



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** February 3, 2015  
**TO:** SOMA Residential Development, LLC  
**FROM:** Julian J. Bañales, Planning Department  
**RE:** PPA Case No. 2014.1575PPA for 502 7<sup>th</sup> Street


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

Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Erika S. Jackson, at (415) 558-6363 or [erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
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Julian J. Bañales, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* February 3, 2015  
*Case No.:* **2014.1575PPA**  
*Project Address:* 502 7<sup>th</sup> Street  
*Block/Lot:* 3780/001  
*Zoning:* UMU (Urban Mixed Use)  
48-X Height and Bulk District  
*Area Plan:* Showplace Square / Potrero  
*Project Sponsor:* SOMA Residential Development, LLC  
415-244-6324  
*Staff Contact:* Erika Jackson – 415-558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@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, San Francisco Public Utilities Commission, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

### PROJECT DESCRIPTION:

The proposal is to demolish a single story office building and construct a new five-story approximately 15,000 square foot residential building containing 16 residential units and 16 bicycle parking spaces.

### 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 Showplace Square/Potrero Hill Area Plan Area, 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> Because the proposed project is consistent with the 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 \$13,659); (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 *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 \$13,659); (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 *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 \$13,659); (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 *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.

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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>.

**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.

**Historic Resources.** The proposed project would demolish the existing building on the project site, which is currently listed as a “Category C” property (Not a Historic Resource); therefore, due to the proposed demolition of the existing building the project would not be subject to the Department’s Historic Preservation review. As such, the subject property would not be considered a historic resource pursuant to California Environmental Quality Act (CEQA). Therefore, this topic will not require further evaluation as part of the proposal’s environmental review.

**Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of up to approximately 2-3 feet below grade. The project site is located within an area for which a final archeological research design and treatment plan (ARDTP) is on file at the Northwest Information Center and the Planning Department. The Eastern Neighborhoods *PEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

The Planning Department staff has preliminarily determined that *Eastern Neighborhoods PEIR Archeological Mitigation Measure J-1: Properties With Previous Studies* would be applicable to the proposed project. This mitigation measure requires that the project sponsor of any project resulting in soils-disturbance of 2.5 feet or greater below existing grade submit to the Environmental Review Officer (ERO) for review and approval an addendum to the respective ARDTP. The addendum shall be prepared by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology. The addendum to the ARDTP shall evaluate the potential effects of the project on CEQA-significant archeological resources with respect to the site- and project-specific information absent in the ARDTP. The addendum to the ARDTP should have the contents as outlined in *Eastern Neighborhoods PEIR Archeological Mitigation Measure J-1*.

The qualified consultant must be selected from a list of three archeological consultants from the Planning Department’s archeological resources consultant file provided by the Planning Department during the environmental review process.<sup>2</sup> The Planning Department Archeologist will be informed by the geotechnical study of the project site’s subsurface geological conditions (see, Geotechnical Investigation, below).

**Transportation Study.** The proposed project involves the construction of a 16-unit residential building. The Department has preliminarily determined that a transportation study is not required for the proposed project. Should a transportation study be required, the transportation study would need to be

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<sup>2</sup> San Francisco Planning Department. *Consultant Resources, Archeological Review Consultant Pool*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

prepared by a qualified consultant working at the direction of the 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). As project sponsor, the Planning Department would provide you with three firms from this list from which to choose one to prepare 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 SFMTA for review of the transportation report.

**Noise.** *Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise*, addressing requirements related to the use of pile-driving, would not apply to the proposed project because pile-driving would not be utilized as part of the project.<sup>3</sup>

*Eastern Neighborhoods PEIR Noise Mitigation Measure F-2: Construction Noise* may apply to the proposed project. This mitigation measure requires that the Planning Director require that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

Based on the *Eastern Neighborhoods PEIR*, the project site is located in an area where traffic-related noise exceeds 70 dBA  $L_{dn}$  (a day-night averaged sound level). *Eastern Neighborhoods PEIR Noise Mitigation Measure F-3: Interior Noise Levels* requires that the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA ( $L_{dn}$ ), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. *Noise Mitigation Measure F-3* would apply to the proposed project if the project is not subject to the California Noise Insulation Standards.

*Eastern Neighborhoods PEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses* is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use (residences). *Noise Mitigation Measure F-4* requires that a noise analysis be prepared for new development including a noise-sensitive use, prior to the first project approval action. The mitigation measure requires that such an analysis include, at a minimum, a site survey to identify potential noise-generation uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) shall be included in the analysis. The analysis shall be prepared by person(s) qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity. This study must be completed for inclusion in the environmental document. Should such concerns be present, the Planning Department may require the completion of a

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<sup>3</sup> Jeff Burris, Project Sponsor. Email to Kei Zushi, San Francisco Planning Department, Noise: 331 Pennsylvania Avenue (Case No. 2014.0231U), March 13, 2014. This email is available for review as part of Case File No. 2013.0231U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action.

*Eastern Neighborhoods PEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses* would not apply to the proposed project because the project would not include commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity.

Finally, *Eastern Neighborhoods PEIR Noise 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.

**Air Quality.** According to the PPA Application, the proposed project includes 16 dwelling units, which is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>4</sup> Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to 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 "Air Pollutant Exposure Zones," were identified. Land use projects within these Air Pollutant Exposure Zones 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 (dwelling units). Therefore, exhaust measures during construction and enhanced ventilation measures as part of building design will likely be required. Enhanced ventilation measures will be the same as those required for projects, such as this project, subject to Article 38 of the Health Code.<sup>5</sup> Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation shall be provided as part of the EEA.

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

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

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 is under 75 feet, the proposed project would not require a backup diesel generator and additional measures will not likely be necessary to reduce its emissions. Detailed information related to any proposed stationary sources shall be provided with the EEA.

During the environmental review process, the proposed project will be reviewed to determine whether additional mitigation measures identified in the underlying *Eastern Neighborhoods EIR* will be required. An Air Quality Technical Report (AQTR) may be required for additional air pollutant modeling. If an AQTR is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary. The need for an AQTR and its scope of work will be determined after submittal of the EEA.

**Geotechnical Investigation.** The project site is located in an area subject to liquefaction potential, a Seismic Hazards Study Zone designated by the California Division of Mines and Geology. The investigation of geotechnical and soil conditions and the application of the building codes for new development based on these conditions would avoid the potential for significant impacts related to structural damage and surface settlement. To assist Department staff in their determination, it is recommended that you provide a preliminary geotechnical investigation with boring logs and foundation recommendations for the proposed project.

**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 1968, 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 DBI for requirements related to the demolition of buildings that may contain lead paint.

**Shadow Study.** The proposed project would result in construction of a building greater than 40 feet in height. The proposed project would therefore require a preliminary shadow analysis. A preliminary shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Park Department will be shadowed by the proposal, as represented in the plan set submitted with the PPA application. In addition, the preliminary shadow analysis prepared by Planning Department staff has determined that the project could cast no shadows on any recreational resources. Therefore, no further shadow analysis would be required.

**Flood Hazards.** This lot is in a block that has been identified by the San Francisco Public Utilities Commission (SFPUC) as having the potential to flood during storms. Applicants for building permits for either new construction, change of use (Planning) or change of occupancy (Building Inspection), or for major alterations or enlargements shall be referred to the SFPUC at the beginning of the process, for a review to determine whether the project would result in ground level flooding during storms. The side sewer connection permits for such projects need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, the Department of Building Inspection, or the Successor Agency to the San Francisco Redevelopment Agency. Please contact Cliff Wong of the SFPUC at (415) 554-8339.

**Recycle Water Ordinance.** Pursuant to Ordinances 390-91, 391-91, and 393-94, the proposed project may be subject to requirements to install dual-plumbing systems for recycled water use. Please see the attached SFPUC handout, *SFPUC Recycled Water Installation Procedures for Developers*, and contact the SFPUC for further information about the applicability of this ordinance.

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

3. A **Variance Application** from the Zoning Administrator is required to address the Planning Code requirements for Obstructions per Planning Code Section 136.

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. For the purpose of providing these comments, the ground floor units along Clara Street are considered non-residential. Designation of these units as residential may alter some of the comments below.

1. **Neighborhood Notification.** Per Planning Code Section 312, the proposed project requires neighborhood notification. Please submit the required materials with the Building Permit Application. Instructions are available on our website at: <http://sfplanning.org/modules/showdocument.aspx?documentid=8675>
2. **Dwelling Unit Mix.** Planning Code Section 207.6 outlines the required minimum dwelling unit mix in RTO, RCD, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts. For the UMU District, the project is required to provide 40 percent of the units as 2 bedroom or 30 percent of the units as 3 bedroom units. The Planning Department has concerns that the size and layout of the 2 bedroom units do not comply with the intent of the Planning Code to provide units for families, due to the unit square footage and the configuration/privacy of the 2 bedrooms. Please provide documentation from the Department of Building Inspection which supports that the proposed 2 bedroom units meet the requirements for bedrooms. Furthermore, the Planning Department urges you to reconsider the size and design of the 2 bedroom units such that they would be suitable for use by a family.
3. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhoods Impact Fee as a Tier 1 project. The tiers for specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods Plan. Please note that Project Sponsors may propose to directly provide community improvements to the City by entering into an In-Kind Improvements Agreement

subject to the requirements of Planning Code Section 423.3(d). The Eastern Neighborhoods Impact Fee shall be paid before the City issues a first construction document, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

4. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project Sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 412.3(d) of the Planning Code. More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.  
<http://sfplanning.org/Modules/ShowDocument.aspx?documentid=8601>.
5. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. The application is available on our website at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>
6. **Rear Yard.** Per Planning Code Section 134(a), the minimum rear yard is equal to 25 percent of lot depth and shall be provided on the lowest level containing a dwelling unit. Per Planning Code Section 134(f), the rear yard requirement may be modified by the Zoning Administrator per Planning Code Section 307(h) provided that certain criteria are met. The rear yard as proposed does not meet the requirements of 134(a) and will be subject to review by the Zoning Administrator.
7. **Bay Window Obstructions.** Under Planning Code Section 136, rectangular bay windows are limited to 9-ft wide, and 3-ft deep over a street, alley, setback or usable open space. Additionally, Planning Code Section 136 requires that bay windows and balconies be separated from each other at a minimum of 2 feet and an interior lot line by 1 foot. The Project proposes a bay window over the street at the corner, which exceeds the dimensions permitted within Planning Code Section 136. Additionally, the balcony and bay window combination on the third floor on the 7<sup>th</sup> Street façade exceeds the dimensions and separation requirements permitted within Planning Code Section 136. Please revise the design of the bay windows or you may seek a Variance from the Zoning Administrator.
8. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. For this project, 3 trees would be required on 7<sup>th</sup> Street and 5 trees would be required on Bryant Street. The proposed street trees shown in the PPA application appears to meet the existing requirements in the Code.
9. **Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum floor area requirement per Section 503 of the Housing Code and faces directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed rear yard is not code-complying and does not provide a large enough courtyard to meet the

exposure requirement; and therefore, all units must face the street in order to be considered Code complying. The proposed configuration appears to meet this requirement.

10. **Bicycle Parking.** Section 155.2 of the Planning Code provides requirements for bicycle parking for new development. The proposed bike parking appears to meet this requirement.
11. **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. Department staff has prepared a preliminary shadow fan that indicates that the project casts no new shadows on these properties.
12. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct at least 25,000 gross square feet and/or 10 or more dwelling units. For more information, please contact:

Ken Nim, Workforce Compliance Officer  
CityBuild, Office of Economic and Workforce Development  
City and County of San Francisco  
50 Van Ness, San Francisco, CA 94102  
(415)581-2303

#### **GENERAL PLAN COMMENTS:**

**Showplace / Potrero Hill Area Plan Area Plan.** The subject property falls within the area covered by the Show Place / Potrero Hill Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, the project and design comments below discuss any items where more information may be needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The Project Sponsor is encouraged to read the full plan, which can be viewed at: <http://www.sf-planning.org/ftp/General Plan/Showplace Square Potrero.htm>

#### **PUBLIC REALM COMMENTS:**

**Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will 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. The Planning Department may require these elements as part of conditions of approval.

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.

**PRELIMINARY DESIGN COMMENTS:**

The following comments address preliminary design issues that may significantly impact the proposed project:

**Setting:** The project is located south of Market Street in the Eastern Neighborhoods Area Plan and the South of Market Special Hall of Justice Legal Services District. The adjacent area is primarily two to four stories in height with masonry or industrial-type character. Urban Mixed Use zoning is intended to allow for a mix of uses including PDR and residential.

1. **Site Design, Open Space, and Massing.** The Planning Department supports the project as shown.
2. **Street Frontage.** The Planning Department generally supports the project as shown and suggests that the design further increase the hierarchy and clarity of the entry along Bryant Street.
3. **Parking.** The Planning Department strongly supports the absence of parking in the project.
4. **Architecture.** The Planning Department supports the current design proposal as long as the bays are code compliant. The Planning Department encourages the use of high quality materials and detailing to provide increased visual interest and depth in the façade elements.

**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 **August 3, 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.

cc: 502 7<sup>th</sup> Street, LLC, Property Owner  
Erika Jackson, Current Planning  
Brett Bollinger, Environmental Planning  
Jon Swae, Citywide Planning and Analysis  
Jonas Ionin, Planning Commission Secretary  
Jerry Robbins, MTA  
Jerry Sanguinetti, DPW  
Pauline Perkins, PUC  
Planning Department Webmaster (webmaster.planning@sfgov.org)

