



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** September 7, 2016  
**TO:** Jim Reuben, Reuben, Junius & Rose, LLP  
**FROM:** Joshua Switzky, Planning Department  
**RE:** PPA Case No. 2015-004256PPA-04 (Flower Mart)

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 Flower Mart project located at 610-698 Brannan Street, 548 5th Street, and 149 Morris Street. You may contact the staff contact, Lisa Fisher, at (415) 575-8715 or [lisa.fisher@sfgov.org](mailto:lisa.fisher@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
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Joshua Switzky, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* September 7, 2016  
*Case No.:* **2015-004256PPA-04**  
*Project Address:* 610-698 Brannan Street, 548 5<sup>th</sup> Street, 149 Morris Street (aka Flower Mart)  
*Block/Lot:* 3778/001B, 002B, 004, 005, 047, 048  
*Current Zoning:* SALI (Service/Arts/Light Industrial) Zoning District  
Western SoMa Special Use District  
40/55-X Height & Bulk District  
*Proposed Zoning:* MUO (Mixed-Use Office) Zoning District  
160-CS / 270-CS Height & Bulk District  
*Current Area Plan:* East SoMa  
*Proposed Area Plan:* Central SoMa  
*Project Sponsor:* Jim Reuben – Reuben, Junius & Rose, LLP  
[jreuben@reubenlaw.com](mailto:jreuben@reubenlaw.com)  
415-567-9000  
*Staff Contact:* Lisa Fisher – 415-575-8715  
[lisa.fisher@sfgov.org](mailto:lisa.fisher@sfgov.org)

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### DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on May 31, 2016 as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not 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, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, 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” includes demolition of the existing Flower Mart (182,641 square feet (SF)), office (9,800 SF), and parking lot (91,745 SF). The Project includes approximately 2,305,189 SF of new construction above-grade, consisting of:

- 2,030,577 SF of office;
- 89,000 SF of retail/restaurant space;
- 125,000-SF new Flower Mart at the ground floor (of which 115,000 SF is Production, Distribution & Repair (PDR) uses plus retail controlled by the Flower Mart);
- 20,000-SF above-grade loading dock; and
- 40,612 SF of privately owned public open space (POPOS).

The project is further serviced by 291,660 SF of below-grade parking and circulation. The development spans three buildings (Podium Building, Gateway Building, and Market Hall Building) with heights ranging from 121.5’ to 270’. Excavation is proposed to depths of 30 feet with a total soil disturbance of 205,000 cubic yards. The Project proposes 571 parking spaces, 33 loading spaces, 12 car share spaces, 425 Class 1 bike parking spaces, and 0 Class 2 bike parking spaces. The Tri-Party Agreement (between the Tenants Association, San Francisco Flower Mart LLC, and Kilroy Realty Corporation) promises 300 spaces for the tenants and customers of the San Francisco Flower Mart. In addition to the 200 spaces provided in the garage, a study of additional street parking spaces is provided that identifies 108 potential additional on-street parking spaces and 2 semi-truck-queuing spaces that the project sponsor proposes be restricted for use solely by the Flower Mart during early-morning hours (yet to be determined). The plans include vehicular access onto the site from three curb cuts: one from Sixth Street, one from Morris Street, and one from Fifth Street. A shared service drive is proposed to connect Morris Street to Sixth Street for truck loading.

## BACKGROUND:

This PPA supersedes the previous PPA (Case No. 2015-004256PPA), submitted on April 2, 2015 by KR Flower Mart, LLC and filed on April 3, 2015, as well as the expired PPA (Case No. 2014.0416U), filed on March 19, 2014, by SKS Partners c/o Dan Kingsley, for the Project on six adjoining lots on Assessor’s Block 3778 (1B, 2B, 4, 5, 47, and 48), consisting of addresses 610-640, 644-658, 660-670, & 674-698 Brannan Street; 548 5th Street; and 149 Morris St. (collectively referred to as the “Property”). This alternate version of the Flower Mart Project was developed as a result of KR Flower Mart, LLC’s acquisition of adjacent Lots 47 and 48 on March 11, 2016, which adds access to the Fifth-and-Brannan streets corner and increases the total lot area by 75,625 square feet to 295,144 square feet.

The proposed project is located within the Western SoMa Community Plan, which was evaluated in the *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Environmental Impact Report (Western SoMa PEIR)*, certified in 2012.<sup>1</sup> The project site also lies within the proposed Central SoMa Plan area, a community planning process initiated in 2011. The Central Corridor Plan Draft for Public

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

Review<sup>2</sup> (Draft Plan) was released in April 2013, with proposed changes to the allowed land uses, building heights, and bulk controls in the Plan area, including a strategy for improving the public realm within the Plan area and vicinity. An updated draft Plan was released August 2016. The draft Plan is available for download at <http://centralsoma.sfplanning.org>. The Central SoMa Plan will be evaluated in an Environmental Impact Report (EIR), which is currently underway. All aspects of the draft Plan and its proposed rezoning are anticipated to be before decision-makers for review by end of 2016 and for approval in mid-2017.

The existing zoning for the project site is SALI (Service/Arts/Light Industrial), which does not allow office uses, while the proposed zoning district for the project site in the Draft Plan is Mixed-Use Office (MUO), which would allow office uses as well as the other uses proposed under the Project. The Draft Plan includes two height alternatives. The Central SoMa Plan EIR will study the two height alternatives (Option A and Option B), which include different proposed height limits for the project site. Under Option A the proposed height designation for the site is 55/65/85, which would allow buildings up to 85 feet tall on some portions of the project site, while under Option B the EIR will study development of buildings up to 270 feet on the project site. At this point, it is unknown which height option, if any, would ultimately be approved by the Planning Commission and Board of Supervisors. Further Central SoMa Plan-related comments in this PPA are based on the Draft Plan concepts published to date, which are contingent on the approval of the proposed Central SoMa Plan rezoning by the Planning Commission and Board of Supervisors.

## ENVIRONMENTAL REVIEW:

The proposed project requires environmental review, either individually (project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report) or in a Community Plan Exemption (CPE), if the project is consistent with an adopted community plan; see the discussion under "Community Plan Exemption" below. The proposed project is located within the Western SoMa Area Plan, which was evaluated in the *Western SoMa PEIR*. However, the proposed project is not consistent with the land use or development density (zoning) identified in the Western SoMa Area Plan, and it is therefore not eligible for a CPE under the *Western SoMa PEIR*.

If it is determined that the proposed project is consistent with the development density identified in the Central SoMa Plan, it is possible that the proposal, would qualify for a CPE under the proposed Central SoMa Plan EIR once that EIR is certified and the Planning Commission and Board of Supervisors have adopted new zoning controls. However, the proposed project would be assessed based on the height limits for the project site in place at the time that the Planning Department entitlements for the proposed project are sought.

Due to the project's location within the geographic area evaluated in the *Western SoMa PEIR*, any development on the project site would potentially be subject to the mitigation measures identified in that document. Potentially significant project environmental impacts that were identified in and pertinent

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<sup>2</sup> Please note that the Central *SoMa* Plan was formerly called the Central *Corridor* Plan. To avoid ambiguity, this letter uses the current "Central SoMa Plan" when referring to the ongoing planning process, while "Draft Plan" refers to the document published in April 2013 under the name "Central Corridor Plan Draft for Public Review."

mitigation measures and CEQA findings from the *Western SoMa PEIR* that may be applicable to the proposed project are discussed below, under the applicable environmental topic. However, mitigation measures from the *Western SoMa PEIR* that are applicable to the proposed project area could be refined, augmented, or superseded under the future Central SoMa Plan EIR, which would become applicable to the proposed project upon approval of the Draft Plan.

### ***Community Plan Exemption***

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR. A CPE may be prepared for such projects. 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 underlying area plan EIR (assumed here to be the Central SoMa Plan 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 underlying area plan EIR are applied to the proposed project, and a CPE checklist and certificate is prepared.
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the underlying area plan EIR (assumed here to be the Central SoMa Plan 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 underlying area plan EIR, with all pertinent mitigation measures and CEQA findings from the underlying area plan EIR also applied to the proposed project.
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 underlying area plan EIR (assumed here to be the Central SoMa Plan EIR), with all pertinent mitigation measures and CEQA findings from the underlying area plan EIR also applied to the proposed project. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (<http://sf-planning.org/environmental-consultant-pool>). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

As discussed above, the proposed project is located within the proposed Central SoMa Plan Area, which is under evaluation in the forthcoming Central SoMa Plan EIR; if the proposed project is consistent with the development density identified in the Central SoMa Plan, it may be eligible for a CPE. If the proposed

project is not consistent with the development density identified for the project site in the adopted Central SoMa Plan, it would be precluded from qualifying for a CPE under the Central SoMa Plan. The proposed project would be analyzed in a separate environmental document that would not rely on the environmental analysis undertaken for the Central SoMa Plan.

Regardless of the type of environmental document prepared for the proposed project, the applicable fees would be (a) the standard environmental evaluation (EE) fee based on the cost of construction; and (b) the standard EIR fee.

An **Environmental Evaluation Application (EEA)** has been filed by the project sponsor. An updated EEA shall be submitted following the issuance of this PPA to include a project that addresses the comments received in this PPA. A detailed and accurate description of the proposed project is essential for adequate environmental review. Please update the EEA project description as necessary to reflect feedback provided in this PPA letter, and include any additional documents requested herein.

The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** EEAs 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) under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.<sup>3</sup>

Below is a list of topic areas addressed through the environmental review process: Some of these would require additional study based on the preliminary review of the project as it is proposed in the PPA application.

1. **Historic Resources.** The project proposes demolition of known historic resources identified in the Central SOMA Historic Resources Survey; therefore, the proposed project is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The HRE scope will require individual evaluations, which was not completed as part of the previous surveys, as well as further research of the identified Flower Mart Historic District. The HRE scope will also require a project analysis. The qualified professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email ([tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)) for a list of three consultants from which to choose. The selected consultant must scope the HRE in consultation with Department Historic Preservation staff. Please contact the HRE scoping team at [HRE@sfgov.org](mailto:HRE@sfgov.org) to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete HRE is received.

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<sup>3</sup> San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

The Western SoMa PEIR identified two mitigation measures to minimize construction impacts of new development projects on historic resources within 25 feet for non-pile driving activities and 100 feet for pile driving activities: *M-CP-7a: Protect Historical Resources from Adjacent Construction Activities* and *M-CP-7b: Construction Monitoring Program for Historical Resources*. These mitigation measures require an evaluation to determine whether special construction measures are necessary to protect nearby historic resources, as well as implementation of a construction monitoring program for those historic resources. The closest known historic resource is located adjacent to the project site at 701 Bryant Street (3778/001). Therefore, these mitigation measures would apply to the proposed project.

2. **Archeological Resources.** Project implementation would include soil-disturbing activities/excavation up to a depth of approximately 30 feet below grade. The project site is located within an area where no previous archeological survey has been prepared. The Western SoMa 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. Because of the depth of excavation under either the below-grade or street-level Flower Mart configuration, *Western SoMa PEIR Archeological Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment* and *M-CP-4b: Procedures for Accidental Discovery of Archeological Resources* would be applicable to the proposed project. *Mitigation Measure M-CP-4a* requires that a Preliminary Archeology Review (PAR) be prepared by the Planning Department archeologist. Based on the PAR, the Environmental Review Officer (ERO) would determine if an Archeological Research Design/Treatment Plan (ARDTP) is required to more definitively identify the potential for CRHR-eligible archeological resources to be present within the project site and to determine the appropriate action necessary to reduce the potential effects of the project on archeological resources to a less-than-significant level. If an ARDTP is required, the scope of the ARDTP will be determined in consultation with the ERO. The Planning Department archeologist will be informed by the geotechnical study of the project site's subsurface geological conditions. (See Geology below.) *Mitigation Measure M-CP-4b* outlines procedures for ensuring that appropriate actions are taken in the event that an accidental discovery of archeological resources occurs during the construction of the project.
3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.



4. **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,<sup>4</sup> the project would require additional transportation analysis to determine whether the project may result in a significant impact. The project sponsor has paid the fees for such a study and has selected a transportation consultant. The Department will assign a transportation planner who will direct the scope of the consultant-prepared study. Before scoping may commence, the project sponsor shall submit an updated EEA, following the issuance of this PPA, to include a project that addresses the comments received in this PPA.
5. **Noise.** The proposed project would include commercial/light industrial uses that could generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity. It would therefore be subject to *Western SoMa PEIR Noise Mitigation Measure M-NO-1c: Siting of Noise-Generating Uses*, which is intended to reduce potential conflicts between existing sensitive receptors and new noise-generating uses. *Mitigation Measure M-NO-1c* requires that a noise analysis be prepared for a new development that could generate noise 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-sensitive uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement must be included in the analysis. The analysis must be prepared by person(s) qualified in acoustical analysis and/or engineering and must demonstrate with reasonable certainty that the proposed use would comply with the use compatibility requirements of the San Francisco General Plan and Police Code Section 2909, that the proposed use would not adversely affect nearby noise-sensitive uses, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels that would be generated by the proposed use. Should such concerns be present, the Planning 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, and may require implementation of site-specific noise reduction features or strategies.

Construction of the proposed project would generate noise. While construction noise is temporary in nature and regulated by the San Francisco Noise Ordinance, the Western SoMa PEIR evaluated construction noise impacts that would result from implementation of the Community Plan and identified two mitigation measures that, when implemented, would reduce these impacts to a less-than-significant level. *Mitigation Measure M-NO-2a: General Construction Noise Control Measures* includes best practices for construction work, such as state-of-the-art noise shielding and muffling devices and the use of electrically- or hydraulically-powered construction equipment, to minimize construction noise levels. *Mitigation Measure M-NO-2b: Noise Control Measures During Pile Driving* includes a set of site-specific noise attenuation measures for construction projects involving pile driving.

6. **Air Quality.** The proposed project would include (1) 2,030,577 square feet of office space; (2) 89,000 square feet of retail/restaurant space; and (3) a 125,000-square-foot new Flower Mart. This exceeds the Bay Area Air Quality Management District's (BAAQMD) construction screening levels for criteria air pollutants.<sup>5</sup> Therefore, an analysis of the project's criteria air pollutant emissions is likely to be

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<sup>4</sup> This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

<sup>5</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.



required. Please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA. Should this analysis determine that criteria air pollutant emissions exceed the Western SoMa PEIR significance thresholds, construction and operational mitigation measures identified in the PEIR would be required. In addition, *Western SoMa PEIR Mitigation Measure M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants* requires equipment exhaust minimization measures during construction. Another measure, *Western SoMa PEIR Mitigation Measure M-AQ-2 Transportation Demand Management Strategies for Future Development Projects*, requires various Transportation Demand Management (TDM) strategies be implemented to reduce vehicle trips and associated air pollutant emissions.

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 proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. The proposed project is also required to prepare a Construction Dust Control Plan for review and approval by DPH.

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Should the proposed project include new sensitive land uses (for example, day care facilities), those facilities would be subject to the requirements of Health Code Article 38. Additionally, due to the project site's location within an Air Pollutant Exposure Zone, construction of the project would require compliance with Western SoMa PEIR Mitigation Measure MAQ-7: *Construction Emissions Minimization Plan for Health Risks and Hazards*.

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 270 feet, the proposed project would likely require a backup diesel generator and additional measures, such as that described in *Western SoMa PEIR Mitigation Measure M-AQ-4: Siting of Uses that Emit PM<sub>2.5</sub> or DPM and Other TACs*, will likely be necessary to reduce its emissions. Please provide detailed information related to any proposed stationary sources with the EEA.

7. **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>6</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

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<sup>6</sup> Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

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.

8. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project would therefore be required to comply with *Western SoMa Mitigation Measure M-WS-1: Screening Level Wind Analysis and Wind Tunnel Testing*. Given the proposed project's height, location, and preliminary design, wind tunnel testing will likely be required as part of the analysis. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.
9. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project could cast shadows on Victoria Manalo Draves Park and the Gene Friend Recreation Center, both San Francisco Recreation & Parks Department properties, as well as other nearby public and private open spaces. The project sponsor is therefore required to hire a qualified consultant to prepare a detailed shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department's website (<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=539>). A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis.
10. **Utilities and Service Systems.** The proposed project exceeds the threshold for a "water demand project" as defined in Sections 10910 of the California Water Code and preparation of a water supply assessment (WSA) may therefore be required. A determination of the need for a WSA will be made in consultation with the San Francisco Public Utilities Commission during preparation of the environmental documentation for the proposed project.
11. **Biological Resources.** The proposed project would include demolition of buildings, and may therefore be required to comply with *Western SoMa Mitigation Measure M-BI-1a: Pre-Construction Special Status Bird Surveys*. This measure requires pre-construction special-status bird surveys during certain time periods when birds are likely to be nesting, and includes restrictions on construction during the breeding period.
12. **Geology.** The project site is located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.<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, 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

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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>.

related to geological hazards, 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.

13. **Hazardous Materials.** The proposed project would include excavation and below-grade construction on a site with previous and ongoing light industrial uses, and which is included on a map of sites with known or suspected soil and/or groundwater contamination maintained under Article 22A of the Health Code, also known as the Maher Ordinance. Therefore, the project is subject to the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), and which 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 projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/eh/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/eh/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA. Compliance with Health Code Article 22A would meet the requirements of Western SoMa PEIR Hazardous Materials Mitigation Measure M-HZ-3: Site Assessment and Corrective Action.

*Western SoMa PEIR Hazardous Materials Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement* would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts and fluorescent light tubes, 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, must be abated according to applicable federal, state, and local laws. Because the existing buildings were constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the buildings. 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 with asbestos-containing materials. In addition, because of their age (constructed prior to 1978), lead paint may be found in the existing buildings. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

14. **Disclosure Report for Developers of Major City Projects.** San Francisco Campaign and Governmental Conduct Code Section 3.520 et seq. requires the developer of any project with estimated construction costs exceeding \$1,000,000 to submit a *Disclosure Report for Developers of Major City Projects* if the project requires the issuance of a Community Plan Exemption (CPE), certification of an Environmental Impact Report (EIR), adoption of a Final Mitigated Negative Declaration, or a project approval by the Planning Commission that adopts CEQA Findings (EIR certification). A residential development project with four or fewer dwelling units is not required to file this report.

The first (or initial) report must be filed within 30 days of the date of EIR certification, or within 30 days of the date that the final environmental determination under CEQA is adopted. Please submit a *Disclosure Report for Developers of Major City Projects* directly to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.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 parcels are within the Central SoMa Plan area.

An updated draft Plan was published in August 2016 and is anticipated for finalization in early 2017. The Planning entitlement and review process and/or necessary Planning approvals could change pending final adoption of the Central SoMa Plan. The Flower Mart site has been identified as a key site in Central SoMa, and as such would need to follow the forthcoming Key Sites Guidelines. The list below outlines what is assumed as of publication of this PPA.

1. **Rezoning.** The project site is located within the SALI (Service/Arts/Light Industrial) District. The proposed office use is not permitted under this zoning designation, and the proposed Floor Area Ratio (FAR) exceeds the allowed maximum. In order for the project to proceed, the Planning Commission and Board of Supervisors would need to approve new zoning controls for the subject parcel. The zoning concepts included in the 2016 Central SoMa Draft Plan indicate that a reclassification to MUO (Mixed-Use Office) is being considered for the site. The proposed office use would be permitted in MUO Zoning District, though the project may exceed the proposed FAR under this zone. Please see further discussion in the Preliminary Project Comments section.
2. **Height District Reclassification.** The project site is located within the 40/55-X Height and Bulk District. The height of the proposed project would exceed the existing height limit. In order for the project to proceed, the Board of Supervisors would need to approve a Height District Reclassification for the subject parcel. The zoning concepts published in the 2016 Draft Plan indicate that height limits up to 270 feet are being considered for most of this site, and up to 160 feet for Lots 047 and 048. However, these limits are not an indication of which height scenario will ultimately be adopted as part of the Plan and is not a guarantee that the Planning Commission or the Board of Supervisors will approve changes to height limits. The proposed project height would not conform to one of the two alternatives being analyzed in the EIR. Please see further discussion in the Preliminary Project Comments section.
3. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet. All large projects within the Eastern Neighborhoods Area Plan are subject to review by the Planning Commission in an effort to achieve the objectives and policies of the General Plan, the applicable Design Guidelines and the Planning Code. To the extent possible, the project should be designed to minimize deviations and should strive to comply with all Planning Code requirements.
4. An **Office Allocation** from the Planning Commission is required per Planning Code Section 321 et seq. to establish more than 25,000 gross square feet of new office space.

5. A **Shadow Application** must be submitted, per Planning Code Section 295. Due to potential shadow impacts on nearby property owned by the San Francisco Recreation and Park Department (see “Preliminary Project Comments” below), the project must be approved by the Recreation and Park Commission.
6. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
7. A **Building Permit Application** is required for the proposed new construction on the subject property.

All 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 Inspection at 1660 Mission Street.

#### NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged, and in some cases required, 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.

**Notification of a Project Receiving Environmental Review** may be 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 process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

#### PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project. Please note that these comments reflect current Planning Code requirements for this property, which may differ from the requirements being considered under the Central SoMa Plan. Please see the comments below and the Preliminary Design Comments for more information.

8. **Existing Zoning/Height and Bulk.** The subject property is located within the Service/Arts/Light Industrial (SALI) Zoning District, which does not permit office use. It is located within a 40-55-X Height and Bulk district, which does not permit the project’s proposed height and bulk. *The Project could not be approved under existing zoning.*

9. **Central SoMa Plan.** The subject property falls within the ongoing Central SoMa Plan study area generally bounded by 2nd, 6th, and Townsend, with an articulated northern boundary of Stevenson Street on the western edge and Folsom Street on the eastern edge. The draft Plan, published in April 2013, is being evaluated in an Environmental Impact Report (EIR) anticipated for draft publication in November 2016. An updated draft Plan and Implementation Strategy was released August 11, 2016. The draft Plan proposes changes to the allowed land uses, building heights, and bulk controls, and will include a strategy for improving the public realm in this area. The EIR, the draft Plan, and the proposed rezoning and affiliated Code changes are anticipated to be before decision-makers for approval by mid-2017. 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 Plan concepts published to date.*
10. **Land Use.** The draft Plan recommends rezoning the subject property to the Mixed-Use Office (MUO) zoning district, in which the proposed office, retail and PDR uses would be allowed. The key objectives of the draft Plan also include providing support for substantial development in a transit-rich area and requiring office development over other kinds of growth on large sites (>30,000 gross square feet). As proposed, the project uses are generally consistent with the draft Plan. However, as the proposed Plan requires existing PDR be replaced on site at 100% (1:1 ratio) or 0.5 FAR, whichever is greater, it is noted that the current project proposal for the new Flower Mart area does not appear to meet this size requirement (demolishing 182,641 SF and proposing a new 125,000 SF facility). The Flower Mart has been a San Francisco institution for over a century, and still serves an important PDR function. As such, the City is highly supportive of its continued operation on site. Any other development on the project site will be assessed for its potential impact to the ongoing operation and viability of the Flower Mart.

In order to create a diverse and dynamic 24-hour neighborhood characteristic of SoMa, the draft 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 PDR, retail, and public open spaces support this vision of a mixed-use neighborhood and are strongly encouraged. The project sponsor is encouraged to maximize opportunities to activate all public frontages, including a variety of active ground floor uses.

11. **Urban Form: Height and Bulk.** In recognition of the desire to accommodate more growth in the area, the draft Plan recommends increasing height and bulk limits on key sites, including allowances of building heights up to 160 and 270' on the Flower Mart site. Please note that existing requirements in Eastern Neighborhoods districts for mid-block alleys and massing reduction for large projects will continue to apply. The draft Plan publication and ongoing EIR analysis is not an indication of which heights will ultimately be adopted as part of the Plan and is not a guarantee that the Planning Commission or the Board of Supervisors will approve the proposed heights or whether these bodies will change existing height limits. The 2016 draft Plan and Implementation Strategy contains bulk controls in the Implementation Matrix and Guide to Urban Design, both found here: <http://sf-planning.org/central-soma-plan>. The forthcoming Key Development Sites Guidelines will include further details for this specific project. These design guidelines were crafted to help shape development of these key sites, particularly where their size presents special possibilities for realizing public realm or other public benefit objectives, where there is a need for coordination between or



within sites, and/or where adjacent investments in transit or open space infrastructure require special consideration of the relationship between private development and the public realm.

12. **Open Space/Private-Owned Public Open Space (POPOS).** The Central SoMa Draft Plan proposes a requirement that commercial developments include a minimum amount of Privately-Owned Public Open Space (POPOS), similar to those required in the C-3 district under Section 138. If these requirements are adopted as part of the plan, such spaces would need to meet specified provisions on accessibility, design quality, and operations and maintenance. Please see the current 2016 draft Central SoMa Plan: <http://sf-planning.org/central-soma-plan>

The Guidelines call for continuous mid-block alleys to break down the massing of the block and increase pedestrian connectivity throughout the site. It also calls for coordination on the placement and design of POPOS, consolidating spaces into a single cohesive open space where possible, in order to maximize accessibility and functionality and help meet the great need for additional open spaces in this area. Finally, the guidelines also call for ground-floor activation and specifies that office space shall not be an allowed use along any street or POPOS frontage. Please see the Preliminary Design Comments section below for additional comments.

13. **Mid-Block Alley.** Pursuant to Planning Code Section 270.2, new construction on parcels that have a street frontage greater than 200 feet on a block longer than 400 feet between intersections in the existing zoning district (SALI), as well as, in the proposed (as referenced in the draft Plan) zoning district (MUO), shall provide a publically accessible mid-block alley for the entire depth of the property where it is deemed necessary by the Planning Department and Planning Commission to introduce alleys to reduce the scale of large development. Mid-block alleys are also subject to specific design and performance standards further outlined in Planning Code Section 270.2. The proposed “mid-block pedestrian connection” and “mid-block vehicle connection” generally satisfy the mid-block alley provision, however further design and performance criteria will need to be evaluated to ensure compliance.
14. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
15. **Office Allocation.** As defined in Planning Code Section 321, the proposed project would need to obtain an Office Development Authorization from the Planning Commission for new construction of over 25,000 GSF of office use. Please note that proposed amount of office use exceeds the annual limit allocation of 875,000 GSF per year for large cap projects (more than 50,000 GSF), such that entitlement of the proposed project in its entirety would depend on the accrual of unused allocations over more than one annual cycle. Due to these limitations, the project will likely have to be designed into independent phases, which will draw from the Annual Limit. The Planning Department recommends that the project sponsor monitor the status of the Annual Limit Program at: <http://www.sf-planning.org/index.aspx?page=3254>
16. **Floor Area Ratio (FAR).** Within the MUO Zoning District in height limits above 85-ft, Planning Code Section 124 currently permits FAR at a ratio of 7.5 to 1. The 2016 Draft Plan proposes to remove FAR

limits on non-residential buildings over 85 feet, and utilize height and bulk requirements (as discussed above) to achieve density controls.

17. **Bird Safety.** Planning Code Section 139 outlines the standards for new construction to reduce bird mortality and bird hazards. Please refer to these standards to ensure compliance with the Standards for Bird-Safe Buildings
18. **Street Frontage.** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings in MUO District. Please ensure that the ground floor street frontage meets all of these requirements as related to use, ground floor ceiling height, transparency, fenestration, gates, railings and grillwork. The 2016 Draft Plan seeks to further activate the street through the use of “micro-retail” spaces of 1,000 square feet or less. One micro-retail space would be required for every 20,000 square feet of lot area.
19. **Off-Street Loading.** Planning Code Section 152.1 outlines the requirements for off-street freight loading for office and retail uses. Currently, the Project is required to provide seven off-street freight loading parking spaces for the 2,030,577 SF of new office space, 115,000 SF of new PDR space, and 99,000 SF of retail space. In addition, the Department has the following comments:
  - The Planning Department is concerned about the dimensions and locations of the proposed curb cuts on the shared easement. Please consider relocation or consolidation the curb cuts and reducing the widths of the curb cuts on the shared easement.
  - The shared easement and private drive should be built to city standards.
  - 5th Street is an important bicycle route and a high injury corridor for cyclists, and 6<sup>th</sup> Street is a high injury corridor for pedestrians. Therefore, the Planning Department recommends careful planning and design of freight and loading operations to and from the site.
  - Additional information will be required as follows:
    - Provide existing and proposed curbs and stripping dimensions, and show if there is on-street parking proposed on the plans. Please include sidewalk widths sidewalk lengths bulbout dimensions, driveway widths and curb radii.
    - Clarify loading operations. Which types of freight vehicles will be used? How will the vehicles circulate through the parking garage? Are garage entry/exit points designed for one-way or two-way circulation?
    - Please show proposed on-street loading locations, if any are proposed.
20. **Streetscape Plan, including Pedestrian Improvements.** As the project consists of new construction and over 250’ feet of frontage, it requires the submittal of a Streetscape Plan to the Planning Department to ensure that the new streetscape and pedestrian elements are in conformance with the Department’s Better Street Plan (BSP). This Streetscape Plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-

of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, Class II bike racks, curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets Plan and Section 138.1(c)(2)(ii) for the additional elements that may be required as part of the project's streetscape plan:

<http://www.sfbetterstreets.org/design-guidelines/street-types/downtown-residential-streets/>

Under the BSP, Brannan, 5th, and 6th streets are classified as a Mixed-Use Streets, with a recommended sidewalk width of 15'. In addition, the Central SoMa Plan calls for reconfiguring Brannan Street between 6th and 2nd. This stretch of Brannan will have wider sidewalks, cycle tracks, two lanes of traffic, and one parking lane. This alternative is currently being analyzed in the Central SoMa Environmental Impact Report (EIR), which is anticipated to be completed in 2016. Please see the draft Plan for proposed street sections and other visuals: <http://sf-planning.org/central-soma-plan>.

21. **Vision Zero.** Two of the three major streets fronting the project are identified as "high-injury corridors", through the City's [Vision Zero Program](#), a commitment to eliminating injuries and deaths of anyone using city streets and sidewalks (pedestrians, cyclists, motorists, etc.). The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project, especially at major entrances and curb cuts on all sides of the site. [If the project is required to submit a streetscape plan per Section 138.1, the Department's Streetscape Design Advisory Team may require additional pedestrian safety streetscape measures].
  - 5th Street has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for cyclists.
  - 6th Street has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for both drivers and pedestrians.
  - All plans should prioritize improving safety for all users along these corridors.
22. **Citywide Bike Network.** The 2009 San Francisco Bicycle Plan contains specific proposed near-term bicycle route network improvement projects for a safe, interconnected bicycle network that supports bicycling as an attractive alternative to private auto use. The San Francisco Bike Plan is the guiding policy document defining where bicycle improvements should be made in the City.
  - 5th Street is identified as a bike route under the San Francisco Bicycle Plan. The SFMTA is currently working on an enhanced design for 5th Street that includes sidewalk widenings and bike lanes.
23. **Bicycle Parking & Showers.** Planning Code Section 155.2 outlines the requirement for bicycle parking in new development. The number of required Class 1 and Class 2 bicycle parking spaces shall be dependent on the amount of retail, PDR, and office space. Per Planning Code Section 155.2 (Table 155.2), this project is required to provide at least 429 Class I bicycle parking spaces (425 proposed) and 58 Class II spaces. In addition, per Planning Code Section 155.3, shower facilities and lockers will be required for any of new commercial buildings. Class II bicycle parking spaces are required to be within 100' of major site and building entrances and should be incorporated into streetscape and major open space designs. Given the central location of the project and proximity to

major bicycle corridors and commuter transit stations, the Planning Department recommends exceeding the current minimum number of required bicycle parking spaces.

Currently, all of the proposed Class I bicycle parking is consolidated in one area on the south-west corner of the parking garage, which would require a walk of almost a 1,000' to the Tower 1 Building in the northeast part of the site. Per Planning Code Section 155.2, please revise the location of the Class I bicycle parking spaces in the below-grade parking garage, so they are distributed across multiple locations. Especially in inclement weather, it is important that each of the three buildings have interior access from Class I bicycle parking directly to office and retail spaces for employees and visitors. Throughout the site, the Department recommends that a certain amount of Class I spaces be sized to fit larger cargo bikes, which are increasingly being used by City residents, particularly those with children.

24. **Parking.** Under the existing zoning and the proposed zoning (MUO) of the Draft Plan, no off-street parking would be required. The 2016 Draft Plan proposes to set maximum office parking at one space per every 3,500 square feet, and maximum retail parking at one space per every 1,500 square feet. Based on the existing and future transit accessibility of the site and the need to limit traffic volumes in the area, parking should be minimized on site.
25. **Car-Share.** Planning Code Section 166 provides the required number of car sharing spaces for new construction. The number of required car-share parking spaces shall be dependent on the amount of off-street parking. Please ensure compliance with this requirement.
26. **Shadow.** Planning Code Section 147 states that a shadow analysis is required any project over 50 feet in height in the Eastern Neighborhoods Plan Area. Similarly, Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. The preliminary analysis for the proposed project indicates that it may cast shadows on nearby public parks; therefore, additional analysis will be required. See Shadow within the Environmental Review (above) for more information.
27. **Horizontal Mass Reduction:** Planning Code Section 270.1 requires a horizontal mass reduction for all new construction projects with street frontage greater than 200-ft in length. Currently, the proposed project has the entire frontage along Brannan Street between 5<sup>th</sup> and 6<sup>th</sup> Streets. Therefore, the proposed project is required to incorporate a mass reduction that: 1) is not less than 30-ft in width; 2) is not less than 60-ft in depth from the street-facing building façade; 3) extends up to the sky from a level not higher than 25-ft above grade or the third-story, whichever is lower; and 4) results in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft. Please ensure that the project meets this requirement.
28. **Narrow Street Height Provisions:** For projects within the MUO Zoning District along a Narrow Street (a public right of way less than or equal to 40 feet in width, or any mid-block passage or alley that is less than 40 feet in width), Planning Code Section 261.1 specifies that all subject frontages shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. No part or feature of a building may penetrate the required setback plane. Please ensure compliance with this requirement.

29. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer  
CityBuild, Office of Economic and Workforce Development  
City and County of San Francisco  
50 Van Ness Avenue, San Francisco, CA 94102  
(415) 581-2303  
Website: <http://oewd.org/Workforce-Development.aspx>

30. **Flood Notification.** The project site is in a block that has the potential to flood during storms. The SFPUC will review the permit application to comment on the proposed application and the potential for flooding during wet weather. Applicants for building permits for either new construction, change of use, or change of occupancy, or for major alterations or enlargements must contact the SFPUC at the beginning of the process to determine whether the project would result in ground-level flooding during storms. Requirements may include provision of measures to ensure positive sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters. 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, DBI, or the Successor Agency to the San Francisco Redevelopment Agency. For information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4: [http://www.sf-planning.org/ftp/files/publications\\_reports/DB\\_04\\_Flood\\_Zones.pdf](http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf).
31. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (creating and/or replacing 5,000 square feet or more of impervious surface), 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. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. 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. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
32. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a

designated recycled water use area, and for more information about the recycled water requirements, please visit [sfwater.org/index.aspx?page=687](http://sfwater.org/index.aspx?page=687).

33. **Non-Potable Water Reuse.** Beginning November 1, 2016, all new buildings of 250,000 square feet or more of gross floor area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. All three buildings on the Flower Mart site are larger than 250,000 SF. Your project will need approvals from the San Francisco Public Utilities Commission and permits from both the Department of Public Health and DBI to verify compliance with the requirements and local health and safety codes. To view more information about the requirements, please visit <http://www.sfwater.org/np>. Project teams may contact [nonpotable@sfwater.org](mailto:nonpotable@sfwater.org) for assistance. The Department recommends the project sponsor work with the Planning Department and the SFPUC to consider a district-scale system that serves the entire Project and optimize co-benefits of non-potable and stormwater management approaches that support living roofs and streetscape greening.
34. **Better Roofs Ordinance.** In April 2016, San Francisco became the first major city in the US to require the installation of solar PV and/or solar thermal systems on at least 15% of roof area on new buildings. The legislation goes into effect January 2017. Details will be added to City websites as available. In addition to renewable energy generation, the Department encourages all projects, especially with substantial areas of flat roofs to consider living roofs, urban agriculture, and other beneficial uses. More detail on additional proposed requirements for the Central SoMa Plan area is provided in the draft Central SoMa Plan (Chapter 6 and the Implementation Matrix), at <http://sf-planning.org/central-soma-plan>; the Department also has a Living Roof Manual: <http://sf-planning.org/san-francisco-living-roofs>
35. **Sustainability and the Central SoMa Eco-District.** Per the San Francisco Green Building Code, this project is required to meet the requirements of LEED Gold. The Department recommends the project sponsor work with the Building Department and San Francisco Environment to design/build the most beneficial mix of green building strategies to meet or exceed all current requirements. This especially includes the provision of renewable energy on site (PV and solar thermal), living roofs and walls, non-potable water reuse, healthy environments (non-toxic building materials), and other innovative approaches to enhancing performance of the City's current green building requirements.

The Planning Department has also identified the Central SoMa plan area as a Type 2 Eco-District—an infill area composed of many smaller parcels and property owners. An “eco-district” is a neighborhood or district where residents, community institutions, property owners, developers, and businesses join together with city staff and utility providers to meet sustainability goals by formulating a portfolio of innovative projects at a district or block-level. The Department sees a special opportunity for new development sites in Central SoMa to exhibit a variety of sustainability best practices including and beyond those required by the Green Building Code and other City and State environmental requirements.

All major new development in the Central SoMa Plan Area will be expected to participate in some capacity in the Eco-District Program and a possible Sustainability Management Association to help guide it. Planning staff are working with other City agencies and the development community to explore both voluntary options and possible new requirements related to renewable energy



generation (solar), high performing rooftop uses (renewable energy, living roofs, stormwater management and open space) and non-potable water recycling systems. Additionally, the Planning Department is exploring possibilities for activating and greening land located near and underneath the freeway. For more information, see Chapter 6 of the 2016 Draft Plan and Implementation Strategy.

36. **Development Impact Fees.** This project will be subject to various impact fees. Please refer to the [Planning Director's Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection's [Development Impact Fee webpage](#) for more information about current rates. In addition, the draft Plan raises requirements for public benefits commensurate with additional development potential granted by the Plan. Please see the draft Plan for more information on the proposed comprehensive set of public benefits program and associated impact fees: <http://sf-planning.org/central-soma-plan>. Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

- Transportation Sustainability Fee (411A)
- Jobs-Housing Linkage (413)
- Child-Care In-Lieu Fee (414)
- Affordable Housing Fee (415)
- Eastern Neighborhoods Impact Fees (423)
- Public Art (429).
- Additional development impact fees and requirements are proposed by the Central SoMa Plan, including a Central SoMa Fee, a Community Services Fee, and a Mello-Roos Community Facilities District.

For more information, see the 2016 Draft Plan's "Requirements for New Development" document.

## PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:

### *Architecture and Building Massing*

1. **Site Design, Open Space and Massing.** While the Planning Department generally supports the overall approach to the site design and massing, we request that the project sponsor and design team consider reshaping some of the massing to avoid the complex reading like a corporate campus. While parts of the buildings ought to have a clear "Flower Mart" identity, it should be assumed that the site could and will be home to multiple tenants so there is no architectural basis for perfect coordination. Moreover, while this will be the largest single development site in Central SoMa, it needs to read like a series of smaller sites that are an organic part of the neighborhood and reflect its finer-grained fabric. To fulfill this, consider:
  - Varying the level at which the podium tops off and the upper portion (be it mid-rise or tower) begins. This variation can occur at anywhere between 65 and 85 feet in height.

- Bridges between buildings should not read prominently. This is particularly the case with the building proposed to span the new Freelon Alley, whose mass is also substantially detrimental to the experience on the alley. SoMa has a tradition of building to building bridges and several are proposed in projects currently: they are minimal in dimension and legible as such.

Additionally, there needs to be more differentiation between the towers and the mid-rise buildings (i.e., buildings of 85–160 feet). Towers can and should be distinctive. By contrast, the upper portion of mid-rise buildings (i.e., the part above the streetwall) is intended to be subservient to the podium. To fulfill this, consider:

- Lowering the heights of the mid-rise buildings to 130 feet (this has potentially the advantage of eliminating a couple of cores).
- Shaping the mid-rise buildings to create more of a sense of openness along the new mid-block passageway (i.e., the extension of Freelon Street). While the requirements of “skyplane” are not specifically required in this new passageway, the intent is to create a sense of openness akin to other SoMa alleys. While this shaping should begin at 65'-85', the 15' setback at 85' would not be required along these edges.

Please continue to work with Department staff on further refinements as part of the forthcoming Key Sites Guidelines and future applications.

2. **Street Frontage and Parking.** The Planning Department requests that parking be minimized to the extent possible as the current proposal seems higher than necessary for the uses proposed. The Department also considers the ground floor experience of pre-eminent importance. To fulfill this:
  - Be mindful of the intent and requirements of Section 270.1, regarding long facades. While we appreciate the “big roof” intent of the market hall, there is strong concern that a building of 400+ feet in length will be too monotonous unless highly activated and exquisitely designed.
  - Establish interior ground floor organization such that the edge of the Flower Mart alongside the main passage is active and interesting to pedestrians moving through that space. This edge should not simply show the backs of vendors or storage bins but rather edges of their workings or curated display spaces. The more this can expose the natural workings of its industrial use, the better.
  - Along this line of thinking, seek places for small-scale changing tenancy along the main passage to allow for some organic growth over time. Perhaps there are thoughtful and connected spaces available for the unexpected such as for display, performance, or other evolving cultures of the marketplace.
3. **Architecture.** At this point the architecture is assumed to be preliminary and the Department will provide further detailed design review on the subsequent submission. We know that architectural development will occur further down the road, but want this consideration to be foremost when that time comes. The architectural volumes and textures of the individual buildings need sufficient variation to as not to read as one complex. The Department encourages the use of high quality, compatible materials; material samples should be submitted and detailed on the plans.

***Streetscape and Public Realm***

*The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC). The Flower Mart (610-698 Brannan Street) project came to SDAT on July 18, 2016. Below are the SDAT comments from that meeting.*

**1. Pedestrian Improvements**

- Per the Central SoMa Plan and the Better Street Plan, Brannan, 5th, and 6th Streets shall be widened to 15 feet.
- Incorporate mid-block crossings on 5th and Brannan Streets per the Central SoMa Plan.
- Consider signaling the mid-block crosswalk and alley way to improve pedestrian accessibility.
- Streetscape design on 5th Street should be coordinated with the SFMTA's 5th Street bikeway improvements project currently scheduled to be legislated in 2018. Please coordinate with Matt Lasky (matt.lasky@sfmta.com)

**2. 6th Street Project Underway**

- Environmental review and SFMTA planning efforts are currently underway for a standalone streetscape project on 6th Street. On the subject block of 6th Street, the SFMTA project includes rescinding the peak hour parking restrictions, effectively converting the existing peak hour tow-away lane to all-day curb parking. The Flower Mart project sponsor may consider applying to have these spaces converted to loading zones.

**3. Future SDAT Review**

- The pending Central SoMa plan adoption process may trigger further modifications to the project. The project should return to SDAT closer to the Central SoMa Plan's adoption.
- At that time, please bring the Project back to SDAT for review with the requested information:
  - Provide existing and proposed curbs and stripping dimensions, and show if there is on-street parking proposed on the plans. Please include sidewalk widths sidewalk lengths bulbout dimensions, driveway widths and curb radii.
  - Clarify loading operations. Which types of freight vehicles will be used? How will the vehicles circulate through the parking garage? Are garage entry/exit points designed for one-way or two-way circulation?
  - Show proposed on-street loading locations, if any are proposed.

**4. Landscaping, Street Trees, and Site Furnishings in the Public Sidewalk**

- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See [www.sfbetterstreets.org](http://www.sfbetterstreets.org).
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.

- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfdpw.org/trees> or call 415-554-6700.

## 5. Electrical Transformer Room

- If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans. Public Works typically does not permit new transformer vaults in the public right-of-way. The project sponsor may request an exception by submitting a Vault Permit from SF Public Works Bureau of Street Use & Mapping (BSM) will be required, however at this time, the Planning Department does not support locating the transformers within the public right-of-way. Please relocate the proposed transformer vault location inside the property line. The transformer vault should neither be not be sited within the public right-of-way, nor along a prominent active facade.

## 6. SFPUC, Water

- A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable and fire water services. If the current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
- The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
  - SFPUC- CDD Protection of Existing Water and AWSS Facilities;
  - SFPUC Standards for the Protection of Water and Wastewater Assets;
  - Rules and Regulations Governing Water Service to Customers;
  - SFPUC- CDD Design Criteria for Potable Water Systems;
  - Application for Water Supply and Responsibility of Applicants;
  - San Francisco Fire Code and Reliability;
  - California Waterworks Standards, California Code of Regulations Titles 17 and 22;
  - Auxiliary Water Supply System (AWSS) Distribution Piping.

For SF Public Works permit information visit <http://www.sfdpw.org/permits-0> or call 415-554-5810.

For questions please contact [cddengineering@sfgwater.org](mailto:cddengineering@sfgwater.org).

## PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation Application and/or Large Project Authorization, as listed above, must be submitted no later than **March, 2, 2018**. 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  
                     Flood Notification: Planning Bulletin  
                     SFPUC Recycled Water Information Sheet

cc:     Mike Grisso, Property Owner  
         Rich Sucre, Current Planning  
         Melinda Hue, Environmental Planning  
         Lisa Fisher, Citywide Planning  
         Jonas Ionin, Planning Commission Secretary  
         Charles Rivasplata, SFMTA  
         Jerry Sanguinetti, Public Works  
         Pauline Perkins, SFPUC  
         June Weintraub and Jonathan Piakis, DPH  
         Planning Department Webmaster ([planning.webmaster@sfgov.org](mailto:planning.webmaster@sfgov.org))

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125
Brent	Plater		0 Wild Equity Institute	474 Valencia Street Suite 295
Buddy David	Choy Campos	President Supervisor, District 9	Coleridge St. Neighbors Board of Supervisors	157 Coleridge Street 1 Dr. Carlton B Goodlett Place, Room #244
Edward	Stiel		0 2887 Folsom Street Concerned Residents	2887 Folsom Street
Eric Erick	Lopez Arguello	President President	SoMaBend Neighborhood Association Calle 24 Merchants and Neighbors Association	P.O. Box 410805 1065 A Hampshire Street
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503
Jeff	Parker	Steering Committee Member	Friends of Upper Douglass Dog Park	750 27th Street
Jaime John Judith	Whitaker Barbey Berkowitz	Administrator Chairperson President	SOMA Leadership Council Liberty Hill Resident Association East Mission Improvement Association (EMIA)	201 Harrison Street Apt. 229 50 Liberty Street 1322 Florida Street
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street
Lucia	Bogatay	Board Member	Mission Dolores Neighborhood Association	3676 20th Street
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206
Matthew Planning and	Rodgers	Chair 0	Alabama Street Pioneers 0 Dolores Heights Improvement Club-DRC	1014 Alabama Street P.O. Box 14426



Peter	Heinecke	President	Liberty Hill Neighborhood Associaton	30 Hill Street
Peter Philip	Cohen Lesser	President	0 Noe Street Neighbors Mission Merchants Association	33 Noe Street 555 Laurel Avenue #501
Podge	Thomas	Site Manager	Native American Health Center	333 Valencia Street, Suite 240
Robert	Hernandez		0 -	1333 Florida Street
Sean	Quigley	President	Valencia Corridor Merchant Association	766 Valencia Street, 3rd Floor
Spike	Kahn	Director	Pacific Felt Factory	2830 - 20th Street
Ted	Olsson	Member	Market/Octavia Community Advisory Comm.	30 Sharon Street
Tisha	Kenny	President	19th Street/Oakwood Neighborhood Association	3642 19th Street
J.R.	Eppler	President	Potrero Boosters Neigborhood Association	1459 - 18th Street, Suite 133
Zoe	Astrachen	Principal	Central 26th Street Neighborhood Coalition	3443 26th Street
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave

CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
San Francisco	CA	94103	415-431-4210	podersf.org	Excelsior, Mission, South of Market
San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
San Francisco	CA	94110	415-282-2990	choytate@gmail.com	Bernal Heights, Mission, Noe Valley
San Francisco	CA	94102-4689	415-554-5144	David.Campos@sfgov.org; Hillary.Ronen@sfgov.org; Nate.Allbee@sfgov.org; Carolyn.Goossen@sfgov.org	Bernal Heights, Mission, Outer Richmond
San Francisco	CA	94110	415-282-5393	eddiestiel@yahoo.com	Mission
San Francisco	CA	94141	415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
San Francisco	CA	94110	415-323-8939	eriq94110@aol.com	Mission
San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
San Francisco	CA	94102	415-722-0617	jhenders@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
San Francisco	CA	94131	415-215-1711	limehouse10@gmail.com	Castro/Upper Market, Diamond Heights, Glen Park, Mission, Noe Valley
San Francisco	CA	94105	415-935-5810	somajournal@yahoo.com	Mission, South of Market
San Francisco	CA	94110	415-695-0990	villabarbei@earthlink.com	Mission
San Francisco	CA	94110	415-824-0617	sfjberk@mac.com	Mission
San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
San Francisco	CA	94110	415-863-3950	missiondna@earthlink.net, peter@missiondna.org	Castro/Upper Market, Mission
San Francisco	CA	94110	415-282-3334		0 Excelsior, Mission, Outer Mission
San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
San Francisco	CA	94110	415-826-4854	a1zealot@sonic.net	Citywide, Mission
San Francisco	CA	94114		0 plu@doloresheights.org	Castro/Upper Market, Mission, Noe Valley

San Francisco	CA	94110		0 libertyhillneighborhood@gmail.co m	Castro/Upper Market, Mission, Noe Valley
San Francisco	CA	94114	415-722-0617	pcohensf@gmail.com	Castro/Upper Market, Mission, Western Addition
San Mateo	CA	94401	415-979-4171	phnsan@msn.com; mma@prolocal-sf.com; info@prolocal-sf.com	Mission
San Francisco	CA	94103	415-503-1046 x2714	podgeT@nativehealth.org	Mission
San Francisco	CA	94110		0	0 Mission
San Francisco	CA	94110		0 seanq@paxtongate.com	Castro/Upper Market, Mission, Potrero Hill
San Francisco	CA	94110	415-935-3641	pacificfeltfactory@gmail.com	Mission
San Francisco	CA	94114-1709	415-407-0094	olssonted@yahoo.com	Castro/Upper Market, Downtown/Civic Center, Mission
San Francisco	CA	94110	415-863-8653	tishakenny@att.net	Mission
San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
San Francisco	CA	94114	415-285-3960	za@intersticearchitects.com	Mission
San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of



# SAN FRANCISCO PLANNING DEPARTMENT

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## *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.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

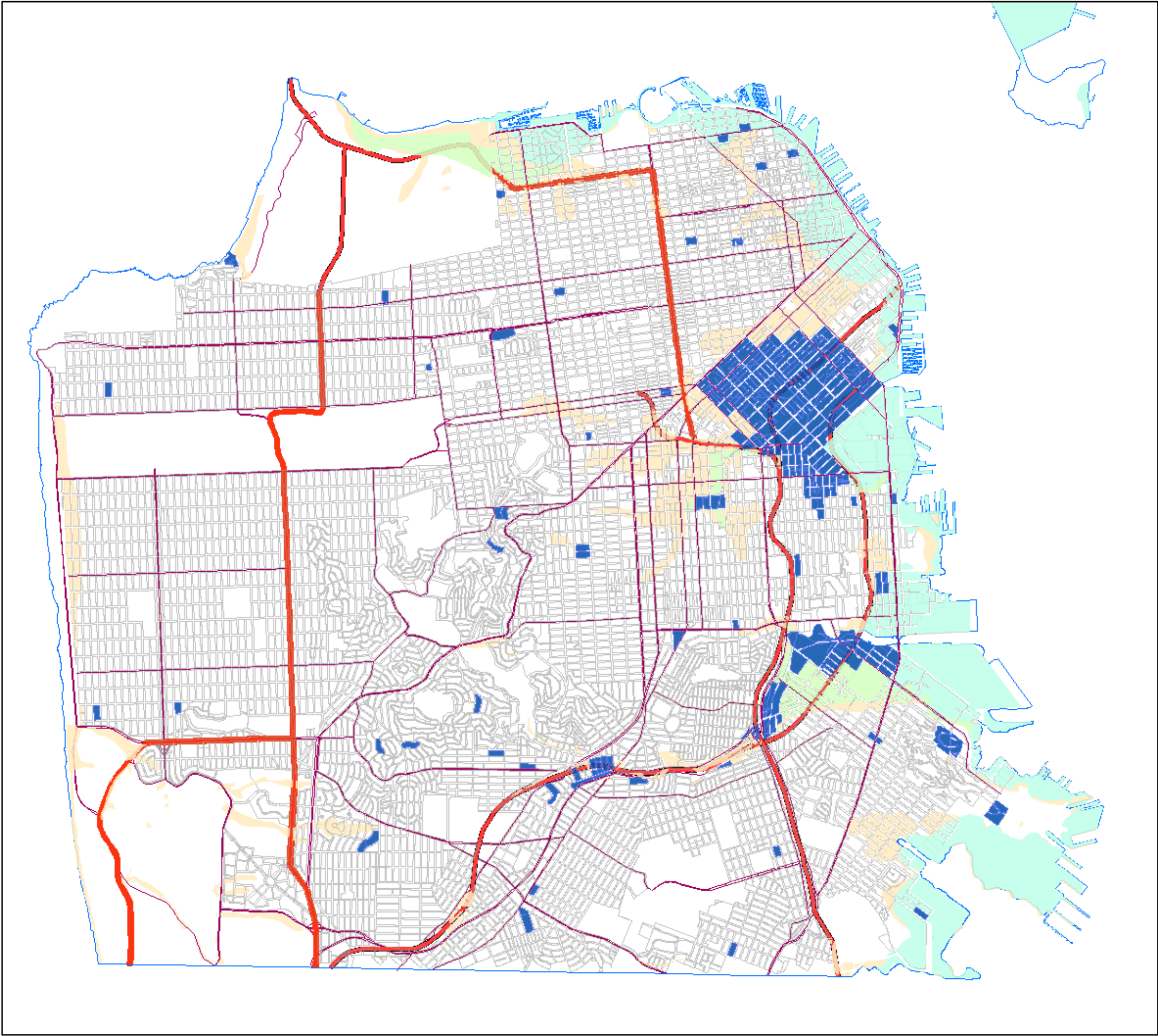
Planning  
Information:  
**415.558.6377**



# SOMA FLOOD ZONE



# San Francisco Public Utilities Commision Blocks of Interest







## San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

The City and County of San Francisco's (CCSF) Recycled Water Ordinance requires property owners to install dual plumbing for recycled water use within the designated recycled water use areas in these situations:

- New or remodeled buildings and all subdivisions with a total cumulative area of 40,000 square feet or more
- New and existing irrigated areas of 10,000 square feet or more

For more information on the Recycled Water Ordinance and the designated recycled water use areas, please visit [www.sfpuc.org/recycledwater](http://www.sfpuc.org/recycledwater)

The following are procedures to guide developers and property owners with the installation of recycled water service lines. Drawings A and B show how and where the lines are to be installed, and the required backflow prevention assembly for development when recycled water mains have been installed in the streets (Drawing A), and when the mains have not been installed in the streets (Drawing B).

### 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 is required for each water line.

### Required Backflow Prevention Assembly

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 prevention assemblies must be approved by the SFPUC's Water Quality Division.

The backflow prevention assembly for domestic water plumbing inside the building and for 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 – described in the CCSF's Plumbing Codes

**\*\*SFPUC's City Distribution Division 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 Division  
(415) 554-3271

#### Recycled Water Plumbing Codes

Department of Building Inspection  
Plumbing Inspection Services  
(415) 558-6054

#### Backflow Prevention

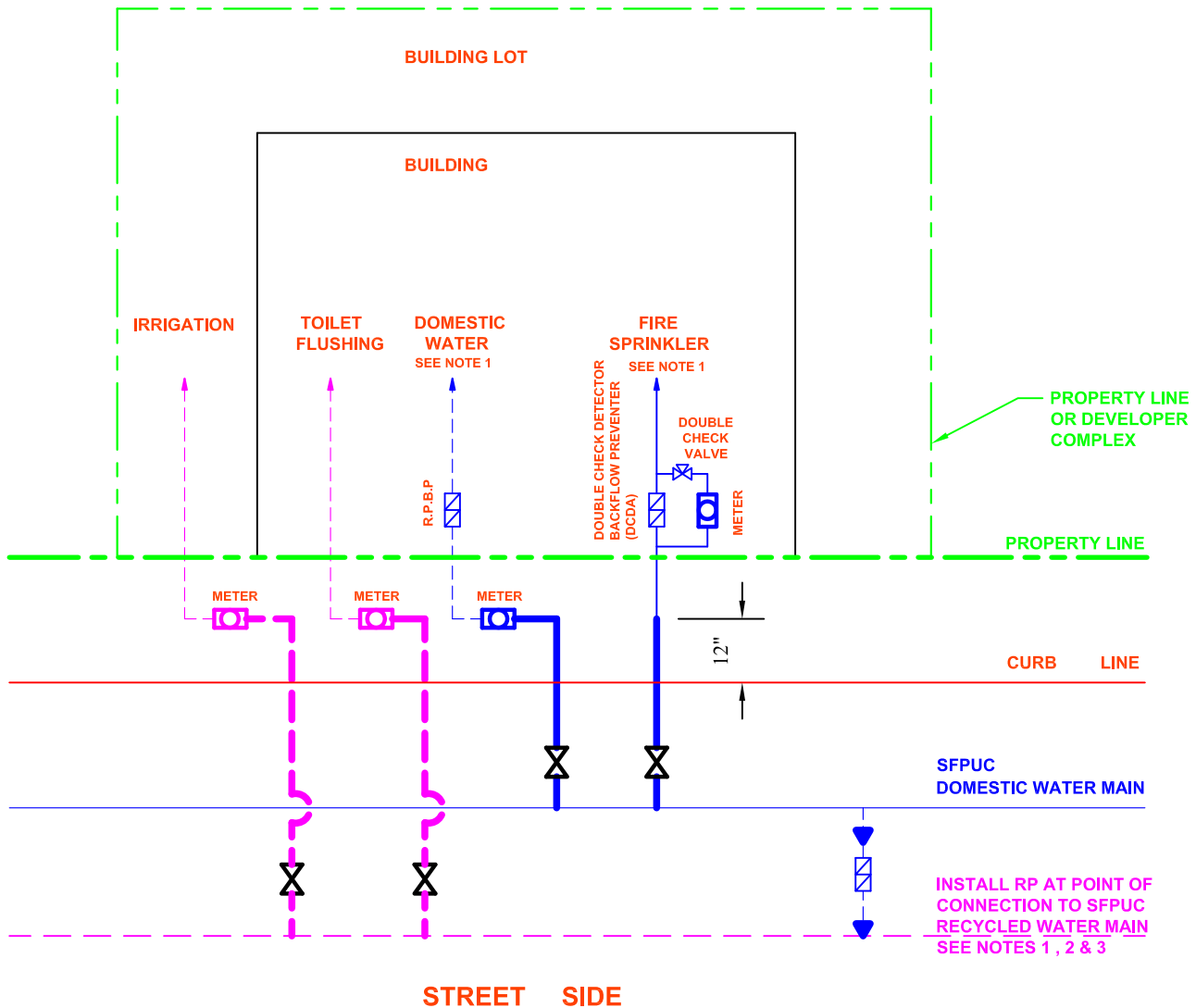
San Francisco Public Utilities Commission  
Water Quality Division  
(650) 652-3100

#### New Service Line Permits

San Francisco Public Utilities Commission  
Customer Service  
(415) 551-3000



# DRAWING A



## NOTES:

1. BACKFLOW PREVENTER TO BE APPROVED BY SFPUC W( ).
2. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET TITLE 17, CCR, REQUIREMENTS AND PUBLIC HEALTH SAFETY CODE.
3. BFA INSTALLED, OWNED AND MAINTAINED BY SFPUC

## RESPONSIBILITY OF INSTALLATION OF HEAVY LINES:

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

## LIGHT LINES:

HOUSE PIPE  
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

## RESPONSIBILITY FOR SERVICE LINES FOR DEVELOPMENT WITH RECYCLED WATER MAIN LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

K. PAYNE

DRAWN:

DATE: 10/23/15

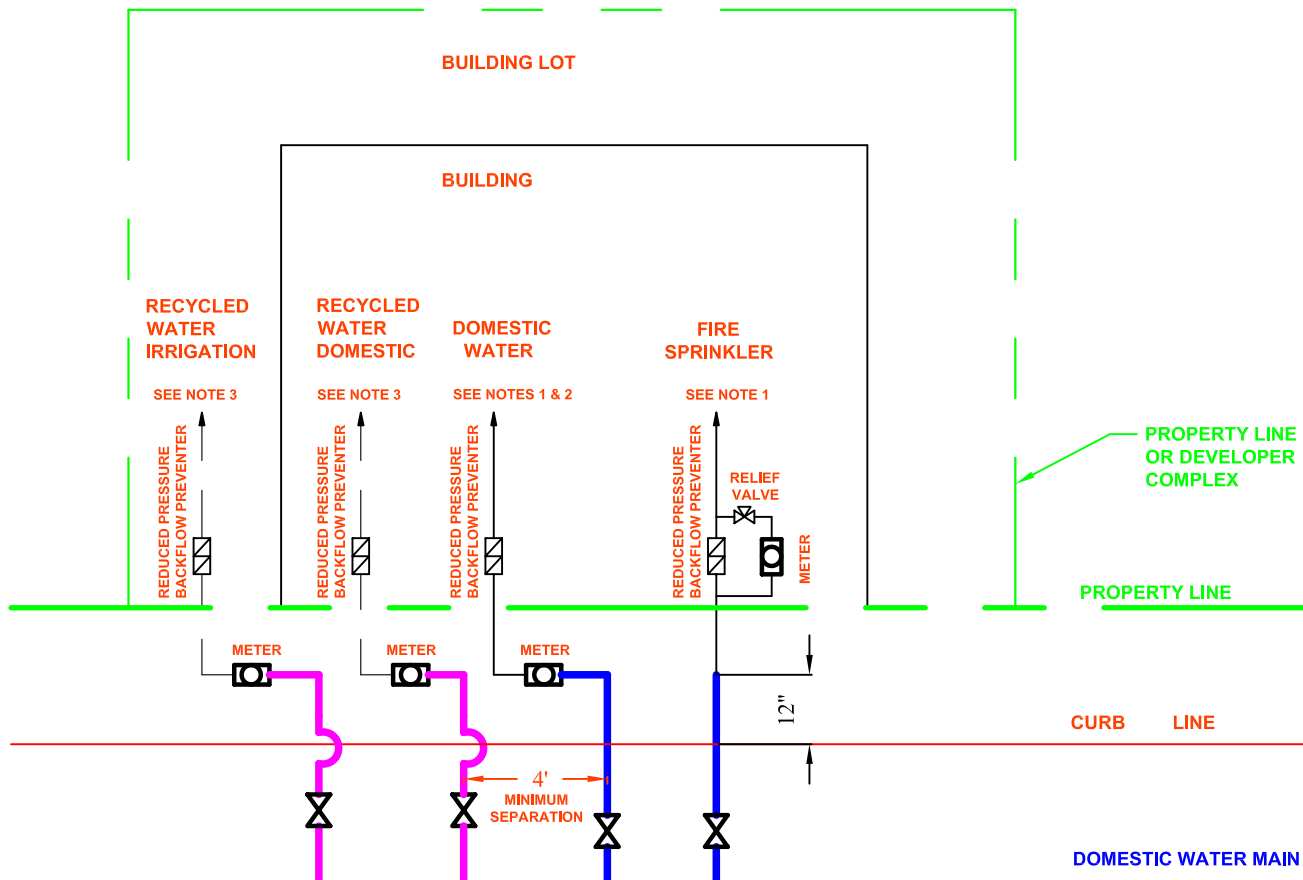
CHECKED:

DRAWING NO.

A-1290c.1

REV. NO. 1

# DRAWING B



## 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