



## SAN FRANCISCO PLANNING DEPARTMENT

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DATE: July 29, 2014  
TO: Will Mollard (owner-authorized agent)  
FROM: Josh Switzky  
RE: PPA Case No. 2014.0832U for 377 6th Street

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

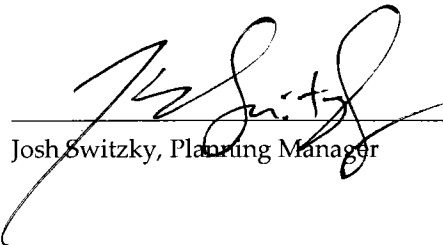
Reception:  
**415.558.6378**

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 planner, Scott Edmondson at 415-575-6818 or [scott.edmondson@sfgov.org](mailto:scott.edmondson@sfgov.org) to answer any questions you may have or to schedule a follow-up meeting.

  
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Josh Switzky, Planning Manager

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

**Date:** July 29, 2014

**Case No.:** 2014.0832U

**Project Address:** 377 6th Street

**Block/Lot:** 3753 / 148

**Zoning:** MUR--Mixed Use Residential Land Use District  
Youth and Family Zone  
Fringe Financial District  
85-X Height and Bulk District

**Area Plan:** East SoMa (also proposed Central SoMa)

**Project Sponsor:** Will Mollard (owner-authorized agent)  
415-523-0304

**Staff Contact:** Scott Edmondson – 415-575-6818  
scott.edmondson@sfgov.org

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Suite 400  
San Francisco,  
CA 94103-2479

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### DISCLAIMERS:

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

## PROJECT DESCRIPTION:

The project proposal is to demolish the existing gas station and construct a new 8-story, 85-foot tall, 96,225-square-foot residential building with ground-floor retail. The existing 1,610-square-foot building on the 12,990 square foot lot was constructed in 1972. The proposed new building would include 116 dwelling units, 87 parking spaces, and 4,820 square feet of ground-floor commercial space along 6th Street. The ground floor would also contain the residential entry/lobby, a bike parking room, and four two-bedroom loft-style units (entrance off Clara Street). The mix of studios, one- and two-bedroom units on floors 2-8 would include 47 two-bedroom units. Twenty units would be inclusionary below-market-rate units (17.6%). The average unit size of all units would be 553 square feet.

## 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:

### 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 EIR on the community plan.

The proposed project is located within the East South of Market Plan Area (East SoMa), which is one of four Plan Areas within the Eastern Neighborhoods Area Plan, which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report EIR* (the *Eastern Neighborhoods PEIR*), and certified in 2008.<sup>1</sup> The project is also within the proposed Central SoMa Plan area, which is a rezoning effort currently undergoing environmental review and expected to be before decision-makers in 2015.<sup>2</sup> The proposed height and bulk designation for the project site in the draft Central SoMa Plan Area published in April 2013 is 85-X, the same as the existing designations. The proposed project would be assessed based on the height districts in place at the time that the Planning Department entitlement is sought. If environmental clearance of the proposed 377 6<sup>th</sup> Street project occurs after adoption of the Central SoMa Plan, it could rely on pertinent mitigation measures and CEQA finding from the Central SoMa Area Plan EIR instead of the Eastern Neighborhoods EIR. For purposes of this Preliminary Project Assessment (PPA), it is assumed that the proposed project would rely on the Eastern Neighborhoods zoning and density designations. Because the proposed project is consistent with the

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

<sup>2</sup> Planning Department Case No. 2011.1356E.

development density identified in that 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 *Eastern Neighborhoods PEIR*, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* 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 *Eastern Neighborhoods PEIR*.
2. **Focused Initial Study/Mitigated Negative Declaration + CPE Checklist.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods PEIR*, 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 *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* 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 *Eastern Neighborhoods PEIR*.
3. **Focused EIR + CPE Checklist.** 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 *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* 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 *Eastern Neighborhoods PEIR*.

In order to begin formal environmental review, please submit an Environmental Evaluation Application. See Page 2 of the Fee Schedule for calculation of environmental application fees.

**PLEASE NOTE: Until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.**

Below is a list of topic areas that could require additional study based on our preliminary review of the project as it is proposed in the PPA Submittal.

1. **Transportation/ Circulation.** The proposed project would potentially add approximately 246 PM peak hour person trips. Based on the Planning Department's Transportation Impact Analysis Guidelines, the project would require additional transportation analysis to determine whether the project may result in a significant impact. The Transportation Impact Study (TIS) would need to be prepared by a qualified consultant working at the direction of Planning Department staff. The Planning Department's list of approved transportation consultants is available at [http://www.sf-planning.org/ftp/files/MEA/Transportation\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Transportation_consultant_pool.pdf). The Planning Department will provide the project sponsor with a list of three consultants from the consultant pool and will direct the scope of the study. Please see "Transportation Impact Analysis Guidelines for Environmental Review" on the Planning Department's website and "Miscellaneous Fees" in the Planning Department's current Fee Schedule for Applications. As noted on the Fee Schedule, there is a separate fee to the San Francisco Municipal Transportation Agency (SFMTA) for review of the transportation report.

Planning Department staff have reviewed the proposed development plan and made the following comments and suggestions:

- a. Please show the widths of the existing and proposed curb cuts on future submittals.
  - b. Please show the configuration of bicycle parking on plans, as well as the location of Class 2 bicycle parking. Please coordinate with SFMTA regarding the location of Class 2 bicycle spaces.
  - c. Please show sidewalk widths and any streetscape improvements.
  - d. The project site is located within the proposed Central SoMa Plan area; given the uncertainty related to the timing of this project's entitlement application and approval of the Central SoMa Plan, please ensure that streetscape improvements are consistent with the proposed area plan.
2. **Air Quality.** According to the PPA Application, the proposed project includes demolition of two small existing structures and construction of 116 dwelling units and 4,820 sq. ft. of retail space, which is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>3</sup> Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required. However, detailed information related to the amount (in cubic yards) of excavation must be provided as part of the Environmental Evaluation Application (EEA).

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

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

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 comply with applicable dust control requirements outlined in the ordinance.

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 (i.e., dwelling units). Therefore, construction equipment exhaust reduction measures 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, such as this project, that are also subject to Article 38 of the Health Code.<sup>4</sup>

If the project would generate new sources of toxic air contaminants including, but not limited to, diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project's height of 85 feet, the proposed project probably would require a backup diesel generator. If a diesel generator is proposed as part of the project, additional measures would likely be necessary to reduce its emissions. Detailed information related to any proposed stationary sources must be provided with the EEA. During the environmental review process, the project will be screened for potential air quality impacts to identify applicable mitigation measures from the Eastern Neighborhoods PEIR.

3. **Greenhouse Gases.** Potential environmental effects related to greenhouse gas (GHG) emissions from the proposed project need to be addressed in a project's environmental evaluation. The project sponsor would be required to submit a completed *GHG Compliance Checklist Cover Sheet and Table 1 for Private Development Projects*<sup>5</sup> demonstrating that the project is in compliance with the identified regulations. Please be specific and provide detailed information in the discussion column to clarify how the proposed project would comply with each item. This information will be reviewed by the Environmental Planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy.<sup>6</sup> Projects that do not comply with

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<sup>4</sup> Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

<sup>5</sup> San Francisco Planning Department. *Consultant Resources, GHG Compliance Checklist Table 1 for Private Development Projects*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

<sup>6</sup> City and County of San Francisco. *Strategies to Address Greenhouse Gas Emissions*. Available online at: [http://sfmea.sfplanning.org/GHG\\_Reduction\\_Strategy.pdf](http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf).

a GHG-related regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy.

4. **Noise.** The project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). The *Eastern Neighborhoods PEIR* identified a number of noise mitigation measures applicable to construction as well as siting noise-sensitive (e.g., residential) land uses in areas that are substantially affected by existing noise levels. The following measures would apply to the proposed project.

*Mitigation Measure F-2* would require construction projects near noise sensitive land uses to implement noise attenuation measures. The project sponsor would be required to submit a plan that outlines the noise attenuation measures to be implemented during the construction phase. The plan must be submitted to the Department of Building Inspection (DBI) for review and approval prior to the issuance of any construction or demolition permit.

*Mitigation Measure F-4: Siting of Noise-Sensitive Uses* would apply, as the project sponsor is proposing to site residential uses in an area that exceeds 60 Ldn noise levels. *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* would require the sponsor to prepare an acoustical study that identifies potential noise-generating uses within 900 feet of, and having a direct line-of-sight to, the project site and include at least one 24-hour noise measurement with maximum noise level readings taken at least every 15 minutes. The study shall include any recommendations regarding building design to ensure that the interior noise environment meets Title 24 Building Code acoustical requirements. This study must be completed during the environmental review process for inclusion in the environmental document.

*Mitigation Measure F-6: Open Space in Noisy Environments* would 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 or urban design.

5. **Geology.** Any new construction on the project site is subject to a mandatory Interdepartmental Project Review because it is located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill).<sup>7</sup> A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general,

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<sup>7</sup> San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.



compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geology, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.

6. **Archeology.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation in the area of the proposed private garage that could reach a depth of 10 feet or more below grade. The project site is located within an area where no previous archeological survey has been prepared. The *Eastern Neighborhoods PEIR* noted that 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 project site lies within Archeological Mitigation Zone J-2: Properties with No Previous Studies of the *Eastern Neighborhoods PEIR*. *Mitigation Measure J-2: Properties With No Previous Studies* requires either Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist or the preparation of a Preliminary Archeological Sensitivity Assessment (PASS) for the proposed project by a Department Qualified Archeological Consultant, subject to review and approval by the Department archeologist. In almost all cases, the project sponsor would choose the PAR process. The PAR will determine (1) what type of soils disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soil improvements, site remediation, etc.; (2) whether or not the project site is located in an area of archeological sensitivity; and (3) what additional steps are necessary to identify and evaluate any potential archeological resources that may be affected by the project. Helpful to the PAR process is the availability of geotechnical or soils characterization studies prepared for the project. The results of this review will be provided in a memorandum to the Environmental Planner assigned to the project.

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

- [http://www.sf-planning.org/ftp/files/MEA/Archeological\\_Review\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf).

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

- a. Describe the historical uses of the project site based on any previous archeological documentation and Sanborn maps;

- b. Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the CRHR;
- c. Determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources;
- d. Assess potential project effects in relation to the depth of any identified potential archeological resources; and
- e. Conclude with an assessment of whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to the appropriate further action.

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

- 7. **Historic Resources.** The existing structures on the project site were built in 1972 and are less than 45 years old. The property was evaluated in the *South of Market Historic Area Resource Survey*, an area-wide survey, and was found ineligible for national, state, or local designation. The subject property would not be considered a historic resource pursuant to CEQA, and no additional analysis of historic resources is likely to be required.
- 8. **Hazardous Materials.** The proposed project would disturb in excess of 50 cubic yards of soil in an area with artificial fill and known prior industrial/fuel-related 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 ESA 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 sponsors of projects subject to the Maher Ordinance complete a Maher application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. DPH fees for their review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>.

Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

- *Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials* would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.
  - Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings that may contain asbestos-containing materials. In addition, because of its age, lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.
9. **Wind.** The proposed project would include construction of a building that is over 80 feet in height, and would require initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is required. Should a wind tunnel analysis be required, the consultant would be required to prepare a proposed scope of work for review and approval by the Planning Department prior to commencement of the analysis.
10. **Shadow.** The proposed project would include construction of a building that is over 40 feet in height, and would require a shadow fan analysis. If the shadow fan analysis prepared by Planning Department staff determines that the project could cast shadows on recreational resources, you would be required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a scope of work for review and approval by the Planning Department prior to commencement of the analysis.
11. **Flooding.** The project site is in a block that has the potential to flood during storms.<sup>8</sup> Please contact Cliff Wong of the San Francisco Public Utilities Commission (SFPUC) at (415) 554-8339 regarding the requirements below. Applicants for building permits for either new construction, change of use or change of occupancy, or for major alterations or enlargements shall contact 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

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<sup>8</sup> San Francisco Planning Department. *Planning Bulletin, Review of Projects in Identified Areas Prone to Flooding*, April 1, 2007. Available online at: <http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/PlanningProvisions/info%20sheet%20v1.3.pdf>.

approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, DBI, or the Successor Agency to the San Francisco Redevelopment Agency. The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The permit applicant shall refer to SFPUC requirements for information required for the review of projects in flood-prone areas. Requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters.

12. **Stormwater.** Because the proposed project would result in a ground surface disturbance of 5,000 sq. ft. or more, 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 or the Stormwater Design Guidelines, or to download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>.
13. **Tree Planting and Protection.** 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 such trees must be shown on the Site Plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit a *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans.
14. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the environmental review. Please be prepared to provide a mailing list upon request during the environmental review process.

If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a Focused Initial Study/EIR with a CPE checklist. If impacts can be mitigated, a Focused MND with a CPE checklist will be prepared. If impacts cannot be mitigated, a Focused EIR with a CPE checklist will be prepared. A Focused Initial Study/Mitigated Negative Declaration can be prepared

by Planning Department staff, but a Focused Initial Study/EIR with a CPE checklist would need to be prepared by a consultant on the Planning Department's environmental consultant pool list:

- [http://www.sf-planning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf)

Please see "Studies for Project inside of Adopted Plan Areas - Community Plan Fees" in the Planning Department's current *Fee Schedule for Applications*. Environmental evaluation applications are available at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](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. Note that the subject parcel is within the boundaries of the Draft Central SoMa Plan, which was published for public review in April 2013 ([http://www.sf-planning.org/ftp/files/Citywide/Central\\_Corridor/Central-Corridor-Plan-DRAFT-FINAL-web.pdf](http://www.sf-planning.org/ftp/files/Citywide/Central_Corridor/Central-Corridor-Plan-DRAFT-FINAL-web.pdf)). The Central SoMa Plan process (<http://www.sf-planning.org/index.aspx?page=2557>) is anticipated to be completed in mid-2015. The proposals in the Draft Plan are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors.

1. **Large Project Authorization**, Planning Code Section 329, applies to all new construction and proposed alterations of existing buildings in the Eastern Neighborhoods that meet at least one of the following criteria:
  - a. The project includes the construction of a new building greater than 75 feet in height (excluding any exceptions permitted per Section 260(b)), or includes a vertical addition to an existing building resulting in a total building height greater than 75 feet; or
  - b. The project involves a net addition or new construction of more than 25,000 gross square feet.
  - c. The project meets Criteria 1b above with a total of approximately 96,225 gross square feet of area. Therefore, a Large Project Authorization, or X case, is required.
2. **Conditional Use Authorization or Zoning Administrator Conversion Determination**. Planning Code Section 228 requires the conversion of an Automobile Service Station to receive either a conditional use authorization from the City Planning Commission, or a conversion determination from the Zoning Administrator. The project proposes the conversion of the existing automobile service station to residential and commercial uses, and therefore, requires either a conditional use authorization or a conversion determination. See detailed discussion below.
3. **Building Permit Applications**. Permit application and notification are required for the proposed demolition, new construction and the 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** 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. Area Plans and Land Use.** The subject property is located in the existing [East SoMa \(South of Market\) Area Plan](#) of the General Plan and the study area of the proposed [Central SoMa Area Plan](#). The subject property is zoned as a Mixed-Use Residential (MUR) district in which the proposed residential project with some ground-floor retail uses is allowed. Under the proposed Central SoMa Area Plan, the zoning would change to the Mixed-Use General (MUG) district, where the project's proposed uses would also be allowed. The project could be approved under both existing zoning and proposed zoning.
- 2. Central SoMa Plan.** The subject property falls within the boundaries of the Draft Central SoMa Plan study area generally bounded by 2nd, 6th, Townsend and Market Streets. The Central Corridor Draft Plan was published in April 2013. (Note that the plan name was changed from "Central Corridor" to "Central SoMa" following publication of the draft plan in 2013.) The draft plan will be evaluated in an Environmental Impact Report (EIR), which is currently underway. The draft Plan proposes changes to the allowed land uses and building heights, and includes a strategy for improving the public realm in this area. The EIR, the Plan, and the proposed rezoning and affiliated Code changes are anticipated to be before decision-makers for approval in mid-2015.

The Central Corridor Draft Plan includes recommendations for new land use controls as well as new height and bulk controls for the subject property. The Draft Plan is available for download at

<http://centralsoma.sfplanning.org>. Further comments in this section of the PPA are based on the draft Central Corridor Draft Plan.

In order to create a diverse and dynamic 24-hour neighborhood characteristic of SoMa, the Central Corridor Plan's preliminary land use principles envision a mixed-use neighborhood in which substantial office development is balanced with retail, arts, entertainment, industrial, and residential uses.

The proposed project's 4,820 square feet of ground floor retail use supports the Area Plan's vision of a mixed-use neighborhood. The project sponsor is encouraged to further explore inclusion of a variety of uses for these ground floor spaces.

3. **Urban Form: Height and Bulk.** The subject property is located within the 85-X height and bulk district, which allows for the proposed project's 85-foot height. The height and bulk controls would not change under the proposed Central SoMa Plan. Existing requirements in Eastern Neighborhoods districts for mid-block alleys and massing reduction for large projects will continue to apply.
4. **Eco-District.** An Eco-district is a neighborhood or district where residents, community institutions, property owners, developers, and businesses join together with city leaders and utility providers to meet sustainability goals beneficial to the stakeholders, the district, and the City by formulating a portfolio of innovative projects at a district or block-level. The Planning Department has identified the Central SoMa Plan area as a Type 2 Eco-District—an area composed of many smaller parcels and property owners. Benefits to the district include greater resilience, economic prosperity, higher quality built environment, and community cohesion and capacity. The volunteer Central SoMa Task Force produced a set of [Recommendations in November of 2013 \(http://www.sf-planning.org/index.aspx?page=3051\)](http://www.sf-planning.org/index.aspx?page=3051). All major new development in the Central Corridor Area Plan area will be expected to participate in some capacity in the Eco-District program and the Sustainability Management Association set up to guide it once the program is formulated in parallel with the Area Plan process. For more information please see: <http://www.sf-planning.org/index.aspx?page=3051>.
5. **Density Maximization & Affordable Housing Provision.** It is the Department's priority to give precedence to the development of all new net housing, and to encourage the direct building of more affordable housing and the maximization of permitted density, while maintaining quality of life and adherence to Planning Code standards. The Department strongly encourages increased density in any project proposal, while maintaining the required bedroom mix and livability of the units. Per the Director's Bulletin No. 2, if the project were to maximize density and include 20% on-site BMRs, it would qualify for priority processing (<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8460>). **See also, Item No. 22, SoMa Youth and Family SUD, below.**



The project proposes to add 78,415 square feet of residential space in 116 units, of which 20 units will be designated as Below Market Rate units (17.6%). In addition, the 47 two-bedroom units will meet the Planning Code requirement of 40 percent.

6. **East SoMa Area Plan Impact Fees.** The East SoMa Impact Fee applies to the Project. These fees shall be assessed per net new gross square footage on residential and non-residential uses within the Plan Area. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project. For the most up-to-date schedule, please refer to the Department of Building Inspection (DBI) fee register: <http://sfdbi.org/index.aspx?page=617>. The [Area Plan] Impact Fee shall be paid before the City issues a first construction document.
7. **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 East SoMa Area Plan Impact Fee from the Planning Commission, for an amount equivalent to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code. More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.
8. **Interdepartmental Project Review.** Interdepartmental Project Reviews are mandatory for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Project Sponsors may elect to request an interdepartmental review for any project at any time; however, it is strongly recommended that the request is made prior to Planning Department approval of the first construction building permit. The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). Staff from each of these agencies will attend your meeting.
9. **Rear Yard.** Planning Code Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth, but in no case less than 15 feet. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building. The project does not propose the standard 25 percent rear yard at the rear of the lot, and the proposed inner courtyard at the second level does not meet the minimum location, size, or the dimensional requirements. Therefore, an approved exception through the Large Project Authorization process is required.
10. **Open Space – Residential.** Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 80 square feet of usable open space per dwelling unit, or 54 square feet per dwelling unit of publicly accessible open space is required. Up to 50 percent of the publicly accessible open space may be provided off-site. The Project has a residential open space requirement of 9,280 square feet of usable common open space that is accessible only to residents of the building, or 6,264 square feet of publically accessible open space. The proposed inner



court yard and roof deck combine to provide approximately 6,293 square feet of common usable open space, which is 2,987 square feet less than the minimum required. Therefore, an exception through the Large Project Authorization process is required, in addition to a fee of \$377.94 for each square foot of usable open space not provided. However, for a project on a sizeable lot, sufficient and code-complying open space should be accommodated.

11. **Open Space – Non-Residential.** Planning Code Section 135.3 requires that usable public open space also be provided for all newly constructed structures at a ratio of one square foot per 250 square feet of occupied floor area. Alternatively, this open space requirement may be satisfied through payment of a fee of \$87.84 for each square foot of usable open space not provided. Please demonstrate compliance with this requirement in your formal application.
12. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. The project is required to provide four trees along Clara Street, eight along 6<sup>th</sup> Street, and four trees along Harrison Street. Please demonstrate compliance with this requirement in your formal application.
13. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of window treatments to comply with the requirements where applicable in your formal application.
14. **Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. Approximately two of the proposed units that face onto the proposed inner courtyard that do not meet the dimensional requirements described under Section 140(a)(2). An exception must be sought through the Large Project Authorization process. However, for a project on a sizeable lot, exposure to dwelling units should be accommodated.
15. **Rooftop Screening.** Planning Code Section 141 requires that rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings and in any alteration of mechanical systems of existing buildings that result in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be

exempted from this regulation. Please demonstrate compliance with this requirement in your formal application, if applicable.

16. **Street Frontages.** The purpose of Section 145.1 is to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses. Requirements including, but not limited to, dimensions for active uses, parking/loading ingress and egress, minimum ground floor height, and fenestration are identified in this Code Section. Please demonstrate compliance with these requirements in your plans/formal application.
17. **Off-Street Parking.** Planning Code Section 151.1 principally permits up to 0.25 spaces for each dwelling unit, and one space per 500 gross square feet for retail use in the MUR District. A total of 38 spaces are principally permitted for the proposed 116 dwelling units and 4,820 square feet of retail commercial space. Therefore, the total proposed 87 spaces for accessory residential use (78 spaces) and commercial use (9 spaces) will require an exception through the Large Project Authorization process pursuant to Planning Code Section 151.1(g).
18. **Bicycle Parking.** For buildings containing over 100 dwelling units, Planning Code Section 155.5 requires 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100, and one Class 2 per twenty units. For retail commercial uses, one Class 2 space is required for every 2,500 sq. ft. of occupied floor area, with a minimum of two spaces. Please identify the provision of 104 Class 1 and 8 Class 2 spaces in your formal application to comply with this requirement.
19. **Car Share Requirements.** Planning Code Section 166 requires one space for projects proposing between 50 and 200 dwelling units. Such space shall not be counted against the maximum number of parking spaces allowed by this Code as a principal use, an accessory use, or a conditional use. Please identify the location of the required space in your formal application.
20. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. In cases where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to the owners or renters of two bedroom units, and then to the owners or renters of other units. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 415 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and at a price determined by the Mayor's Office of Housing, subject to procedures adopted by the Planning Commission notwithstanding any other provision of Section 415. Please indicate acknowledgement of this requirement in your formal application.

21. **Conversion of Automobile Service Stations.** Planning Code Section 228 requires the conversion of an Automobile Service Station that does front on Primary Transit Streets or Citywide Pedestrian Network Streets (as designated in the General Plan) to receive either a conditional use authorization from the City Planning Commission, or a conversion determination from the Zoning Administrator depending on the grounds on which the permit is sought as follows.

The Planning Commission shall approve the application and authorize the service station conversion if it determines from the facts presented that the reduction in availability of automotive goods and services resulting from the service station conversion would not be unduly detrimental to the public because either: (A) comparable automotive goods and services are available at other reasonably accessible locations; or (B) the benefits to the public of the service station conversion would outweigh any reduction in automotive goods and services availability because the proposed new use is more necessary or desirable for the neighborhood or community than continued service station use. In making a determination under (A), the Planning Commission shall consider the following factors:

- (A) The types of services offered by the service station sought to be converted and the hours and days during which such goods and services are available;
- (B) The volume of gasoline and other motor fuel sold and the number of vehicles serviced at such service station during each of the 24 months preceding the filing of the conditional use authorization application;
- (C) Whether the volume of gasoline and other motor fuel sold and the number of vehicles serviced each month has increased or decreased during the 24-month period immediately preceding the conditional use authorization;
- (D) The accessibility of comparable automotive goods and services offered by other service stations and repair garages which serve the same geographic area and population segments (e.g., neighborhood residents, in-town or out-of-town commuters, tourists) as the service station sought to be converted.

In making a determination under (B), the Planning Commission shall consider the following factors:

- (A) If the proposed use is a residential use, the total number of units to be provided and the number of those units that are affordable units;
- (B) If the proposed new use is a commercial use, the types of goods and services to be offered and the availability of comparable products and services in the vicinity;
- (C) The importance of the street on which the service station fronts to walking, cycling, and public transit, and the impact of automobile access and egress to the service station and of the proposed new uses and structures on the safety and comfort of pedestrians, cyclists, and transit riders;
- (D) The relative environmental dangers posed by the current and proposed uses, including but not limited to the quality and character of waste generated, noxious or offensive emissions, fire and explosion hazards and noise, and whether the service station conversion would facilitate the cleanup of existing contamination at the property;

- (E) The relative employment opportunities offered by the service station and the proposed new use;
- (F) The relative amount of taxes or other revenues to be received by the City or other governmental bodies from service station use and the proposed new use;
- (G) The compatibility of the existing service station and of the proposed new use or structure with the General Plan and area plan urban design policies and the street frontage standards of this Code;
- (H) Whether the service station use and the proposed use are permitted principal uses, conditional uses or nonconforming uses.

The Zoning Administrator shall approve the application and authorize the service station conversion if the Zoning Administrator determines from the facts presented that the owner of the subject property is not earning a fair return on investment. The owner shall bear the burden of proving that the owner is not earning a fair return on investment. A property owner's application under this Section shall be signed by the owner or an authorized representative of the owner and, under penalty of perjury, declared to contain true and correct information. The application shall be accompanied by:

- (A) An independent appraisal of the property stating its value;
- (B) A written statement from an independent Certified Public Accountant summarizing the applicant's financial records, including the property appraisal and stating the return on investment calculated pursuant to this Section;
- (C) A certified statement from the Certified Public Accountant identifying the owner of the property and the owner of the service station business;
- (D) Such other financial information as the Zoning Administrator may reasonably determine is necessary to make the determination provided for in this Section.

22. **SoMa Youth and Family SUD.** The project site falls within the SoMA Youth and Family Special Use District (SUD). As such, it is subject to the criteria of Section 249.40A. The SUD requires a conditional use authorization for a variety of uses, and also requires certain projects to provide a larger amount of affordable housing. The subject property is tangent to 6<sup>th</sup> and Harrison Streets and thus does not fall on a site that triggers this requirement to provide a larger amount of affordable housing (see Subsection (c)(2)). However, please be aware that there is pending legislation (Ordinance No. 101093) at the Board of Supervisors that would amend the SUD to require all properties in the SUD over 40 feet in height provide the higher amount of affordable housing. It is unclear if the legislation will be amended by the Board of Supervisors, or if/when it will be adopted. Regardless of the outcome of this legislation, the project will be subject to the affordability requirements of Section 415, as described below.
23. **Height: Narrow Streets and Alleys.** Planning Code Section 261.1 requires all subject frontages facing a street with a width less than 40 feet to 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. Approximately 12

feet of the proposed building's frontage along Clara Street does not provide the 10 feet minimum setback above a building height of 43-feet 9-inches. Please revise your formal application to comply with this requirement. Please note, the height limit is not variable nor eligible for exceptions.

24. **Shadow Analysis.** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. A preliminary shadow fan analysis conducted by the Department indicates that the proposed project would not cast shadow on any nearby property owned by the San Francisco Recreation and Park Department.
25. **Inclusionary Housing.** Affordable housing is required for a project proposing 10 or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' 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, the Department will contact the City Attorney to begin drafting of the agreement.

26. **Transit Impact Development Fee.** Planning Code Section 411 requires the Transit Impact Development Fee (TIDF) to be payable for any new development in the City for which a building or site permit is issued on or after September 4, 2004. Whenever any new development or series of new developments cumulatively creates more than 3,000 gross square feet of covered use within a structure, in the case of a building or site permit issued on or before January 31, 2013, or more than 800 gross square feet of covered use within a structure, in the case of a building or site permit issued on or after February 1, 2013, the TIDF shall be imposed on every square foot of such covered use. The proposed 4,820 square feet of commercial use will be subject to the TIDF.

27. **Eastern Neighborhoods Impact Fees.** This project is subject to the applicable fees outlined in Section 423 et seq. Impact Fees. The Eastern Neighborhoods Public Benefits Fund is implemented in part through district-specific Eastern Neighborhoods Impact Fee which applies to the Project Area. Fees shall be charged on net additions of gross square feet which result in a net new residential unit, contribute to a 20 percent increase of non-residential space in an existing structure, or create non-residential space in a new structure. Fees shall be assessed on residential use, and on non-residential use within each use category of Cultural/Institution/Education; Management, Information & Professional Service; Medical & Health Service; Retail/Entertainment; and Visitor Services; with no substitutions across uses. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project. The project is within the Impact Fee Tier 3, and as of the date of this letter, Tier 3 requires \$18.49 per gross square-foot of residential space and \$16.18 per gross square-foot of non-residential space. For the most up-to-date schedule, please refer to the Department of Building Inspection (DBI) fee register:

- <http://sfdbi.org/modules/showdocument.aspx?documentid=2570>.

Prior to the issuance by DBI of the first site or building permit for a development project, the sponsor of any project containing space subject to the Eastern Neighborhoods Impact Fee shall pay to the Treasurer according to Planning Code Section 423.3, which also provides alternatives satisfying this requirement.

28. **First Source Hiring Agreement.** Chapter 83 of the San Francisco Administrative Code, passed in 1998, established the First Source Hiring Program to identify available entry-level jobs in San Francisco and match them with unemployed and underemployed job-seekers. The intent is to provide a resource for local employers seeking qualified, job ready applicants for vacant positions while helping economically disadvantaged residents who have successfully completed training programs and job-readiness classes.

The ordinance applies to (1) any permit application for commercial development exceeding 25,000 square feet in floor area involving new construction, an addition or a substantial alteration which results in the addition of entry level positions for a commercial activity; or (2) any application which requires discretionary action by the Planning Commission relating to a commercial activity over 25,000 square feet, but not limited to conditional use; or (3) any permit application for a residential development of ten units or more involving new construction, an addition, a conversion or substantial rehabilitation.

The project proposes more than ten dwelling units and therefore, is subject to the requirement. For further information or to receive a sample First Source Hiring Agreement, please see contact information below:

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  
Direct: 415.701.4853, Email: ken.nim@sfgov.org  
Fax: 415.701.4897  
Website: <http://oewd.org/Workforce-Development.aspx>

29. **Flood Notification.** The project site is located in a flood-prone area. Please contact the San Francisco Public Utilities Commission for more information..
30. **Maher Ordinance.** The project is located on a site with known or suspected soil and/or groundwater contamination, and is subject to the provisions of Health Code Article 22A, which is administered by the Department of Public Health (DPH). Submittal of the Maher Application to and coordination with DPH may be required. Please contact DPH for assistance.
31. **Stormwater.** Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
32. **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 contact the SFPUC for more information.
33. **Potential Roadway Exposure Zone.** The Site is located in an area which may have PM2.5 concentration greater than 0.2ug/m3. Newly constructed residential buildings must comply with ordinance 281-08, amending the San Francisco Health Code by adding Article 38.

## PRELIMINARY DESIGN COMMENTS

1. This project is located in the East SoMa Area Plan and the proposed Central SoMa Area Plan. The project site is near two- to four-story mixed-use residential and industrial buildings. The project faces 6th, Harrison, and Clara Streets, each different in scale and character. The nearby buildings are primarily industrial with a mix of wooden siding, metal, and masonry facades. The following comments address preliminary design issues that may significantly impact the proposed project. **Site Design, Open Space, and Massing.** The Planning Department recommends that the building mass extend the street wall to the lot edge along both Clara and Harrison Streets.
2. **Parking Access.** The Planning Department recommends parking access from Clara Street instead of Harrison Street, and reducing the number of parking stalls.
3. **Street Frontage.** The Planning Department recommends significant improvement in the depth and character of the street level façade such that the ground level experience is rich and interactive. The

lobby also appears near or over the maximum 40-foot allowed width along Harrison. The “flexible occupancy units” should have individual recessed entries if the use is anticipated to be commercial. If the use is intended to be used residential, then the individual recessed entries should be either elevated above street level or setback from the street edge in accordance with the Planning Department Ground Floor Residential Guidelines.

4. **Architecture.** The Planning Department recommends clarifying the overall architectural concept as the building facades appear diagrammatic and design choices episodic. The upper level residential fenestration should have significant depth and would benefit from a medium-scaled articulation strategy. Balconies or Juliet balconies would be appropriate on Clara Street. The ground level should be more clearly defined from the base.
5. **Required Streetscape and Pedestrian Improvements.** Pursuant to Planning Code Section 138.1, the project sponsor will not be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate, because the project site is not greater than one-half acre. See <http://www.sfbetterstreets.org/design-guidelines/street-types/> to identify relevant street types for the project frontage. If street improvements are being considered, project sponsors should contact DPW as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to [www.sfbetterstreets.org](http://www.sfbetterstreets.org). Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

**However, pursuant to Section 138.1,** the proposed project would be required to comply with the Section 138.1(c)(1), Street Trees. The requirement applies to all land use districts and requires, in summary, the installation of one 24-inch box-sized tree for each 20 feet of property frontage along and street or alley.

6. **In-Kind Public Realm Improvements.** There are no projects presently identified as Interdepartmental Plan Implementation Committee (IPIC) priority projects and none that the East SoMa Area Plan Community Advisory Committee has identified. If the project sponsor foresees an in-kind improvement, the sponsor should explore their feasibility and apply for the in-kind credit, if eligible.

#### 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 January 29, 2016. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.



*Enclosures:*     Shadow Fan  
                     Neighborhood Group Mailing List  
                     Interdepartmental Project Review Application  
                     Flood Notification: Planning Bulletin  
                     SFPUC Recycled Water Information Sheet

*cc:*     Will Mollard (owner-authorized agent), Property Owner  
             Doug Vu, Current Planning  
             Elizabeth Purl, Environmental Planning  
             Scott Edmondson, Citywide Planning and Analysis  
             Maia Small, Design Review  
             Jonas Ionin, Planning Commission Secretary  
             Jerry Robbins, MTA  
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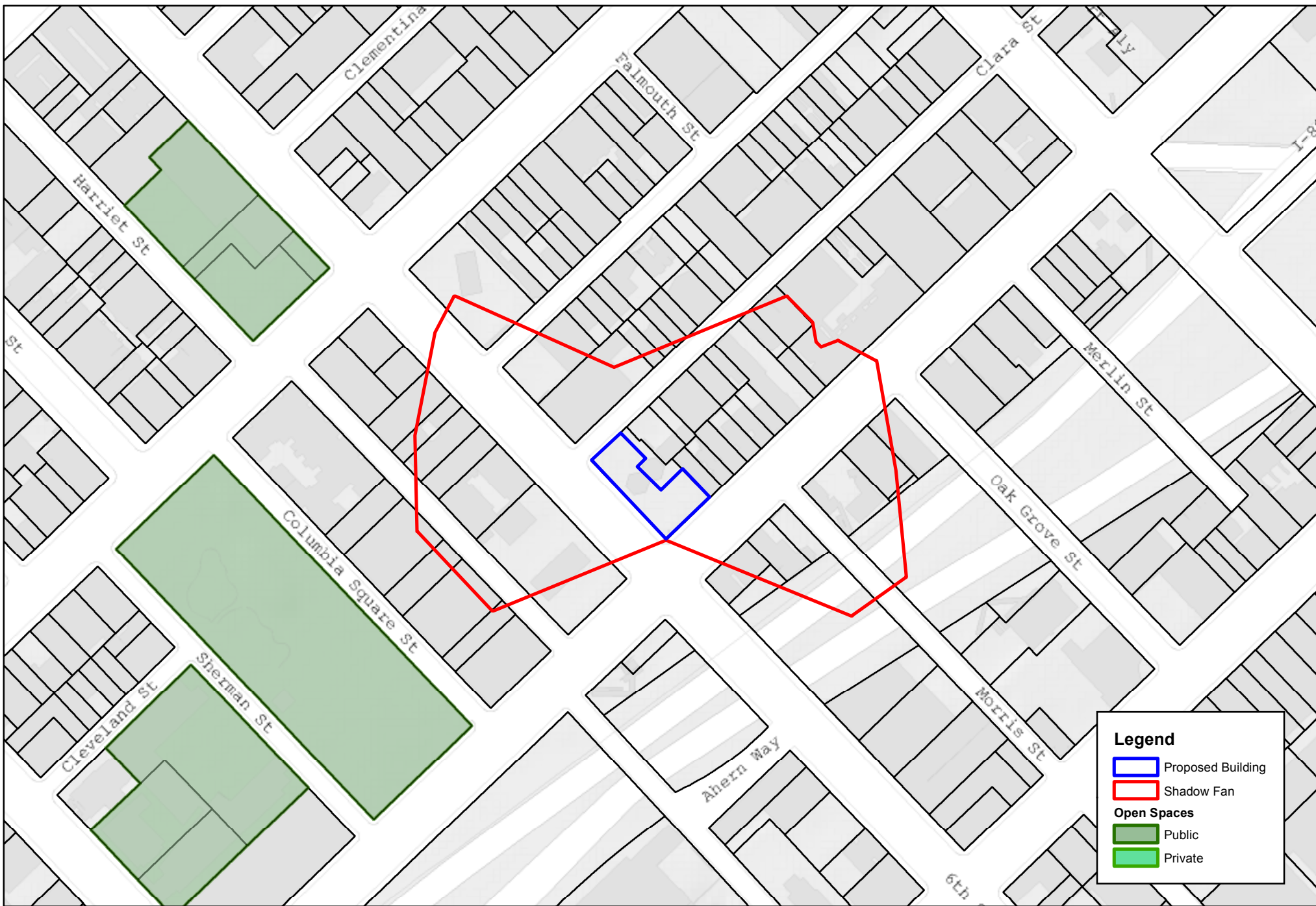
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# ENCLOSURES

PPA – 377 6th Street

1. Shadow Fan
2. Neighborhood Group Mailing List
3. Interdepartmental Project Review Application
4. Flood Notification: Planning Bulletin
5. SFPUC Recycled Water Information Sheet

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Title: 377 6th Street Shadow Fan

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**San Francisco, CA 94102**

**David Baker**  
**Acting President**  
**North of Market Planning Coalition**  
**PO Box 426693**  
**San Francisco, CA 94142-6693**

**SOMCAN**  
**1070 Howard Street**  
**San Francisco, CA 94103**

**Marcia Ban**  
**SOMPAC**  
**1035 Folsom Street**  
**San Francisco, CA 94103**

**President**  
**Samoan Development Centre**  
**2055 Sunnydale Avenue #100**  
**San Francisco, CA 94134-2611**

**Mike Grisso**  
**Project Manager**  
**San Francisco Redevelopment Agency**  
**1 South Van Ness Ave., 5th Floor**  
**San Francisco, CA 94103**

**Rodney Minott**  
**Chair**  
**Save The Hill Neighbors United for**  
**1206 Mariposa Street**  
**San Francisco, CA 94107**

**Catherine Liddell**  
**President**  
**South Beach-Rincon**  
**403 Main Street #813**  
**San Francisco, Ca 94105**

**York Loo**  
**York Realty**  
**243A Shipley Street**  
**San Francisco, CA 94107-1010**





# SAN FRANCISCO PLANNING DEPARTMENT

## INTERDEPARTMENTAL PROJECT REVIEW

*Effective: February 1, 2009*

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

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

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

### Interdepartmental Project Review fees:

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

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

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

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

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Submittal requirements:**

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

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

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

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

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

## INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: \_\_\_\_\_

**PROJECT CONTACT:**

Name \_\_\_\_\_ Phone No. (    ) \_\_\_\_\_

Address \_\_\_\_\_ FAX No. (    ) \_\_\_\_\_

Owner \_\_\_\_\_

**PROJECT INFORMATION:**

Address \_\_\_\_\_

How many units does the subject property have?  
\_\_\_\_\_

Assessor's Block/Lot(s) \_\_\_\_\_ Zoning District \_\_\_\_\_

Height and Bulk Districts \_\_\_\_\_ Located within Geologic Hazard Zone? Y ☐  
N ☐**PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:**

(Use attachments if necessary)

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

Previously contacted staff \_\_\_\_\_

*Intentionally left blank.*



# SAN FRANCISCO PLANNING DEPARTMENT

## *PLANNING BULLETIN*

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

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

### **BACKGROUND:**

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

### **PERMIT APPLICATION PROCESS:**

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

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

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

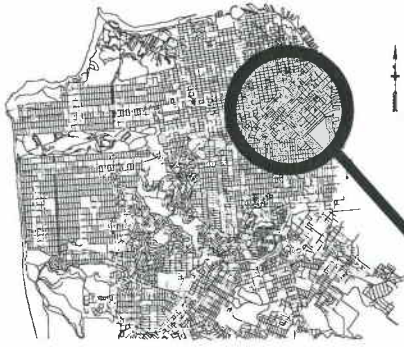
1650 Mission St.  
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# SOMA FLOOD ZONE

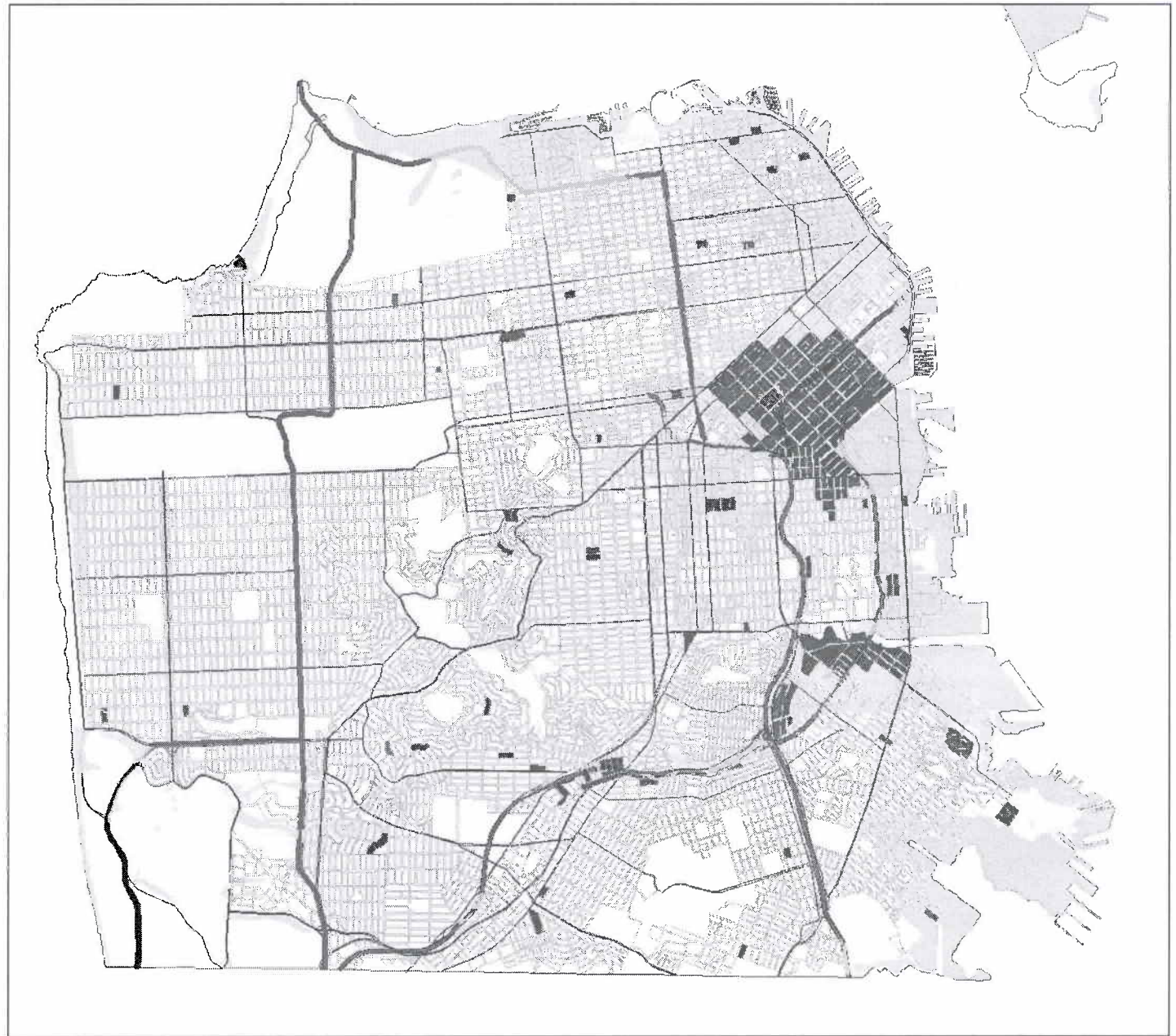


# San Francisco Public Utilities Commission Blocks of Interest

## Legend

	freeway		Blocks of Interest
	Highway		Fill Areas
	arterial		Historical Marsh Areas
	SF Shoreline		Liquifaction areas
	SF Blocks		

Nov, 2006



Will this project be publicly funded? (specify) \_\_\_\_\_





## **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:**

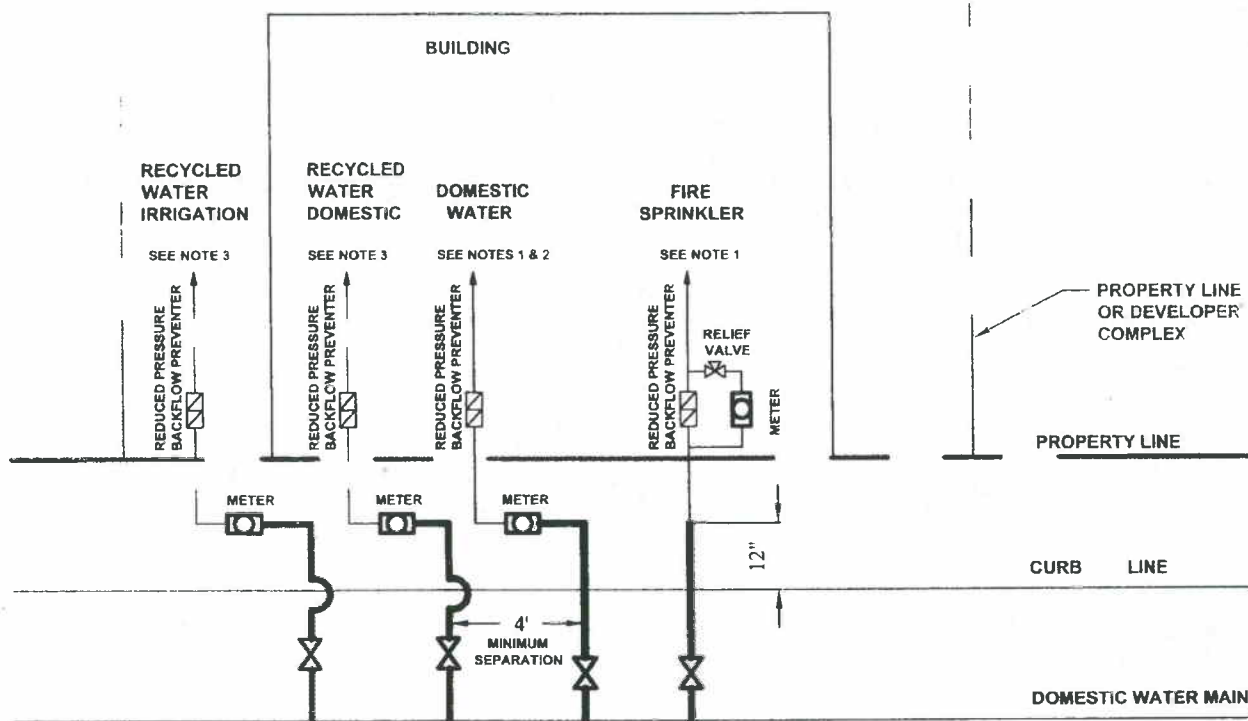
**Recycled Water Ordinances  
and Technical Assistance**  
San Francisco Public Utilities Commission  
Water Resources Planning  
(415) 554-3271

**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