



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: September 29, 2014  
TO: Cody Fornari, Realtex Group  
FROM: Steve Smith, Planning Department  
RE: PPA Case No. 2014.1213U for 1394 Harrison St.

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, Jeanie Poling, at (415) 575-9072 or [jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "S. H. Smith", written over a horizontal line.

Steven H. Smith, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* September 29, 2014  
*Case No.:* **2014.1213U**  
*Project Address:* 1394 Harrison Street  
*Block/Lot:* 3519/017  
*Zoning:* Regional Commercial District (RCD)  
55-X  
*Area Plan:* Western SoMa  
*Project Sponsor:* Cody Fornari  
(415) 923-8374  
*Staff Contact:* Jeanie Poling – (415) 575-9072  
[jeanie.poling@sfgov.org](mailto:jeanie.poling@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 7,600-square-foot (sf) project site is at the northwest corner of Harrison Street and 10<sup>th</sup> Street. The proposal is to demolish the existing 2,112 sf car wash building and construct a six-story, 55-foot-tall, 38,286 sf mixed-use building containing 26,268 sf of residential use over ground-floor commercial use. The existing building was constructed in 1969. The proposed new building would contain 76 single-room-occupancy dwelling units, a shared kitchen, one car-share vehicle space, and 2,933 sf of multi-use commercial space.

### ENVIRONMENTAL REVIEW:

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to

determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

The proposed project is located within the Western SoMa Community Plan, which was evaluated in Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8<sup>th</sup> Street Project Environmental Impact Report (Western SoMa EIR), certified in 2012.<sup>1</sup> Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). Please note that a CPE is a type of exemption from environmental review and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination. Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Western SoMa EIR, 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 Western SoMa EIR 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 \$13,659); (b) the CPE certificate fee (currently \$7,580); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Western SoMa EIR.
2. **Focused Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the Western SoMa EIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Western SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Western SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Western SoMa EIR.
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Western SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Western SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Western SoMa EIR.

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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>.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current Fee Schedule for calculation of environmental application fees. **Note that until an approval application is submitted to the Current Planning Division, only the proposed project description will be reviewed by the assigned environmental coordinator.**

Do not submit payment with EEA. The Planning Department will contact you to request the fee prior to project assignment.

The following environmental issues would likely be addressed as part of the project's environmental review based on our preliminary review of the proposed project as it is described in the Preliminary Project Assessment (PPA) application submitted on August 7, 2014:

- **Noise.** The project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level); thus, the following noise mitigation measures from the Eastern Neighborhoods FEIR would apply to the proposed project. Do not submit a noise report with the EEA; a qualified noise consultant will need to prepare a scope of work for review by the environmental planner prior to preparing the noise report.
  - **Noise Mitigation Measure F-1: Construction Noise** requires that contractors use equipment with state-of-the-art noise shielding and muffling devices. If pile driving is required for project construction, sonic or vibratory sheetpile drivers, rather than impact drivers, must be used wherever sheetpiles are needed, and contractors must schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.
  - **Noise Mitigation Measure F-2: Construction Noise** requires site-specific noise attenuation measures under the supervision of a qualified acoustical consultant.
  - **Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses** requires the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first approval action. The analysis must be prepared by persons qualified in acoustical analysis and/or engineering and must demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.
  - **Noise Mitigation Measure F-6: Open Space in Noisy Environments** 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.

- **Archeological Resources.** The project site lies within the *Archeological Mitigation Zone J-2: Properties with No Previous Studies* of the Eastern Neighborhoods Rezoning and Area Plans FEIR that would require a Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist.
- **Historic Architectural Resources.** The existing building on the project site is less than 45 years of age or was previously evaluated in a historical resources survey and found ineligible for national, state, or local listing; thus, no additional analysis of historical resources is required.
- **Transportation and Circulation.** A transportation study is not anticipated to be necessary; however, an official determination will be made after submittal of the EEA. Please show existing curb cuts and dimensions on the plans; include closure of existing curb cuts as part of the proposed project; show proposed curb cut dimensions on plans (recommended width is 10 feet); consider residential Transit Demand management measures; and describe the loading plan for commercial and residential uses, given that no off-street loading is required.
- **Hazardous Materials.** The project proposes residential use in an area of known contamination. If the project involves more than 50 cubic yards of excavation, the project would be subject to Article 22A of the Health Code, also known as the Maher Ordinance. Administered and overseen by the Department of Public Health (DPH), the Maher program 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 must 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. More information on the Maher program is available at <http://www.sfdph.org/dph/eh/HazWaste/hazWasteSiteMitigation.asp>. Please submit either (1) documentation of enrollment in the Maher program, or (2) a Phase I ESA with the EEA.
- **Air Quality.** 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 were identified as the "Air Pollutant Exposure Zone." 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 (residences). Therefore, exhaust measures during construction and enhanced ventilation measures as part of building design may be required. Enhanced ventilation measures would be the same as those required for projects

subject to Article 38 of the Health Code.<sup>2</sup> Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation must be provided with the EEA.

- **Greenhouse Gases.** The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.<sup>3</sup> The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
- **Shadow.** The proposed project would result in construction of a building 40 feet or greater in height; thus as part of the PPA process, Planning staff conducted a shadow fan analysis (discussed under Preliminary Project Comments below). The preliminary shadow fan analysis indicated that the project does not appear to have the potential to cast new shadow on property under the jurisdiction of the Recreation and Park Commission.
- **Geology and Soils.** The project proposes new construction in a Seismic Hazard (Liquefaction) Zone; thus, a geotechnical report must be submitted with the EEA. The report should be prepared, sealed, or stamped and signed by a licensed Geotechnical Engineer or Civil Engineer (with expertise in geotechnical engineering) in the State of California. The report should identify potential risks of development due to geological and geotechnical factors, and draw conclusions and make recommendations regarding the proposed development.
- **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.
- **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the environmental review. Please be prepared to provide mailing addresses on a CD upon request following submittal of the EEA.

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

<sup>3</sup> Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

- **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 *et seq.* requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any “major project.” A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either (1) the Planning Commission or any other local lead agency certifies an EIR for the project; or (2) the project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a CPE; certification of a CPE/EIR; adoption of a CPE/final mitigated negative declaration; or a project approval by the Planning Commission that adopts CEQA findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

A community plan exemption and a community plan exemption with a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a focused EIR with a supporting CPE checklist would need to be prepared by a consultant on the Planning Department’s environmental consultant pool ([http://www.sf-planning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf)).

#### 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. A **Variance Application** as discussed under 'Preliminary Project Comments' below is required if the project does not comply with any of the specified Code sections.
2. **Building Permit Applications** are required for the demolition of the existing improvements, preparation of the site, and the proposed new construction. Building permit applications are available at the Department of Building Inspection at 1660 Mission Street.

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](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

**NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:**

Although not required for the proposed project, the project sponsor is encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process.

**PRELIMINARY PROJECT COMMENTS:**

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

- **Rear Yard.** PC Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth or area at the second story and above, or every story that contains a dwelling unit. The proposed project does not provide the standard 25 percent rear yard at the rear of the lot, and the proposed courtyard on floors 2 through 5 is only 1,144 square feet, or 15 percent. The proposed courtyard as a substitute for the standard rear yard is not permitted without a modification or waiver by the Zoning Administrator through the same procedures applicable to variances. However, a formal submittal should explore providing additional open area that would satisfy the 25 percent area requirement.
- **Open Space – Non-Residential.** PC Section 135.3 requires 12 sf of usable open space for the 2,933 sf of proposed commercial uses. If not provided, the sponsor may pay an in-lieu fee (currently \$87.84) for each square foot of open space not provided, through the same procedures applicable to variances pursuant to PC Section 426.
- **Permitted Obstructions.** PC Section 136 permits obstructions such as the proposed bay windows only if they comply with the provisions of Section 136(c)(2), subparagraphs (A) through (G) that specify maximum dimensions, separation and glazing requirements, etc. The proposed bay windows do not meet these requirements and should be modified, or receive a variance from the Zoning Administrator.
- **Exposure.** PC Section 140 requires every dwelling unit to face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code. Alternatively, a dwelling unit can face a courtyard that is at least 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. It appears the interior dwelling units on floors 2 through 5 that face the courtyard do not meet this requirement. The exception provided for SRO buildings only applies to Mixed Use Districts, and not RCD zoned properties. These units must either comply with this Section or receive a variance by the Zoning Administrator.
- **Street Frontages.** The purpose of PC 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 in Neighborhood Commercial Districts. Please ensure your formal application provides sufficient detailed information that complies with the controls under this Section regarding active uses, parking and loading entrances, transparency and fenestration, street-facing ground level spaces with a minimum depth of 25' and a floor-to-floor

height of 14', etc. Any portion of the project that does not comply with these controls will require a variance by the Zoning Administrator, although the Department strongly encourages a Code complying project.

- **Bicycle Parking.** PC Section 155.2 also requires two Class 2 bicycle spaces for the proposed 2,933 sf of commercial use in addition to the four spaces currently proposed.
- **Special Height Exemptions.** The proposed vertical, non-habitable "view tower" allowable under Section 263.21 is not permitted under Section 823(c)(5) of the Western SOMA SUD restrictions.
- **Shadow Impacts.** Planning Code Section 295 limits the construction of any structure that would cast any new shade or shadow upon any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. The Department completed a preliminary shadow fan and project does not appear to have the potential to cast new shadow on property under the jurisdiction of the Recreation and Park Commission.
- **Interdepartmental Project Review.** Interdepartmental Project Review is mandatory for new construction projects that propose buildings eight stories or more, or 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 permit. The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection; the Department of Public Works; and the San Francisco Fire Department (SFFD). Staff from each of these disciplines will attend your meeting.
- **Transit Impact Development Fee (TIDF).** PC Section 411 requires the payment of a Transit Impact Development Fee for new development in San Francisco to offset its impacts on the transit system. The fee is not required for residential uses but is required for the proposed ground-floor non-residential use(s). However, since the project proposes less than 50% of the permitted parking, it will be eligible for a 90% credit. Please be advised that the proposed project will trigger the payment of TIDF prior to issuance of the first construction document. Please also be aware that an ongoing process – the Transportation Sustainability Program – may eventually replace the TIDF in the future.
- **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 415, (available at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8422>)' 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. The minimum Affordable Housing Percentages are 20% fee, 12% on-site, or 20% off-site. Therefore, as proposed, the project would have a minimum requirement of nine (9) units if provided on-site.

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.

- **Eastern Neighborhoods Impact Fee.** As fully described under PC Section 423, the Eastern Neighborhoods Impact Fee is dedicated to infrastructure improvements in the plan area, directing benefits of the fund clearly to those who pay into the fund by providing necessary infrastructure improvements and housing needed to serve new development. The subject lot is within Tier 1 of the plan area, and the project will be required to pay \$9.25 and \$6.23 for each net additional gross square foot of residential and commercial development, respectively. Any replacement or change of use shall also be calculated pursuant to Table 423.3A. Be advised the fees per gross square foot indicated above are current as of the date of this letter, and are indexed each January 1.

The Eastern Neighborhoods Impact Fee is due and payable to the Development Fee Collection Unit at the Department of Building Inspection prior to issuance of the first construction document, with an option for the project sponsor to defer payment prior to issuance of the first certificate of occupancy pursuant to Section 107A.13.3.1 of the San Francisco Building Code.

Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission, subject to the rules and requirements under PC Section 423.3(d).

- **Western SoMa Community Plan.** The subject property falls within the Western SoMa Special Use District and is subject to the Western SoMa Community Plan. The plan promotes neighborhood qualities and scale that maintain and enhance, rather than destroy, today's living, historic and sustainable neighborhood character. This includes special height, zoning, and design standards that are reflected in the above planning provisions. As proposed, the project is generally consistent with the plan by (1) providing housing in areas where the Plan supports housing, (2) being within the height limits adopted by the Plan, (3) supporting car-free living in Western SoMa, and (4) supporting an active first floor use. The Western SoMa Community Plan is available for download at <http://www.sf-planning.org/index.aspx?page=3545>
- **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 the 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  
(415) 581-2303

- **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.
- **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 <http://www.sfwater.org/index.aspx?page=687> for more information.

#### PRELIMINARY DESIGN COMMENTS:

The project is located in the Western SoMa Community Plan area and Special Use District. The type and use of the neighboring buildings is mixed with residential, commercial, and production, distribution, and repair (PDR) structures ranging from one to five stories in height. The neighboring buildings are primarily industrial and masonry in character. The following comments address preliminary design issues that may significantly impact the proposed project:

1. **Site Design, Open Space, and Massing.** Overall, the Planning Department supports the project massing and open space location with a preference for a larger rear yard.

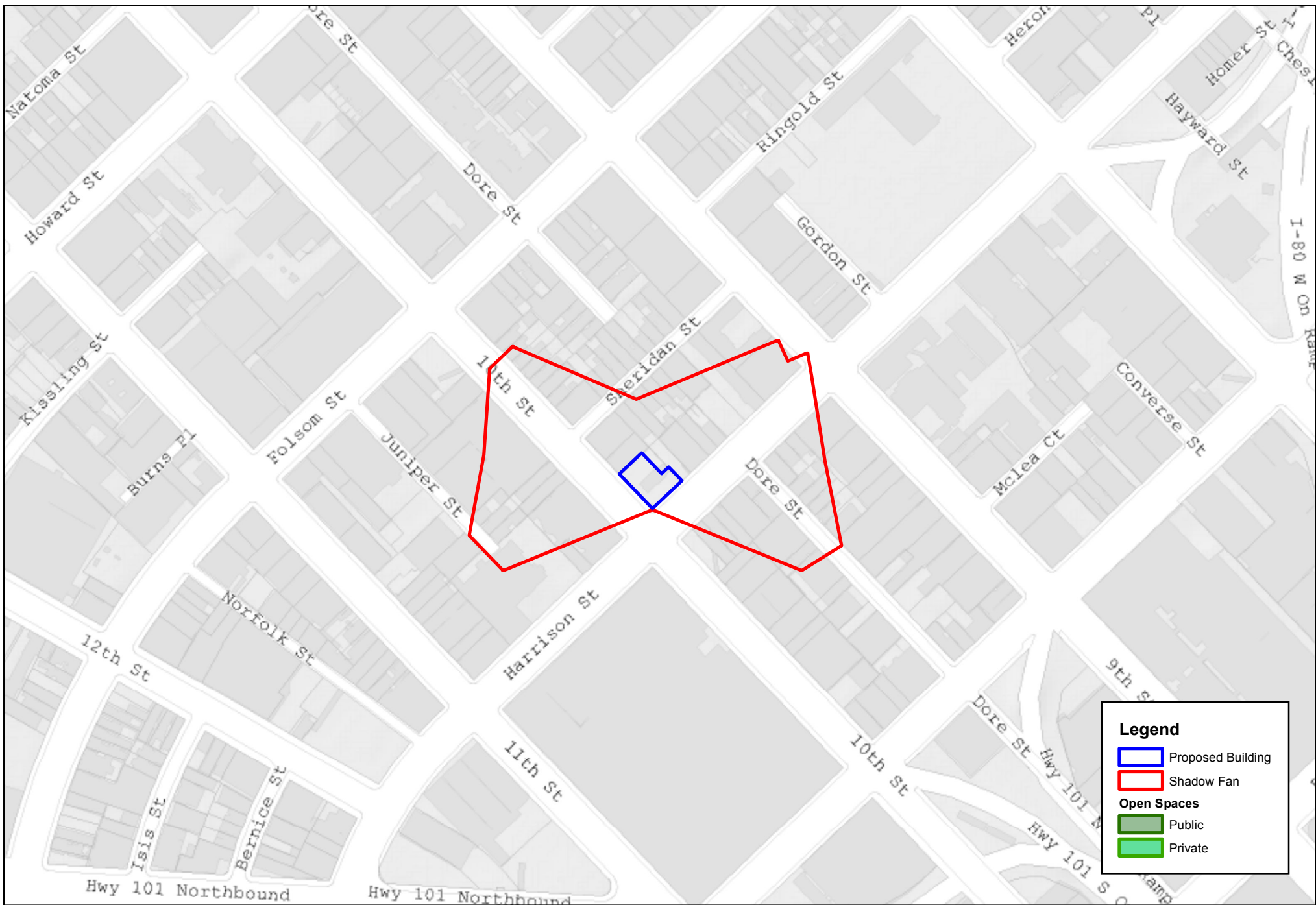
2. **Street Frontage.** The Planning Department recommends providing more entries on the 10<sup>th</sup> Street façade to increase the active ground floor use. The Planning Department would prefer the ground floor at grade.
3. **Architecture.** The Planning Department supports the verticality expressed on the façade but not the wide bay configurations. Instead, we recommend a Code complying bay window or window pair.
4. The Planning Department recommends continuing and wrapping the corner material treatment from the Harrison Street facade to the 10<sup>th</sup> Street facade to create a more substantial corner. The Planning Department requests the use of high-quality materials for the façade.

#### 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 **March 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: Neighborhood Group Mailing List  
1394 Harrison Street Shadow Fan  
Interdepartmental Project Review Application

cc: Doug Vu, Current Planning  
Jeanie Poling, Environmental Planning  
Patrick Race, Citywide Planning and Analysis  
Jonas Ionin, Planning Commission Secretary  
Jerry Robbins, SFMTA  
Jerry Sanguinetti, SFDPW



Title: 1394 Harrison Street

Comments: Preliminary Shadow Fan

Printed: 21 September, 2014

South of Market Neighborhood Group List

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103		0 acabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Excelsior, Mission, South of Market
Carolyn	Diamond	Executive Director	Market Street Association	870 Market Street, Suite 456	San Francisco	CA	94102	415-362-2500	msadv@pacbell.net	South of Market
Corinne	Woods		0 Mission Creek Harbor Association	300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	corinnewoods@cs.com	Potrero Hill, South of Market
Don	Falk	Executive Director	Tenderloin Neighborhood Development Corporation	201 Eddy Street	San Francisco	CA	94102	415-776-2151	dfalk@tndc.org; ceddings@tndc.org	Downtown/Civic Center, South of Market
Ethan	Hough	Secretary	One Ecker Owners Association	16 Jessie Street Unit 301	San Francisco	CA	94105	415-847-3169	ethanhough@gmail.com	Financial District, South of Market
Gerald	Wolf	President	Hallam Street Homeowners Association	1 Brush Place	San Francisco	CA	94103	415-626-6650	wolfgk@earthlink.net	South of Market
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; Ivy.Lee@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Janet	Carpinelli	Board President	Dogpatch Neighborhood Association	934 Minnesota Street	San Francisco	CA	94107	415-282-5516	jc@jcarpinelli.com	Potrero Hill, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenders@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jim	Meko	Chair	SOMA Leadership Council	366 Tenth Street	San Francisco	CA	94103	415-552-2401	jim.meko@comcast.net	Mission, South of Market
Katy	Liddell	President	South Beach/Rincon/ Mission Bay Neighborhood Association	403 Main Street #813	San Francisco	CA	94105	415-412-2207	kliddell2001@yahoo.com	South of Market
Kaye	Griffin	Director	LMNOP Neighbors	1047 Minna Street	San Francisco	CA	94103	415-724-1953	LMNOP@yak.net	South of Market
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Ken	Baxter	Director	Citizens for Change	355 11th Street, Suite 200	San Francisco	CA	94103	415-652-9330	kbaxter26@gmail.com	Downtown/Civic Center, Financial District, Marina, Nob Hill, Pacific Heights, Presidio Heights, Russian Hill, Seacliff, South of Market
Laura	Magnani		0 American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-565-0201	sfoffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Patsy	Tito	Executive Director	Samoan Development Centre	2055 Sunnysdale Avenue #100	San Francisco	CA	94134-2611		0	0 Bayview, South of Market
Reed	Bement	President	Rincon Hill Residents Association	75 Folsom Street #1800	San Francisco	CA	94105	415-882-7871	rhbement@sbcglobal.net	South of Market
Rodney	Minott	Chair	Potrero Hill Neighbors/Save the Hill	1206 Mariposa Street	San Francisco	CA	94107	415-553-5969	rodminott@hotmail.com	Potrero Hill, South of Market
Sonja	Kos	Community Advocate	TODCO Impact Group	230 Fourth Street	San Francisco	CA	94103	415-426-6819	sonja@todco.org	South of Market
Ted	Olsson	Chair	TJPA CAC	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Financial District, South of Market
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 tiffany.bohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitacion Valley
Tony	Kelly	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	415-861-0345		0 Mission, Potrero Hill, South of Market
York	Loo		0 York Realty	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market



# SAN FRANCISCO PLANNING DEPARTMENT

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## 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 \_\_\_\_\_

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