



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 30, 2014
TO: Peter Wong, ED2 International
FROM: Mark Luellen, Planning Department
RE: PPA Case No. 2014.0482U
651-655 Geary 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, Lily Yegazu, at (415) 575-9076 or lily.yegazu@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

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

Mark Luellen, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: May 30, 2014
Case No.: **2014.0482U**
Project Address: 651-655 Geary Street
Block/Lot: 0318/020
Zoning: RC-4 – Residential-Commercial, High Density
North of Market Residential 1
80-T-130-T
Area Plan: N/A
Project Sponsor: ED2 International
(415) 575-2500
Staff Contact: Lily Yegazu – (415) 575-9076
lily.yegazu@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 construct a 13-story, 130-foot tall mixed use building. The existing building on the 7,008 square foot subject lot was demolished recently (Case No. 2012.0628E). The proposed new building would include 47 dwelling units, 28 parking spaces, and 738 square feet of commercial space on the ground floor.

ENVIRONMENTAL REVIEW:

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

An **Environmental Evaluation Application (EEA)** is required for the project and may include the following:

1. **Historic Review.** The subject property is located within the Upper Tenderloin Historic District, which is listed on the National Register of Historic Places. Because of its location within the Historic District,

the vacant lot is considered "Category A" property (Known Historic Resource) for the purposes of the Planning Department's CEQA review procedures. As part of this evaluation of historic resources, staff will evaluate potential project effects on the district, if any. Please see Preservation Comments on pages 10-11 for further information. To assist in analysis of the proposed project, the Department requires a Historic Resource Evaluation (HRE), focused on evaluating impacts of the proposed project on identified historical resource(s), to be prepared by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards in Historic Architecture or Architectural History. The HRE should focus on evaluation of the proposed project for conformance with the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards), including assessing compatibility of the new designs with adjacent buildings, which are contributing resources to the Uptown Tenderloin Historic District, and with the surrounding historic district. In evaluating the proposed project, the architecture, massing, height, materials, and articulation of the proposed construction should be considered. As noted in the Secretary's Standards, design for the new work may be contemporary or may reference design motifs from the historic district. In either case, the new construction should not physically harm any historic fabric or features of contributing resources. Additional design comments will be provided upon submittal of the EEA and HRE.

As the proposed project would include the construction of a new building of greater than 10,000 square feet, the use of the *Historic Resource Consultant Pool* for identification of a preservation consultant to prepare the HRE is required. Once the EEA is submitted, the Department will provide the project sponsor with a list of three consultants from the Historic Preservation Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, at (415) 558-6325 to coordinate the selection of a consultant. A general scope of work for the Historic Resource Evaluation report is included on page 35 of San Francisco Preservation Bulletin No. 16, and it is strongly recommended that the consultant submit a scope of work to the Planning Department's Preservation Division for review prior to drafting the report. San Francisco Preservation Bulletin No. 16 is available at www.sfplanning.org under "Historic Preservation."

2. **Archeological Study.** The proposed project would require excavation to a depth of approximately 30 feet below ground surface. Therefore, the proposed project would require Preliminary Archeological Review, which would be conducted in-house by Planning Department Staff. This review requires documentation of potential project soils disturbance and the range of appropriate foundation types for the proposed structure. Such information is typically contained within the project's geotechnical study, and should be submitted with the Environmental Evaluation Application. The Preliminary Archeological Review will determine whether or not additional archeological studies will be required as part of the environmental evaluation.
3. **Greenhouse Gas Emissions.** 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). 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.

4. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis has been prepared by Planning Department staff, and indicates that the proposed project would not cast shadows on nearby parks and/or recreational resources. No further analysis of shadow-related impacts would be required. However, should changes in the form, scale, or mass of the proposed building be required, the proposed project may require additional analysis of potential shadow impacts.

If the proposed project requires a shadow study, the project sponsor is required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to submit a Shadow Study Application, which can be found on the Planning Department's website. A separate fee is required. Upon submittal, please submit a proposed scope of work for review and approval by the Environmental Planning case manager prior to preparing the analysis.

5. **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 environmental evaluation application. The proposed 47 dwelling units and 438 sq. ft. of ground-floor retail space would add approximately 19 peak hour vehicle trips. Preliminary feedback regarding transportation and circulation is provided below:

- Upon submittal of an EEA, the project's Site Plan should show the location of the new curb cut along Geary Street.
- Plans should clearly show location and type of bicycle parking.
- Consider moving bicycle parking to ground floor.

6. **Wind Study.** The proposed project would involve construction of a building of 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.

7. **Hazardous Materials.** The proposed project would excavate more than 50 cubic yards of soil and construct a 13-story mixed-use building. Therefore, the project may be 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).

8. **Compliance with Stormwater Management Ordinance.** If the project results in a ground surface disturbance of 5,000 sq. ft. 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>.
9. **Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires protection of landmark, significant, and street trees located on private and public property. Any trees identified in a Disclosure Statement must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy dripline. Please submit a Tree Disclosure Statement with the Environmental Evaluation Application and ensure any existing (or required) trees are appropriately shown on site plans.
10. **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 both of the project site at the initiation of the environmental review process. Please provide these mailing labels at the time of the Environmental Evaluation Application submittal.

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 would issue a Certificate of Determination of Exemption from Environmental Review.

If the additional analysis performed after submittal of the Environmental Evaluation Application indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an Initial Study to determine whether an Environmental Impact Report (EIR) is needed. If the Department determines that the project would not have a significant effect on the environment, the Department would issue a Preliminary Negative Declaration or if impacts can be

reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, a Mitigated Negative Declaration would be issued.

If the Initial Study process indicates that the project would result in a significant impact that cannot be mitigated to a less than significant level, an EIR will be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool. The Planning Department would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Environmental Evaluation Applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org.

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** from the Planning Commission is required for the proposed project per the following Planning Code Sections:
 - a. **New Construction over 50 feet in height (Section 253).** Conditional Use Authorization is required for new construction of a building greater than 50 feet in height in a RC District. In reviewing any such proposal, the Planning Commission shall consider the expressed purposes of the RC Districts, and of the height and bulk districts, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the City's General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located. For properties within the North of Market Residential Special Use District, a setback requirement above a certain base height may be imposed as a condition of approval of the Conditional Use Authorization under this section. If the applicant can demonstrate that the prevailing streetwall height on the block on which the proposed project is located, as established by existing cornice lines, is in excess of 50 feet, then the Commission may impose a maximum setback of up to 20 feet applicable to the portion of the building which exceeds the established prevailing streetwall height; provided, however, that if the applicant demonstrates that the prevailing streetwall height is in excess of 68 feet, the maximum setback requirement which may be imposed is 16 feet. If the applicant can demonstrate that a building without a setback would not disrupt the continuity of the prevailing streetwall along the street, then the Planning Commission may grant approval of the conditional use authorization without imposing a setback requirement as a condition thereof.
 - b. **Height (Section 263.7).** As the subject property is located in the North of Market Residential Special Use District and 80-130-T Height and Bulk District, special exceptions to the 80-foot base height limit may be granted pursuant to the provisions of this Code section. A height exception may be approved by the Planning Commission from the base height of 80 feet up

- to 130 feet in the 80-130-T District. Because development at heights greater than 80 feet may create pressures on existing affordable housing in the area, a portion of the value added to the new development resulting from the granting of a height exception must be contributed to a fund established for the purpose of stabilizing, rehabilitating, and retaining existing affordable units in the area. Therefore, this exception shall be granted with the condition that the applicant pay a fee to the City Controller which shall be deposited in the North of Market Affordable Housing Fund. The fee required shall be equal to the sum of \$5 times the total gross square footage of floor space located above 80 feet in height as shown on the building plans.
- c. **Bulk (Section 270).** The project site is located in the 80-130-T Height and Bulk district. Based on this designation, the bulk of the building above a base height of no more than 80 feet must be sculpted as prescribed by the Code. Above the base height, buildings with a “T” bulk designation shall have a maximum length of 110 feet and maximum diagonal dimension of 125 feet. Because the dimensions are not provided on the project application plans, it is not possible to determine that the solid building mass over 80 feet in height of the proposed building meets the bulk limits outlined in this Code section. Please note deviations from bulk limits shall require Conditional Use Authorization by the Planning Commission. In making this determination, the Planning Commission must consider the numerous design criteria of Section 271(c) and make findings that the proposed building achieves a distinctly better design, in both a public and a private sense, than would be possible with strict adherence to the bulk limits, and that the building has widespread public service benefits and significance to the community at large, where compelling functional requirements of the specific building or structure make necessary such a deviation.
2. **Variances.** As proposed, the project will require variances from the following Planning Code Sections. Please note that there are five variance criteria outlined in Planning Code Section 305, that must be met for each requested variance:
- a. **Rear Yard (Section 134).** The project requires a rear yard of at least 25 percent of the lot depth beginning at the lowest story containing a dwelling unit. The plans submitted indicate that the proposed rear yard is approximately 20 feet deep. As the proposed depth is less than 25 percent of the lot depth (27.52 feet), the proposal does not meet this Code requirement.
- Please note that pursuant to the North of Market Residential Special Use District (Section 249.5), the rear yard requirement may be substituted with an equivalent amount of open space situated anywhere on the site, provided that the Zoning Administrator determines that all of the following criteria are met:
- The substituted open space will improve the access of light and air to and views from existing abutting properties; and
 - The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties.
- b. **Exposure (Section 140).** Planning Code Section 140 requires that all dwelling-units face directly onto an open area. The open area must face either a public street, alley, or side yard measuring at least 25 feet in width; a Code-complying rear yard; or an open area that is no

- less than 25 feet in every horizontal dimension for the floor of the dwelling unit and the floor above it, with an increase of five feet in every horizontal dimension at each subsequent floor. It appears that the units that face into the rear yard and lightwells will not meet this requirement. Please revise the project or seek and justify a variance. The Department generally encourages projects to minimize the number of units needing an exposure variance.
- c. **Street Frontages - Parking and Loading Entrances (Section 145.1(g)(2)).** No more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. Please provide additional information on the proposed driveway width to confirm compliance with this Code requirement. Please note that the Department would generally recommend that building area and street frontage dedicated to parking and automobile access be limited to only what is necessary for ingress and egress.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use Authorization and Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

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

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project. For the purpose of providing these comments, the ground floor units along Clara Street are considered non-residential. Designation of these units as residential may alter some of the comments below.

1. **North of Market Residential Special Use District (Section 249.5).** The North of Market Residential Special Use District imposes a number of controls that are intended to protect and enhance important

housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock, preserve buildings of architectural and historic importance and preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area. The following controls are relevant to the proposed project:

- a. **Density.** In the North of Market Residential Special Use District #1, the density ratio shall be one dwelling unit for each 125 square feet of lot area (56 units maximum). The current proposal appears to meet density limitations of the Code.
 - b. **Parking.** There are no minimum off-street parking requirements in the North of Market Residential Special Use District for any use. Further, per Section 161(e), no off-street parking shall be required for any principal use in an RC-4 District for which the form of measurement is occupied floor area, where the occupied floor area of such use does not exceed 10,000 square feet. Where there is no required minimum parking, Section 204.5 allows accessory parking in the amount of 15 spaces or seven percent of the total gross floor area of the structure or development, whichever is greater. Any parking in excess of permitted accessory amounts would be considered a Parking Garage use, which requires Conditional Use Authorization in the RC-4 Zoning District. Given the provisions of the SUD, there does not appear to be a strong justification that parking in excess of accessory amounts would be necessary and desirable in this district.
2. **Open Space (Section 135).** The project requires 36 square feet (sf) of private usable open space or 47.88 sf of common usable open space for each of the proposed 47 dwelling units. This results in a requirement of 1,692 sf of private usable open space, 2,250 sf of common usable open space, or a combination of the two. In addition to the square footage requirements, open spaces must meet the dimensional requirements of Subsections (f) and (g). The project application contains no calculation of proposed open space but the plans indicate the provision of a roof deck, rear yard, two lightwells, and private balconies. Please provide additional information indicating compliance with this Code section.
 3. **Bird Safe Glazing.** New construction is subject to the Bird Safe Glazing Standards outlined in Planning Code Section 139. The project may include “feature-related hazards”, such as free-standing glass walls, wind barriers, and greenhouses on rooftops that have unbroken glazed segments that are 24 sf and larger in size. If any such feature is proposed, the entire feature must be treated with bird-safe glazing.
 4. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. No street trees are shown on the plans. Please revise plans to indicate compliance with this Code requirement.
 5. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least 48 Class One and 5 Class Two bicycle parking spaces. The proposed project contains no bicycle parking. Please revise plans to indicate compliance with this Code requirement.

6. **Unbundled Parking (Section 167).** All off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.
7. **Inclusionary Housing.** Affordable housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 419,' 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.

8. **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

9. **Stormwater.** Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact stormwaterreview@sfwater.org for assistance.
10. **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.

PRESERVATION COMMENTS:

Uptown Tenderloin Historic District. The Uptown Tenderloin Historic District is a largely intact, visually consistent, inner-city high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. The District was listed on the National Register of Historic Place in 2009 for its association with the development of hotel and apartment life in San Francisco during a critical period of change in San Francisco and for its distinctive mix of building types that served a new urban population of office and retail workers. Predominantly hotels and apartments, the district also includes non-residential building types associated with life in the neighborhood. As such, the design of the new building should be consistent in composition and style with the existing buildings in the District. Specifically:

1. **Composition and Style:** Existing buildings share a common tripartite vertical composition with defining architectural elements. The proposed building design should incorporate a three-part composition with belt course or projecting element to break up the facade, including introducing a strong horizontal element defining the base and at the top. Specifically consider introducing architectural elements that draw from neighboring building features such as rusticated base or footing, substantial cornices horizontal bands, quoins, columns, sills, lintels, and cornices.
2. **Massing:** Currently, the proposed design shows the ground floor setback from the front property line. The massing should more appropriately address the consistent street wall, by eliminating the setback at the street frontage except for setting back the entry doors. The Planning Department recommends pulling the lower story out to the property lines.
3. **Materials:** It is unclear what the proposed building materials are. Please call out all materials, texture, and color of finishes including window and storefront system finishes proposed for the new building. The new building should draw from the masonry material and texture typical of the Uptown Tenderloin Historic District.
4. **Windows:** The proposed pattern of solids to glazed openings appears inconsistent with the character of punched openings in the surrounding Uptown Tenderloin Historic District. The Planning Department recommends reducing the size of glazed openings and increasing the area of solid walls.
5. **Storefront:** The proposed storefront pattern is not clearly shown on the drawings provided. It is recommended that the storefront have a pattern that relates to the building design above and have a continuous bulkhead and framed doors in keeping with the character of the surrounding historic district.
6. **Signage:** Signs located in the RC-4 section of the North of Market Residential Special Use District are regulated by Section 607.4 of the Planning Code. If signage is required for the building, please provide details including calling out proposed materials and finishes. All signage, awnings, canopies, marquees are to have a coated finish such as a powder-coated, or painted finish and shall not be a reflective metal finish.

PRELIMINARY DESIGN COMMENTS:

The project is located in the Uptown Tenderloin Historic District across from the historic Alcazar Theater. The local context includes five- to eight-story primarily residential buildings with a predominance of masonry facades with more pronounced openings. The ground floor uses in the neighborhood includes both retail and residential. 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 massing of the project, including the rear yard setback, but would prefer the front upper level setback to occur at the height of the prevailing street wall. The Planning Department recommends providing a side setback at the upper floors along the east side of the property to better design the visible area as a three-dimensional mass and as part of the building. The setback would also allow the introduction of windows.
2. **Parking and Access.** The Planning Department recommends the elimination of parking and driveway entry in favor of adding retail or ground floor residential. The ground floor use, in either case, should align with neighborhood patterns and be rendered in high quality, durable materials.
3. **Architecture.** The Planning Department recommends greater attention to the surrounding historic material pattern of bays, specifically that the bays be a different material than the primary façade wall. The Planning department also recommends creating a stronger architectural definition at the top of the front façade at the setback.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than December 2, 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

cc: Maia Small, Design Review
Success Development Inc., Property Owner
Christopher Espiritu, Environmental Planning
Jeremy Shaw, Citywide Planning and Analysis
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).

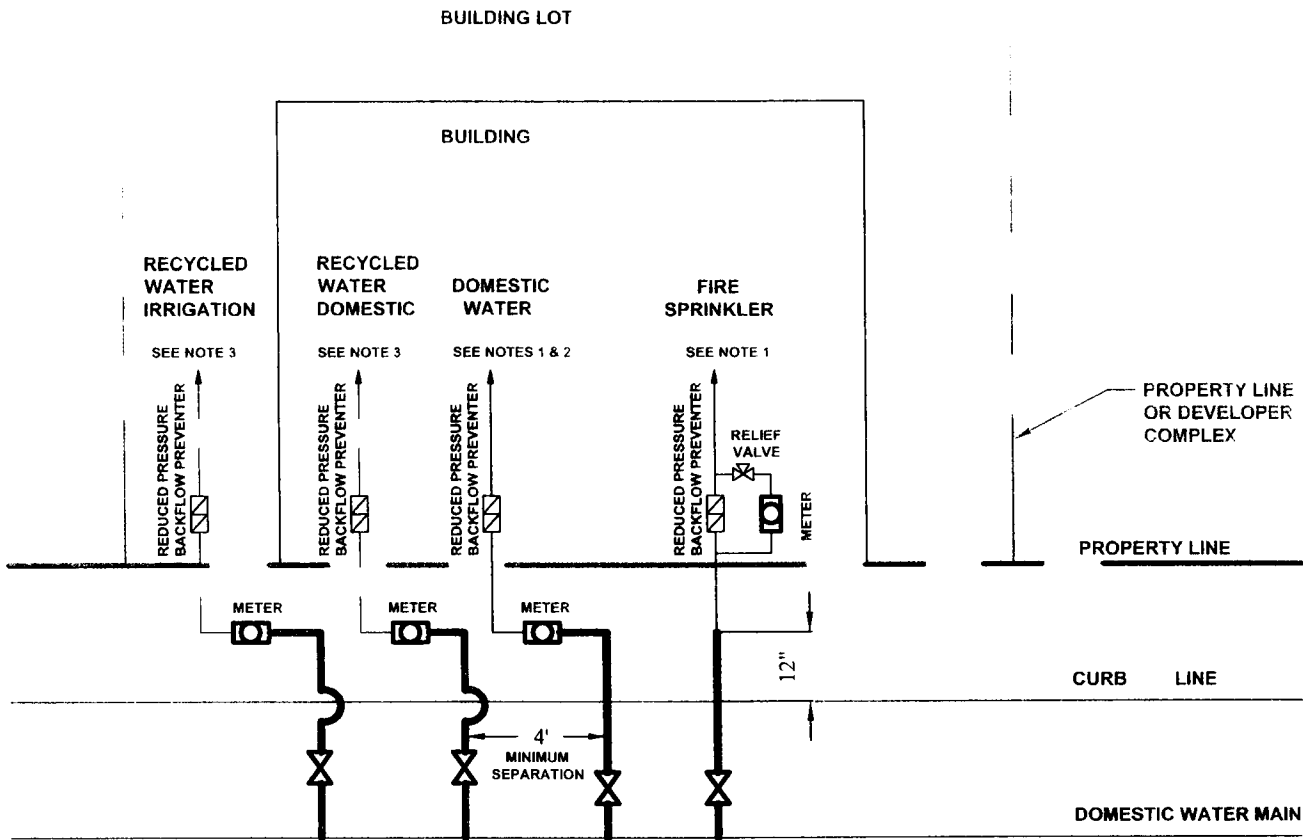
If you have questions, or would like additional information:

**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



STREET - SIDE

NOTE:

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

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

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

LIGHT LINES: & _____

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

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

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:	SCALE:	DESIGNED BY:	DRAWN:	DRAWING NO.
	NTS	Cheryl Munoz	W.Villasica	A-1290.2
		DATE: 05/28/08	CHECKED:	REV. NO. 2
			M.Gardiner	