also share a bathroom. A single room occupancy building (or "SRO" building) is one that contains no residential uses other than SRO units and accessory living space.*

Further, Planning Code Section 823(c)(7) defines SRO Units in the Western SoMa Special Use District with a minimum size of 275 gsf.

Currently, the proposed project features two dwelling units, which are larger than 350 sq ft (Units 709 and 710), which would disqualify the building as being considered an SRO Building. If the project intends on a SRO Building, please clarify the project plans to ensure that all dwelling units meet the requirements for SRO Units, which must range in size from 275 sq ft to 350 sq ft.

3. **Large Project Authorization:** Planning Code Section 329 outlines the requirements for a Large Project Authorization in Eastern Neighborhoods Mixed Use Zoning Districts. A Large Project Authorization is required of new construction of more than 25,000 gross square feet. All large projects within the WMUG Zoning District are subject to review by the Planning Commission in an effort to achieve the objectives and policies of the General Plan, the applicable Design Guidelines and the Planning Code.

As determined by the Planning Commission, exceptions could be sought through the Large Project Authorization, as follows:

- **Open Space:** Planning Code Section 135 outlines the requirements for usable open space per residential unit. Generally, at least 80 sf of useable open space is required for each residential unit. Since the project includes SRO Units, the amount of open space is reduced by one-third. Based upon the number of SRO Units, the proposed project must provide at least 2,297 sf of open space for the 87 SRO units. Currently, the project proposes approximately 2,813 sf of common open space via the rear yard and inner court, and approximately 476 sf of private open space. Therefore, the proposed project appears to meet the numerical requirement. However, the design of the inner court does not meet the dimensional requirements specified in Planning Code Section 135. The Western Soma Area Plan calls for SRO projects to meet the open space and exposure requirements (Western Soma Area Plan Policy 3.3.1). Therefore, the proposed project may seek a modification of this requirement under the Large Project Authorization process.
- **Permitted Obstructions.** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks and yards. Currently, the proposed project proposes a square bay window over the street and required rear yard (measuring approx. 11-ft 8-in by 2-ft), which exceed the dimensional requirements outlined within Planning Code Section 136. Therefore, the proposed project may seek a modification of this requirement under the Large Project Authorization process. Similarly, the retained rear wall is beyond the allowable dimensions for obstructions in a required rear yard, and therefore would need to be included as a modification through the Large Project Authorization.
- **Exposure.** Planning Code Sections 140 and 823(c)(3) outline the requirements for SRO units to face an open area. All units shall feature a window that directly faces an open area that is a minimum of 25 ft in every horizontal dimension that increases five feet in every horizontal dimension on each subsequent floor. While the proposed project does propose wider dimensions of clear space on the upper stories for the courtyard, it is not sufficient to meet this requirement. Currently, the proposed project does not meet this requirement, because the inner court does not

expand in width on the upper floor levels according to the specified dimensions in Planning Code Section 140. Therefore, the proposed project may seek a modification of this requirement under the Large Project Authorization process. The Project Sponsor will need to provide detailed information on the SRO Units, which do not meet the exposure requirement for Planning Commission hearings.

To the extent possible, the project should be designed to minimize deviations from Planning Code requirements.

4. **Rear Yard.** Planning Code Section 134 outlines the rear yard requirements within the WMUG Zoning District. The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot at grade. Currently, the proposed project meets this requirement.
5. **San Francisco Green Landscaping Ordinance.** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which is described in Planning Code Section 138.1. This Planning Code section outlines a provision for adding street trees when adding gross floor area equal to 20 percent or more of the gross floor area of an existing building. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Based on the street frontage, it appears that two street trees would be required along 7<sup>th</sup> Street and two street trees would be required along Langton Street. Existing trees, if they were present on the project site, would apply towards the street tree requirement.

Currently, the project only provides two street trees along 7<sup>th</sup> Street. Please update the site plan along Langton Street to meet this requirement. Also, please check with the Department of Public Works and obtain an "Interdepartmental Referral for Feasibility of Tree Planting or Removal."

6. **Street Frontage.** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings in WMUG District. Currently the proposed project appears to meet most of these requirements; however, as part of the EEA, please ensure that the ground floor street frontage meets all of these requirements as related to use, height, transparency, fenestration, gates, railings and grillwork. Also note that permitted commercial uses would require a tall ground story. Similarly, residential ground stories would be required to meet the Residential Ground Story Guidelines, which generally call for ground residential stories to be above sidewalk grade, requiring a taller ground story.
7. **Shadow:** Planning Code Section 147 states that a shadow analysis is required for any project over 50 feet in height in the Eastern Neighborhoods Plan Area. Similarly, Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. The preliminary analysis for the proposed project indicates that it may cast shadows on any nearby public parks; therefore, additional analysis will be required.
8. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The proposed project is required to provide one Class 1

bicycle parking space for every dwelling unit, and a one Class 2 bicycle parking spaces for every twenty (20) dwelling units. Therefore, the proposed project is required to provide a total of eighty-seven (87) Class 1 bicycle parking spaces and four (4) Class 2 bicycle parking space. Currently, the proposed project meets the requirement for Class 1 bicycle parking spaces, since the project provides eighty-eight (88) Class 1 bicycle parking spaces. However, the project needs to provide four (4) Class 2 bicycle parking spaces. Please update the site plan to demonstrate the four (4) Class 2 bicycle parking spaces.

9. **Narrow Street Height Provisions:** For projects within the WMUG Zoning District along a Narrow Street (a public right of way less than or equal to 40 feet in width, or any mid-block passage or alley that is less than 40 feet in width), Planning Code Section 261.1 specifies that all subject frontages shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. No part or feature of a building may penetrate the required setback plane. Langton Street measures approx. 35-ft wide, and would be considered a "narrow street." Please ensure compliance with this requirement. Variances for height are not permitted. As part of the EE Application, please provide a diagram demonstrating the compliance with this requirement or revise the project to meet this requirement.
10. **Inclusionary Affordable Housing:** Planning Code Section 415 outlines the requirement for inclusionary affordable housing as part of any housing project constructing ten or more dwelling units within the WMUG Zoning District. An applicant may also elect to pay a fee to satisfy this requirement. If provided on-site, twelve percent of the units would be required to be affordable housing.

Based upon the submitted information it is unclear which program the project sponsor will elect to address this requirement. Please clarify how the proposed project would meet this requirement and submit "Inclusionary Affordable Housing Program: Affidavit of Compliance," which may be downloaded from the Planning Department's website under "Permits & Zoning" "Permit Forms."

11. **Eastern Neighborhoods Impact Fees.** Planning Code Section 423 outlines the requirements for development impact fees for projects located within the Eastern Neighborhoods Area Plan. The Eastern Neighborhoods Public Benefits Fund is implemented in part through district-specific Eastern Neighborhoods Impact Fee which applies to the Project Area. The proposed project is subject to Tier 2 EN Impact Fees. The proposed project includes new construction of residential units, and a change in use from PDR to Residential. Please refer to the Citywide Development Fee Register for information on the most current fees. This register may be accessed on the Department of Building Inspection (DBI) website at:

<http://sfdbi.org/index.aspx?page=617>

These fee amounts are subject to annual review by the City Controller, and may be subject to change. Payment of these impact fees must be received prior to the issuance of the first construction document (i.e. building permit addendum) by DBI. Planning Code Section 423.3 also provides alternatives satisfying this requirement.

12. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project Sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code.<sup>8</sup> Such in-kind agreements and fee waivers are subject to availability of funds, Eastern Neighborhoods Citizen Advisory Committee (EN CAC) recommendation of approval and Planning Commission approval. Early consultation with staff is strongly recommended if you are considering this option.
13. **Interdepartmental Project Review.** Interdepartmental Project Reviews are **mandatory** for new construction projects that propose eight stories or more, or for projects within a designated Seismic Hazard Zone, as identified by State of California, Department of Conservation, Division of Mines and Geology. An interdepartmental project review request should be completed prior to the approval of any public hearing. The Planning Department will act as the lead agency in collaboration with DBI, Department of Public Works, and San Francisco Fire Department. Please schedule an interdepartmental project review meeting, because the project site is located within a designated seismic hazard zone.
14. **First Source Hiring:** Projects involving the new construction of 10 dwelling units or more than 25,000 square feet of residential development are 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 and submit the *First Source Hiring Program Form*, which is available on the Planning Department's website under "Permits & Zoning" "Permit Forms." This form should be submitted to the Planning Department upon submittal of the first planning entitlement.

## PRELIMINARY DESIGN COMMENTS:

The proposed project is located in the Western SoMa Mixed Use-General District in an area largely comprised of the one to three-story buildings that include production, distribution, and repair uses along with housing and small-scale retail. Nearby mixed-use buildings commonly express vertical bays in their upper story facades while light industrial or PDR uses are found in primarily masonry structures punctuated with industrial sash or small-paned windows. The neighborhood ground floor use pattern is primarily retail or garage entry with very few residences entered immediately from the sidewalk. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** While the Planning Department supports the proposal's height, the Planning Department does not support the project's proposed short floor-to-floor dimension and recommends eliminating one floor within the same or approximate overall height

---

<sup>8</sup> Refer to <http://www.sf-planning.org/index.aspx?page=2611> for latest "In-Kind Agreement Application."



particularly in reference to the ground floor height as referenced under "3. Architecture." The intent of the 65-height district is for a maximum of six stories from street level.

2. **Parking and Access.** Not Applicable.
3. **Architecture.** Residential uses at the ground floor along 7<sup>th</sup> Street are uncommon and do not match the existing neighborhood pattern. Furthermore, the Western SOMA Area Plan discourages SRO projects from including ground floor SRO units that face major Streets (Western Soma Area Plan Policy 3.3.1). Therefore the Planning Department strongly recommends retail or other non-residential active uses that employs a minimum of 14-ft floor-to-floor height, as would be required by Planning Code Section 145.1. If the sponsor wishes to proceed with ground floor level residential units, such ground floor residential treatments must meet the Ground Floor Residential Guidelines which would require that the round floor residential units be set back from the site boundary at the street by a minimum of 3-ft (5-ft preferred) to accommodate a raised entry and buffer landscaping at a minimum of 18-in and the units raised from sidewalk level by approximately three feet.

The current façade design is not contextual with either of the two types of architecture predominant in the area. It should either become more industrial in nature with strong masonry elements or express a residential pattern of vertical elements. If the storefront approach to the façades is pursued, the quality of material and detailing will be particularly important to assure a lively attractive frontage and that it does not read as overly flat. The Planning Department also recommends exploring a vertical pattern of extended bay windows like the one currently shown.

#### 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 **November 15, 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: SFPUC Recycled Water Information Sheet  
Preliminary Shadow Fan

cc: Nadir Heydayian, Property Owner  
Rich Sucre, Current Planning  
Heidi Kline, Environmental Planning  
Mat Snyder, Citywide Planning and Analysis  
Maia Small, Design Review  
Jerry Robbins, MTA  
Jerry Sanguinetti, DPW





## **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:**

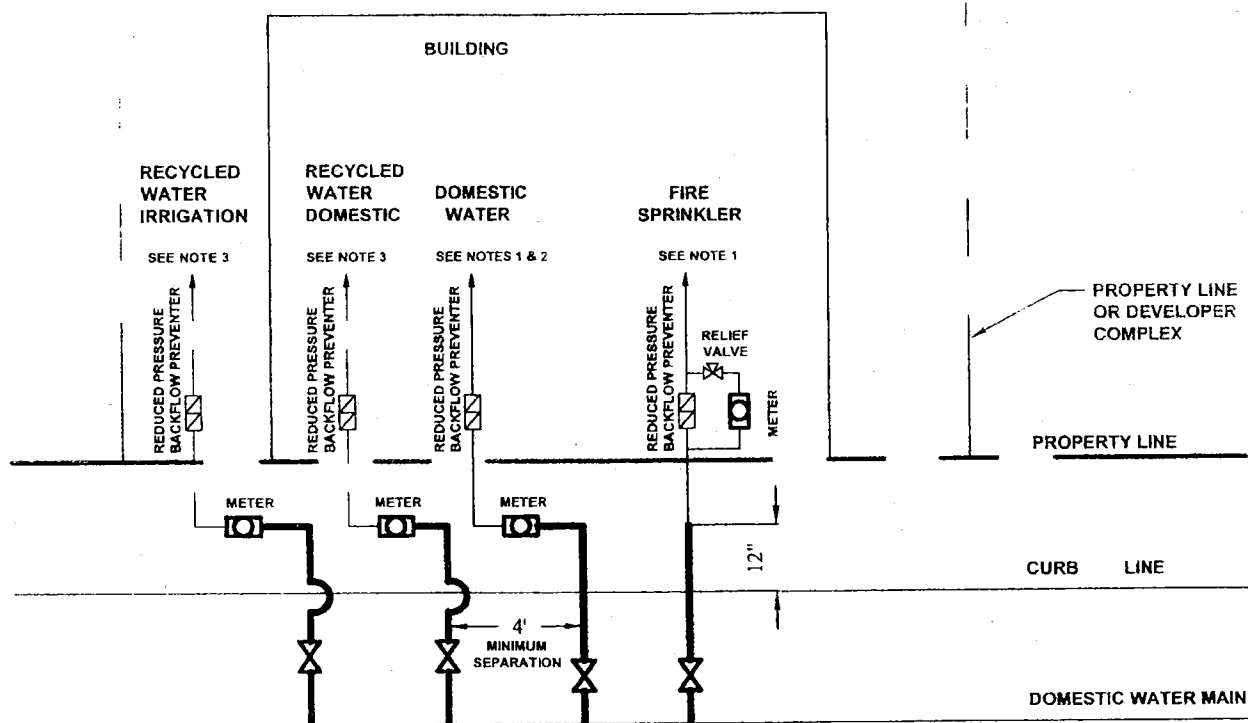
**Recycled Water Ordinances  
and Technical Assistance**  
San Francisco Public Utilities Commission  
Water Resources Planning  
(415) 554-3271

**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

# BUILDING LOT



## STREET - SIDE

### NOTE:

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

### RESPONSIBILITY OF INSTALLATION OF

#### HEAVY LINES:

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

#### LIGHT LINES:

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

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

## INSTALLATION OF RECYCLED WATER SERVICE LINES

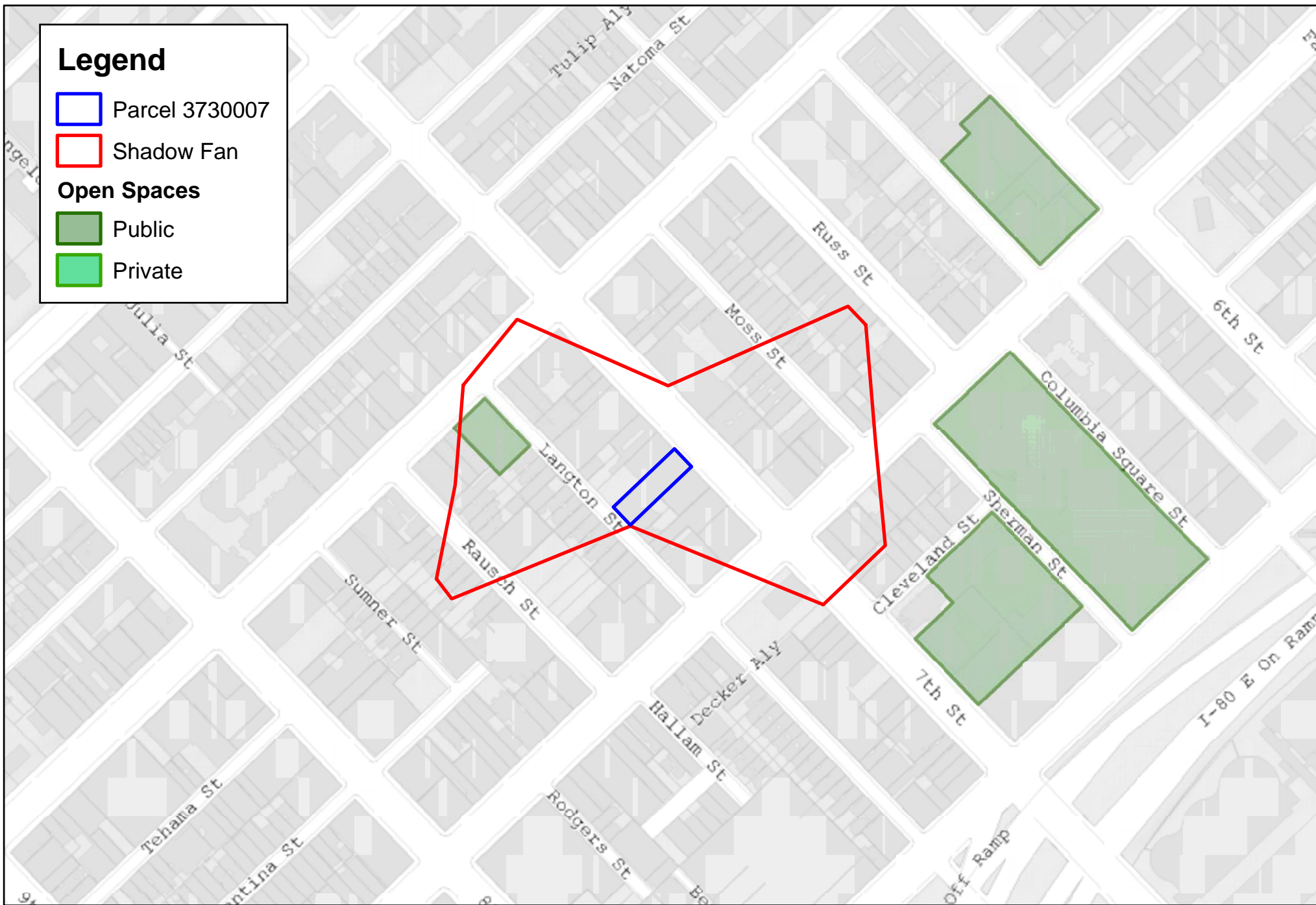
APPROVED BY:

SCALE:  
NTS

DESIGNED BY:  
Cheryl Munoz  
DATE: 05/28/08

DRAWN: W.Villasica  
CHECKED: M.Gardiner

DRAWING NO.  
A-1290.2  
REV. NO. 2



Title: Preliminary Shadow Analysis: 262 7th Street

Comments: Proposed height: 65 feet

Printed: 9 May, 2014

0 210 420 630 840 Feet



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.