



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 11, 2016
TO: Warner Schmalz, Forum Design, LTD
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2015-016032PPA for 2610 Mission Street


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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Paolo Ikezoe, at (415) 575-9137 or paolo.ikezoe@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joshua Switzky, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: May 11, 2016
Case No.: **2015-016032PPA**
Project Address: 2610 Mission Street
Block/Lot: 3636/002
Zoning: Mission Street Neighborhood Commercial Transit District
65-B Height and Bulk District
Area Plan: Mission Area Plan
Project Sponsor: Warner Schmalz, Forum Design, LTD
415-252-7063; w.schmalz@forumdesign.com
Staff Contact: Paolo Ikezoe – 415-575-9137
Paolo.Ikezoe@sfgov.org

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CA 94103-2479

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DISCLAIMERS:

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

PROJECT DESCRIPTION:

The 4,996-square-foot (sf) project site consists of one parcel containing an existing, approximately 4,996 square foot, one-story commercial building located on Mission Street just south of 22nd Street. The proposed project would involve the renovation of the existing building and a four story addition. As proposed, the project would result in a 5-story (57 ft) building containing 8 residential units and approximately 7,817 sf of ground floor retail space.

ENVIRONMENTAL REVIEW:

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.

As discussed above, the proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods PEIR*. If the proposed project is consistent with the development density identified in the area plan, it would be eligible for a community plan exemption (CPE). Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination.

Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Eastern Neighborhoods PEIR*, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,017) and (b) the CPE certificate fee (currently \$7,779).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods PEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,017) and (b) the standard environmental evaluation fee (which is based on construction value).
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 *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,017); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Formal environmental review begins with Planning Department review of the **Environmental Evaluation Application (EEA)** filed by the project sponsor. The EEA can be submitted at the same time as the PPA application or subsequent to issuance of the PPA letter.

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 under the “Publications” tab. See “Environmental Applications” on page 2 of the current Fee Schedule for a calculation of environmental application fees.¹

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. If you have already filed your EEA, you may provide the requested information and documents as supplements to your application.

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 alteration of an age-eligible building located in the South Mission Historic Resources Survey Area. The property was given a status code of 6Z in the survey and found not to be a historic resource based on visual inspection. Since the completion of the survey, new information has been uncovered that the original ca. 1922 façade may exist beneath the current exterior cladding. Due to this new information, further evaluation is required to determine if the property is an eligible historic resource. 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 an individual evaluation of the subject building, which was not completed as part of the previous survey. 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) 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 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 EEA 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.

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

2. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. However, the project site is located on a high injury corridor as mapped by Vision Zero.² Thus, in order to facilitate that determination, Planning staff propose the following recommendations:
 - Include existing and proposed sidewalk dimensions on site plans
 - Show bicycle parking as per Planning Code requirements on site plans
3. **Noise.** The proposed project may be subject to Eastern Neighborhoods PEIR Mitigation Measure F-2. This mitigation measure requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved. Please provide available information regarding construction activities, including, but not limited to, the duration of construction and information on equipment required during each phase of construction. This information will be reviewed by the assigned environmental coordinator to determine whether Eastern Neighborhoods PEIR Mitigation Measure F-2 would apply to the project.
4. **Air Quality.** The proposed project, at 8 dwelling units, is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.³ Further, the proposed project will not involve any excavation, soil disturbance or soil modification. Therefore, a criteria air pollutant analysis is not required.

Project-related demolition and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by the Department of Building Inspection (DBI). The Director of DBI may waive this requirement for activities on sites less than ½ acre that are unlikely to result in visible dust, such as the proposed project.

5. **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

² This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

³ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁴ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.

6. **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 will not cast a shadow on any property protected by the Recreation and Park Commission as per Planning Code Section 295. However, the shadow fan indicates that the project will shade open space that is provided as part of the Mission campus of City College of San Francisco. Therefore, a detailed shadow study will be required. Please file a shadow analysis application, available here: <http://sf-planning.org/permit-forms-applications-and-fees>. Prior to the start of the analysis, the consultant shall submit a shadow study scope of work for review and approval by the assigned environmental coordinator.
7. **Geology.** Please submit documentation demonstrating that the existing building's foundation and structural system are sufficient to support the proposed addition.
8. **Hazardous Materials.** The project site is not currently identified as a known existing or former Leaking Underground Fuel Tank (LUFT) site or a Spills, Leaks, Investigations and Cleanups (SLIC) site. Further, the project site is not currently identified as a location with known or suspected soil, soil vapor or groundwater contamination. Thus, the project is not subject to Article 22A of the Health Code, also known as the Maher Ordinance, and will not be required by the DPH to complete a Maher Application.

However, *Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials* would be applicable to the proposed project. This mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

In addition, since the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. Further, because of its age (constructed prior to 1978), lead paint may

⁴ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

be found in the existing building. Please contact DBI for requirements related to the demolition of buildings that may contain lead paint.

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

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a focused initial study/mitigated negative declaration with a supporting CPE checklist. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a focused EIR with a supporting CPE checklist. A community plan exemption and a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but focused EIR with supporting CPE checklist would need to be prepared by a consultant on the Planning Department’s environmental consultant pool (http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

Please see “Studies for Project inside of Adopted Plan Areas - Community Plan Fees” in the Planning Department’s current *Fee Schedule for Applications*. Environmental evaluation applications are available at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org.

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.

A **Building Permit Application** is required for the proposed alteration and addition on the subject property.

Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Different levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed under 'Planning Department Approvals'. Additionally, many approvals require a public hearing with an associated neighborhood notification.

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

Public Outreach. In addition to the required Pre-Application meeting, it is highly recommended to conduct a public outreach process with the surrounding community and neighborhood groups early in the development process. The intention is to initiate neighbor communication and identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project:

1. **Mission Area Plan.** The subject property falls within the area covered by the Mission Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at:

http://sf-planning.org/ftp/General_Plan/Mission.htm

2. **Mission Action Plan 2020.** The subject property falls within the area of the ongoing Mission Action Plan 2020 process generally bounded by Division/13th/Duboce, Guerrero, Potrero/101 and Cesar Chavez Streets. A draft Action Plan will be available in spring 2016. The draft Action Plan may propose changes to certain allowed land uses in certain districts, as well as to building heights and densities. For more information please visit:

<http://www.sf-planning.org/sfmap2020>

3. **Mission Interim Controls.** The subject property falls within the area of the Mission 2016 Interim Controls adopted on January 14, 2016 to govern certain permit applications during the development of the Mission Action Plan (MAP) 2020. The area governed by the interim controls is generally defined by the following boundaries: Division/13th/Duboce Street, Mission Street, Potrero Avenue and Cesar Chavez Street. The interim controls require a Conditional Use or Large Project Authorization for certain projects including when there is removal of PDR space. For more information on the interim controls requirements please visit:

http://default.sfplanning.org/legislative_changes/new_code_summaries/2015-000988CWP_Mission_Interim_Controls-2016.pdf

4. **Density Maximization & Affordable Housing Provision.** It is the Department's priority to give precedence to the development of all new net housing, and to encourage the direct building of more affordable housing and the maximization of permitted density, while maintaining quality of life and adherence to Planning Code standards. The Mission Area Plan includes the following policies promoting housing production in the Mission:

OBJECTIVE 1.2

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER

OBJECTIVE 2.1

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

The project proposes to add 8 residential units, just short of the 10 units that trigger Section 415 of the Planning Code, which requires 12% of units be Below Market Rate (BMR) units. Also, the plans demonstrate an unfulfilled capacity could be developed into more than 8 units. The Department strongly encourages increased density on the site, while maintaining the required bedroom mix and livability of the units. Per the Director's Bulletin No. 2, if the project were to maximize density and include 20% on-site BMRs, it would qualify for priority processing:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8460>

5. **Rear Yard.** Planning Code Section 134(a) outlines the rear yard requirements within the Mission Street NCT District. The minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building. As the length of the lot is equal to 125 feet, the minimum rear yard depth is not less than 31.25 feet. As proposed, the project appears to meet this requirement.

6. **Open Space - Residential.** Planning Code Section 135 requires 80 square feet of open space per dwelling unit if private, or 100 square feet of open space per dwelling unit if common. Additionally, any such open space shall meet the dimensional requirements of Subsections (f) and (g). As proposed, the project appears to meet these requirements.
7. **Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed rear yard appears to be code-complying and thus meets the exposure requirement for those units that only have windows fronting the rear yard area.
8. **Street Trees.** The Department of Public works requires the planting of Street Trees pursuant to Article 16, Section 805(a) and (d) and 806 (d). Generally, one street tree for every 20 feet of frontage for any development project that includes the addition of a dwelling unit. You may contact Carla Short at the Department of Public Works for additional information (carla.short@sfdpw.org). You may also view the code requirements at the following link: [http://www.amlegal.com/nxt/gateway.dll/California/publicworks/article16urbanforestryordinanc e?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_806](http://www.amlegal.com/nxt/gateway.dll/California/publicworks/article16urbanforestryordinanc e?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_806)
9. **Vision Zero.** The project is located on a “high-injury corridor”, identified through the City’s [Vision Zero Program](#). The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.
10. **Bicycle Parking.** Planning Code Section 155.2 requires this project to provide at least one Class 1 space per dwelling unit. As eight dwelling units are proposed, eight Class 1 bicycle parking spaces are required. Depending on the type of use proposed for the commercial space, additional bicycle parking spaces may be required pursuant Section 155.2. The proposed project contains a room identified for bicycle parking on the basement floor plan; however, the design and layout of each bicycle parking space is not identified. Please include details in regard to the design and layout of each bicycle parking space in the plans. Please refer to Zoning Administrator Bulletin No. 9 for bicycle parking design and layout requirements; this document can be accessed here: http://www.sf-planning.org/ftp/files/publications_reports/bicycle_parking_reqs/ExhibitC_ZAB.pdf
11. **Street Frontage.** Planning Code Section 145.1 includes a number of Code requirements intended to preserve, enhance and promote attractive, pedestrian oriented street frontages. Based on the preliminary elevations, sections, and floor plans, it appears that the project will meet these Code requirements; however, please provide detailed plans, window and door details, and elevations to ensure that the ground floor street frontage meets all requirements as related to Section 145.1.
12. **Ground Floor Uses.** Per Planning Code Section 145.4(b)(14), the project is located on an identified commercial street (Mission Street), which requires active commercial uses on the ground floor. Please review this Section when considering the type and design of commercial use to be proposed on the ground floor of the subject building.

13. **Diaper Changing Stations.** Per Planning Code Section 168, a new Retail Sales and Services use or a Retail Entertainment and Recreation use, as defined in Section 102 of the Planning Code, that is 5,000 square feet or more in size is required to install and maintain, at each floor level containing restrooms accessible to the public, at least one Baby Diaper-Changing Accommodation that is accessible to women and one that is accessible to men, or a single Diaper-Changing Accommodation that is accessible to both. Signage at or near its entrance indicating the location of the Baby Diaper-Changing Accommodations is also required.
14. **Neighborhood Notification.** Per Planning Code Section 312, neighborhood notification will be required, since the proposal involves an alteration which will expand the exterior dimensions of a building within the Mission NCT Zoning District.
15. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process ([Ordinance Number 070-015](#)). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that the Planning Department will not consider an entitlement application complete until the following are completed:
- (A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and
 - (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when those comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.
- You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at <http://www.sfgov2.org/index.aspx?page=338> for additional information regarding the outreach process.
16. **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.
- Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:
- a. Child-Care (414A)
 - b. Eastern Neighborhoods Impact Fees (423)

PRELIMINARY DESIGN COMMENTS:

The project is located in an NCT (Mission Street Neighborhood Commercial Transit) zoning district and in the Mission (EN) planning area. The following comments address preliminary design issues that may significantly impact the proposed project:

17. **Site Design, Open Space and Massing.** The Planning Department is supportive of the preliminary site design and massing as the project integrates well with the surrounding neighborhood as proposed.
18. **Architecture.** The Planning Department generally supports the proposed architectural design and appreciates the fine-grained qualities in the façade, in particular at the ground floor portion of the elevation. The façade also nicely articulates a residential scale and texture. The Department requests the use of high-quality materials and the inclusion of significant depth in the fenestration in street-facing facades.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **November 11, 2017**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List
 SFPUC Recycled Water Information Sheet

cc: Sam Sirhed, Property Owner
Jonathan DiSalvo, Current Planning
Jennifer McKellar, Environmental Planning
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Jerry Robbins, MTA
Jerry Sanguinetti, DPW
Pauline Perkins, PUC
Planning Department Webmaster (webmaster.planning@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Excelsior, Mission, South of Market
Brent	Plater		0 Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
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	San Francisco San Francisco	CA CA	94110 94102-4689	415-282-2990 415-554-5144	choytate@gmail.com David.Campos@sfgov.org; Hillary.Ronen@sfgov.org; Nate.Allbee@sfgov.org; Carolyn.Goossen@sfgov.org	Bernal Heights, Mission, Noe Valley Bernal Heights, Mission, Outer Richmond
Edward	Stiel		0 2887 Folsom Street Concerned Residents	2887 Folsom Street	San Francisco	CA	94110	415-282-5393	eddiestiel@yahoo.com	Mission
Eric Erick	Lopez Arguello	President President	SoMaBend Neighborhood Association Calle 24 Merchants and Neighbors Association	P.O. Box 410805 1065 A Hampshire Street	San Francisco San Francisco	CA CA	94141 94110	415-669-0916 415-323-8939	somabend.na@gmail.com eriq94110@aol.com	Downtown/Civic Center, Mission, South of Market Mission
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jeff	Parker	Steering Committee Member	Friends of Upper Douglass Dog Park	750 27th Street	San Francisco	CA	94131	415-215-1711	limehouse10@gmail.com	Castro/Upper Market, Diamond Heights, Glen Park, Mission, Noe Valley
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	San Francisco San Francisco San Francisco	CA CA CA	94105 94110 94110	415-935-5810 415-695-0990 415-824-0617	somajournal@yahoo.com villabarbei@earthlink.com sfjberk@mac.com	Mission, South of Market Mission Mission
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Lucia	Bogatay	Board Member	Mission Dolores Neighborhood Association	3676 20th Street	San Francisco	CA	94110	415-863-3950	missiondna@earthlink.net, peter@missiondna.org	Castro/Upper Market, Mission
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301	San Francisco	CA	94110	415-282-3334		0 Excelsior, Mission, Outer Mission
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Matthew Planning and Peter	Rodgers Heinecke	Chair President	Alabama Street Pioneers 0 Dolores Heights Improvement Club-DRC Liberty Hill Neighborhood Associaton	1014 Alabama Street P.O. Box 14426 30 Hill Street	San Francisco San Francisco San Francisco	CA CA CA	94110 94114 94110	415-826-4854	a1zealot@sonic.net 0 plu@doloresheights.org 0 libertyhillneighborhood@gmail.com	Citywide, Mission Castro/Upper Market, Mission, Noe Valley Castro/Upper Market, Mission, Noe Valley
Peter Philip	Cohen Lesser	President	0 Noe Street Neighbors Mission Merchants Association	33 Noe Street 555 Laurel Avenue #501	San Francisco San Mateo	CA CA	94114 94401	415-722-0617 415-979-4171	pcohensf@gmail.com phnsan@msn.com; mma@prolocal-sf.com; info@prolocal-sf.com	Castro/Upper Market, Mission, Western Addition Mission
Podge	Thomas	Site Manager	Native American Health Center	333 Valencia Street, Suite 240	San Francisco	CA	94103	415-503-1046 x2714	podgeT@nativehealth.org	Mission
Robert Sean Spike Ted	Hernandez Quigley Kahn Olsson	President Director Member	0 - Valencia Corridor Merchant Association Pacific Felt Factory Market/Octavia Community Advisory Comm.	1333 Florida Street 766 Valencia Street, 3rd Floor 2830 - 20th Street 30 Sharon Street	San Francisco San Francisco San Francisco San Francisco	CA CA CA CA	94110 94110 94110 94114-1709	415-935-3641 415-935-3641 415-407-0094	0 0 seanq@paxtongate.com pacificfeltfactory@gmail.com olssonted@yahoo.com	0 Mission Castro/Upper Market, Mission, Potrero Hill Mission Castro/Upper Market, Downtown/Civic Center, Mission
Tisha	Kenny	President	19th Street/Oakwood Neighborhood Association	3642 19th Street	San Francisco	CA	94110	415-863-8653	tishakenny@att.net	Mission
J.R.	Eppler	President	Potrero Boosters Neigborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
Zoe	Astrachen	Principal	Central 26th Street Neighborhood Coalition	3443 26th Street	San Francisco	CA	94114	415-285-3960	za@intersticearchitects.com	Mission
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Joe	Rivano Barros	Reporter	Mission Local	2301 Mission Street #104	San Francisco	CA	94110	510-798-0730	info@missionlocal.com, joe.rivanobarros@missionlocal.com	Bernal Heights, Mission
Gail	Baugh	President	Hayes Valley Neighborhood Association	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jackie	Barshak		0 Cultural Action Network	2067 10th Avenue	San Francisco	CA	94116	415-722-6588	jbarshak@hotmail.com	Mission



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

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

Backflow Prevention

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

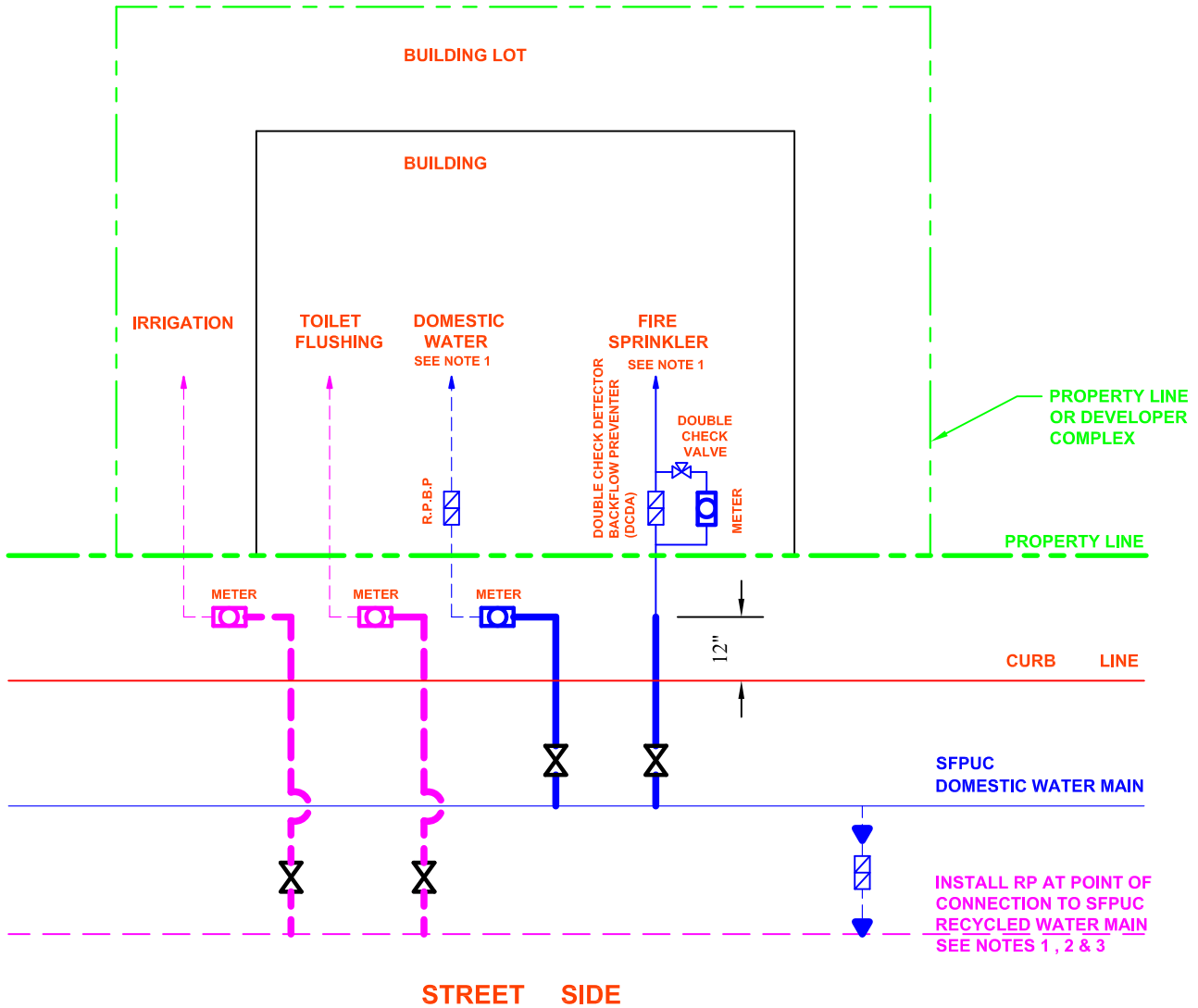
Recycled Water Plumbing Codes

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

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:

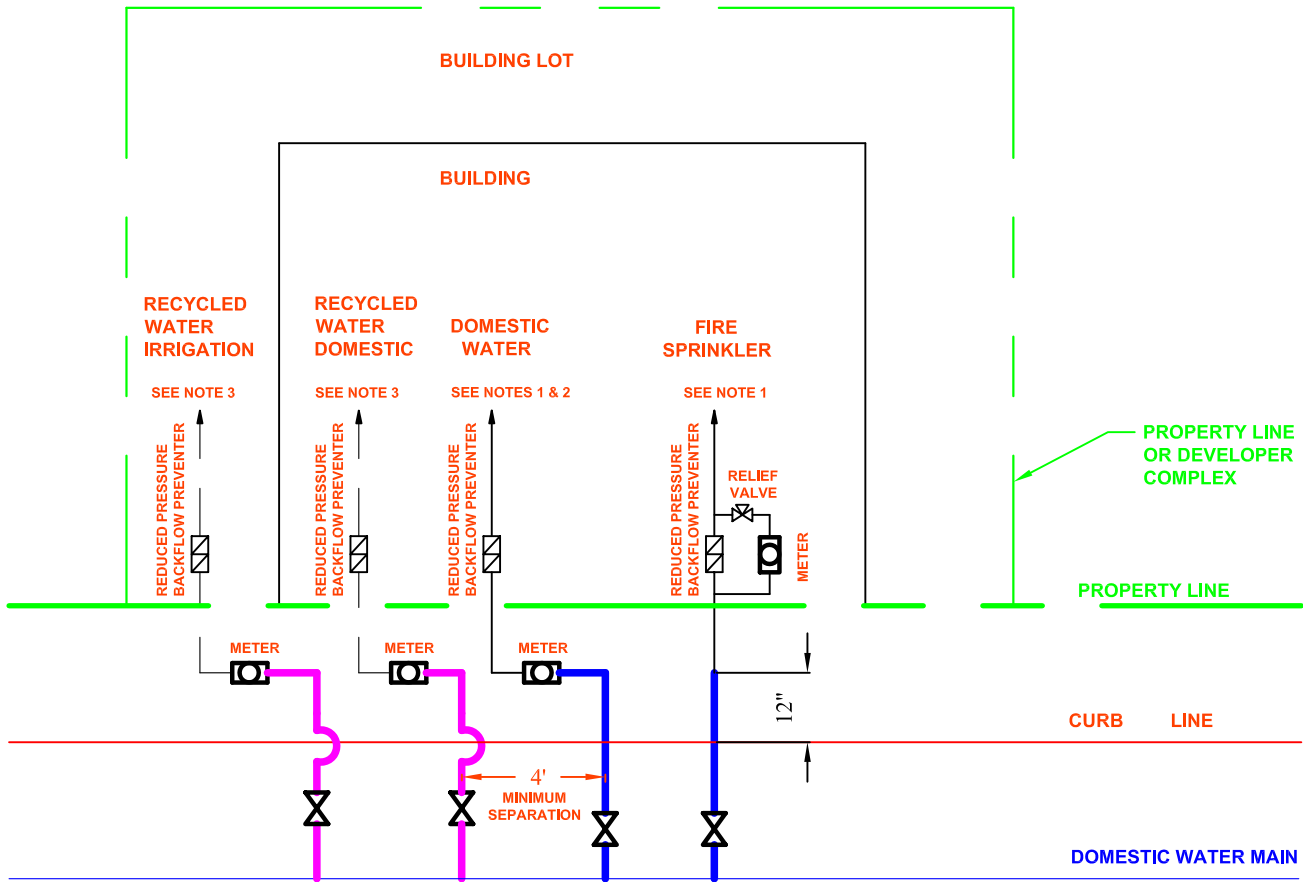
SCALE:
NTS

DESIGNED BY:
K. PAYNE
DATE: 10/23/15

DRAWN:
CHECKED:

DRAWING NO.
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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