



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 3, 2016
TO: Daniel Frattin, Reuben, Junius & Rose, LLP
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2015-016239PPA for 1170-1180 Harrison Street

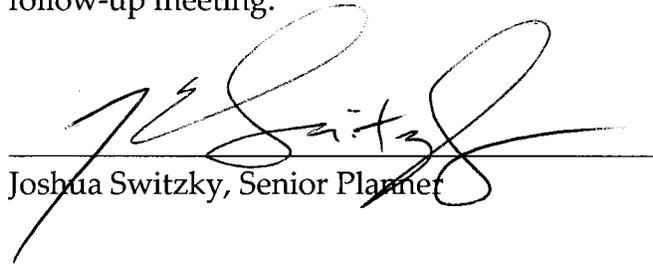
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Jessica Look, at (415) 575-6812 or jessica.look@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joshua Switzky, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: March 3, 2016
Case No.: **2015-016239PPA**
Project Address: 1170 -1180 Harrison Street
Block/Lot: 3755/029
Zoning: WMUG (Western SoMa Mixed Use – General) Zoning District
55-X Height and Bulk District
Western SoMa Special Use District
Area Plan: Western SoMa
Project Sponsor: Daniel Frattin
Reuben, Junius and Rose, LLP
415-567-9000
Staff Contact: Jessica Look – 415-575-6812
jessica.look@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 December 4, 2015, 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 proposal includes a change in use from warehouse (PDR) to office use. The proposal would undertake interior alterations to the existing one-story 10,241-square-foot (sf) warehouse, which currently has a mezzanine measuring 481 square feet. The project would replace this mezzanine with a new floor

level measuring 9,265 square feet, thus creating a total of 19,025 square feet of office use. The project does not call for any exterior expansion. As noted by the Project Sponsor, the exterior of the building will be renovated in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. All existing door and window openings will be retained. If any replacement is necessary, the replacement will replicate the original look and material, as closely as possible. Currently, the existing building does not possess any off-street parking, and no off-street parking is proposed as part of this project.

BACKGROUND:

The project site is within the Western SoMa Plan Area of the Eastern Neighborhoods Area Plan. The Western SoMa Community Plan covers the Western SoMa Special Use District (SUD) which is an irregularly shaped area generally north of Townsend Street, west of 4th Street, south of Mission Street, and east of 13th Street.¹ On December 6, 2012, the Planning Commission certified the *Western South of Market (SoMa) Community Plan, Rezoning of Adjacent Parcels and 350 Eight Street Project Final Environmental Impact Report (Western SoMa PEIR)*.² On March 19, 2013, the Board of Supervisors adopted the Western SoMa Community Plan by Resolution No. 731-04. The Western SoMa Community Plan and its associated rezoning became effective April 27, 2013.

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 Western SoMa Plan Area, which was evaluated in the *Western SoMa 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 *Western SoMa PEIR*, and there

¹ San Francisco Planning Department, *Western South of Market Special Use District Plan Area map*. Available at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=7405>.

² San Francisco Planning Department, *Western South of Market (SoMa) Community Plan, Rezoning of Adjacent Parcels and 350 Eight Street Project Final Environmental Impact Report (FEIR)*, Planning Department Case Nos. 2008.0877E and 2007.1035E, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>.

would be no new significant impacts “peculiar” to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Western SoMa 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 *Western SoMa 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 *Western SoMa PEIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa 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 *Western SoMa PEIR*, with all pertinent mitigation measures and CEQA findings from the *Western SoMa 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. 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.³

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.

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

1. **Historic Resources.** The project site contains a building previously determined to be eligible for national, state, or local listing as a historic resource. The property was surveyed as part of the South of Market Area Historic Resources Survey. Should the proposed project include any alterations to the exterior of the building, the project would be 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 project proposes alterations to a known historical resource and the HRE scope will require a Secretary of the Interior's Standards for the Treatment of Historic Properties analysis of the project. The 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 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 draft HRE is received.
2. **Archeological Resources.** While the project site is within the Western SoMa Plan Area, the project does not propose any soil disturbance. Therefore, the proposed project would not be subject to *Western SoMa PEIR Cultural and Paleontological Resources Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment* of the *Western SoMa PEIR* and the project would not require Preliminary Archeological Review (PAR) by a Planning Department archeologist. Similarly, *Western SoMa PEIR Cultural and Paleontological Resources Mitigation Measure M-CP-4b: Procedures for Accidental Discovery of Archeological Resources* would not apply to the proposed 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 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.⁴ Planning staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and cycling to and from project site and vicinity:

- Show existing and proposed sidewalk widths and curb cuts on the project plans.
5. **Noise.** *Western SoMa PEIR Noise Mitigation Measure M-NO-2b: Noise Control Measures During Pile Driving* addresses requirements related to the use of pile-driving. This mitigation measure prohibits the use of impact pile drivers wherever feasible and requires that contractors use pile driving equipment with state-of-the-art noise shielding and muffling devices. As there is no soil disturbance associated with the proposed project, pile driving is not anticipated. Therefore, *Mitigation Measure M-NO-2b* would not likely apply to the project.

Construction of the proposed project would generate noise. *Western SoMa PEIR Noise Mitigation Measure M-NO-2a: General Construction Noise Control Measures* requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant, and that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved. Construction noise would be also subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction.

The *Western SoMa PEIR* identified mitigation measures to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. Based on the General Plan's Background Noise Levels map, the project site is located along a segment of Harrison Street with noise levels above 75 dBA Ldn (a day-night averaged sound level). *Western SoMa PEIR Noise Mitigation Measure M-NO-1b: Siting of Noise-Sensitive Uses* is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. As the proposed office development would not introduce new sensitive receptors to the project site, *Mitigation Measure M-NO-1b* would not be required. Similarly, *Western SoMa PEIR Noise Mitigation Measure M-NO-1a: Interior Noise Levels for Residential Uses* would not apply to the proposed project. In addition, *Western SoMa PEIR Noise Mitigation Measure M-NO-1d: Open Space in Noisy Environments*, which is also applicable to new development of a noise-sensitive use, would not apply to the proposed project.

Finally, *Western SoMa PEIR Noise Mitigation Measure M-NO-1c: Siting of Noise-Generating Uses* would apply to the proposed project if the project would include commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity. As the project proposes to develop office space on the project site, *Mitigation Measure M-NO-1c* is unlikely to apply to the proposed project.

6. **Air Quality.** The proposed project, which includes the expansion of an existing warehouse to create a 19,025-gsf office building, would be below the Bay Area Air Quality Management District's

⁴ This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

(BAAQMD) construction screening levels for criteria air pollutants.⁵ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, please provide detailed information related to construction equipment, phasing and duration of each phase, and the volume of excavation as part of the EEA. *Western SoMa PEIR Air Quality Mitigation Measure M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants*, which requires equipment exhaust minimization measures during construction, may also apply to the proposed project.

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. As the proposed project would not introduce new sensitive uses to the project site *Western SoMa PEIR Air Quality Mitigation Measure M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors* would not apply to the project. However, the sponsor should provide in the EEA information about the estimated length of construction and a list of any off-road construction equipment anticipated to be used for the proposed project. Equipment exhaust measures during construction, such as those listed in *Western SoMa PEIR Air Quality Mitigation Measure M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards* may apply to the proposed project.

Given the proposed project's height of 30 feet, the project would not likely require a backup diesel generator. However, 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 off-site sensitive receptors. If new sources of toxic air contaminants are included additional measures, such as those described in *Western SoMa PEIR Air Quality Mitigation Measure M-AQ-4: Siting of Uses that Emit PM 2.5 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.

Western SoMa PEIR Air Quality Mitigation Measure M-AQ-2: Transportation Demand Management Strategies for Future Development Projects requires that projects which would generate more than 3,500 daily vehicle trips to develop and implement and Transportation Demand Management (TDM) plan. As the proposed project would not generate daily vehicle trips in excess of 3,500, *Mitigation Measure M-AQ-2* would not apply to the proposed project.

- 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.⁶ The project sponsor is required to submit the completed table

⁵ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

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

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.

8. **Wind.** The proposed project would not result in construction of a building greater than 80 feet in height. Therefore, no wind analysis would be required.
9. **Shadow.** The proposed project would not result in construction of a building greater than 40 feet in height. Therefore, no shadow analysis would be required.
10. **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.⁷ 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 related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project.
11. **Hazardous Materials.** The proposed project is located in a Maher Ordinance area, as defined Article 22A of the Health Code. However, as the proposed project would not include soil disturbance, the project is not subject to the Maher Ordinance and is not required to submit a Phase I Environmental Site Assessment or enroll in the Maher program with the Department of Public Health.

Given that the existing building on the project site was constructed prior to 1980, *Western SoMa PEIR Hazardous Materials Mitigation Measure 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 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.

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

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

existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

12. **Naturally Occurring Asbestos.** The project site is not located in an area that contains serpentine soils and the proposed project would not include soil disturbance, therefore no measures are required to address naturally occurring asbestos (NOA).
13. **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 a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. A **Building Permit Application** is required for the rehabilitation of the exterior, construction of the interior mezzanine and the change in use from PDR to office. As part of the Building Permit Application, the Project would be reviewed by the Historic Preservation Commission (HPC), pursuant to Planning Code Section 803.9(b)(3), who shall provide advice to the Zoning Administrator regarding the feasibility of the project to preserve the subject building at 1170-1180 Harrison Street. As part of the Building Permit Application, the Project Sponsor should also submit a **Historic Building Maintenance Plan (HBMP)** to demonstrate how the project would enhance the feasibility of preserving the subject building.

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. 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 under the “Permits & Zoning” tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the “Resource Center” tab.

Notification of a Project Receiving Environmental Review. Notice 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.

- **Western SoMa Area Plan.** The subject property falls within the area covered by the Western SoMa Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The project sponsor is encouraged to read the full plan, which can be viewed at:
http://www.sf-planning.org/ftp/general_plan/Western_SoMa_Area_Plan.pdf.
- **Office Use.** Per Planning Code Section 844.65, office use is permitted within qualified historic buildings pursuant to Planning Code Sections 803.9(b) and 890.70. Otherwise, general office use is not permitted in the WMUG Zoning District, as stated in Planning Code Section 844.66. Per Planning Code Section 844.65a, Professional Service, Financial Services and Medical Services (as defined in Planning Code Sections 790.110, 790.114 and 790.116) are limited to the ground floor if primarily open to the general public on a client-oriented-basis.

Currently, the project intends to change the use of the existing building from PDR to office. Per the South of Market Historic Resource Survey adopted by the Historic Preservation Commission in July 2010, the subject building at 1170-1180 Harrison Street is individually-eligible for listing in the

California Register of Historical Resources, and would qualify for use of Planning Code Section 803.9(b)(3).

Please submit a Building Permit Application to file for a change in use from PDR to office use. Along with the Building Permit Application, please submit a Historic Building Maintenance Plan (HBMP) to demonstrate how the proposed project would enhance the feasibility of preserving the historic building.

- **Neighborhood Notification.** Per Planning Code Section 312, neighborhood notification is required for any project within an Eastern Neighborhoods Mixed Use District that includes a change in use from one land use category to another. Since the project includes a change in use from PDR to office use, neighborhood notification is required as part of the Building Permit Application. Please refer to the Department's handout entitled "Neighborhood Notification Packet," which is available for review on the Department's website at:
<http://www.sf-planning.org/index.aspx?page=2611#n>
- **Floor Area Ratio.** Per Planning Code Section 124, the Floor Area Ratio (FAR) for the non-residential uses within a 55-X Height Limit and the WMUG Zoning District is limited to 4.0 to 1. The project site has a 9,796 square foot lot. Therefore, a maximum of 39,184 square feet is permitted on the project site. The project includes 19,025 square feet of office use, which complies with this requirement.
- **Open Space – Non-Residential.** Planning Code Section 135.3 requires this project to provide one square foot of open space for every 50 occupied square feet of office space. If the open space provided does not meet the minimum requirements, an in-lieu fee may be paid instead of providing the open space on site per Section 426. For the 19,025 square feet of office use, approximately 381 square feet of open space would be required. Please specify how the project would meet this requirement.
- **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 WMUG Zoning 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.
- **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. Currently, the project does not call for any exterior expansion; therefore, the Planning Code Section 147 and 295 do not apply to the proposed project.
- **Off-Street Parking.** Within the WMUG Zoning District, no parking would be required. The project would have parking maximums, which are listed in Planning Code Section 151.1. For office use within the WMUG Zoning District, off-street parking is limited to seven percent of the gross floor area of office use. Currently, the project does not call for any off-street parking.

- **Bicycle Parking & Showers.** Planning Code Section 155.2 outlines the requirement for bicycle parking. For office use, one Class 1 space is required for every 5,000 square feet of occupied floor area. In addition, a minimum of two Class 2 spaces are required for any office use greater than 5,000 square feet and one additional Class 2 space for each additional 50,000 occupied square feet. Therefore, the project is required to provide 4 Class 1 and 2 Class 2 bicycle parking spaces. Please identify how the project will meet this requirement.

In addition, Planning Code Section 155.4 outlines the requirement for shower facilities and lockers for office and retail development. For office development larger than 10,000 square feet but less than 20,000 square feet, a minimum one shower and six clothes lockers are required. Please specify how the project meets these requirements.

- **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. Transportation Sustainability Fee (TSF) (Planning Code 411A)
- b. Eastern Neighborhoods Impact Fees (Planning Code 423)
- c. Alternate Means of Satisfying the Open Space Requirement in Eastern Neighborhoods Mixed Use Districts (Planning Code 426)

- **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.
- **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater, 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 for assistance.

- **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.
- **Non-Potable Water Reuse.** Beginning November 1, 2015, all new buildings of 250,000 square feet or more of gross floor area, located within the boundaries of San Francisco's designated recycled water use area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. This requirement expands to the entire city the following year, on November 1, 2016. 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 for assistance.

PRELIMINARY DESIGN COMMENTS:

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

- **Historic Preservation.** The Department encourages the Project Sponsor to provide additional information regarding the exterior rehabilitation and the construction of the second floor level. Detailed window specifications and material rehabilitation information will be required. The Project Sponsor is encouraged to develop a signage program to ensure that proposed exterior signage is consistent and compatible with the historic building. Much of this information may be provided as part of the Historic Building Maintenance Plan (HBMP).

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation or Building Permit Application, as listed above, must be submitted no later than **9/03/2017**. 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

cc: Kenneth F. Hoeck + Jeffrey Hoeck, Property Owners
Richard Sucre, Current Planning
Jenny Delumo, Environmental Planning
Jessica Look, Citywide Planning and Analysis
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)

FIRST	LAST	TITLE	ORGANIZATION
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)
Carolyn	Diamond	Executive Director	Market Street Association
Corinne	Woods		0 Mission Creek Harbor Association
Alexandra	Goldman	Community Planner	Tenderloin Neighborhood Development Corporation - CO Department
Eric	Lopez	President	SoMaBend Neighborhood Association
Ethan	Hough	Secretary	One Ecker Owners Association
Gerald	Wolf	President	Hallam Street Homeowners Association
Ian	Lewis		0 HERE Local 2
Jane	Kim	Supervisor, District 6	Board of Supervisors
Janet	Carpinelli	Board President	Dogpatch Neighborhood Association
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.
Jaime	Whitaker	Administrator	SOMA Leadership Council
Katy	Liddell	President	South Beach/Rincon/ Mission Bay Neighborhood Association
Kaye	Griffin	Director	LMNOP Neighbors
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association
Laura	Magnani		0 American Friends Service Committee
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6
Patsy	Tito	Executive Director	Samoan Development Centre
Reed	Bement	President	Rincon Hill Residents Assocation
Rodney	Minott	Chair	Potrero Hill Neighbors/Save the Hill
Sonja	Kos	Community Advocate	TODCO Impact Group
Ted	Olsson	Chair	TJPA CAC
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco
J.R.	Eppler	President	Potrero Boosters Neighborhood Association
York	Loo		0 York Realty
Dyan	Ruiz	Co-Founder	People Power Media

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