



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 21, 2016
TO: Thomas Tunny, Reuben, Junius & Rose LLP
FROM: Rich Sucre, Planning Department
RE: PPA Case No. 2016-004823PPA-02
744 Harrison 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, Ming Yeung, at (415) 575-9183 or ming.yeung@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Rich Sucre", written over a horizontal line.

Rich Sucre, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 21, 2016
Case No.: **2016-004823PPA-02**
Project Address: 744 Harrison Street
Block/Lot: 3751/028 and 054
Zoning: MUO (Mixed-Use Office) Zoning District
SoMa Youth & Family Special Use District
85-X Height & Bulk District
Existing Area Plan: East SoMa Plan Area
Proposed Area Plan: Central SoMa Plan Area
Project Sponsor: Thomas Tunny, Reuben, Junius & Rose, LLP
415-567-9000
Staff Contact: Ming Yeung – 415-575-9183
ming.yeung@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 July 8, 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 proposal is to demolish an existing vacant two-story building and construct an 85-foot-tall (seven-story over basement) building with commercial, office, and residential uses. The proposal includes a total

of six dwelling units—all of which are two-bedroom units. The ground floor would contain a commercial space fronting Harrison Street, another smaller commercial space fronting Rizal Street, and an office entrance and separate residential entrance on Lapu Lapu Street. Floors 2 through 7 would contain office use and one dwelling unit on each floor. Approximately 625 square feet of open space would be provided on the roof deck along with two landscaped green roof areas. The proposed project would consist of a total of 31,296 square feet of use, including 2,225 square feet of commercial/retail, 17,983 square feet of office, and 10,863 square feet of residential. No new parking is proposed. The basement would include storage, mechanical equipment, lockers and storage.

BACKGROUND:

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)*, certified in 2008.¹ The project site also lies within the proposed Central SoMa Plan area, which is the focus of an ongoing community planning process initiated in 2011. The Central Corridor Plan Draft for Public Review² (Draft Plan) was released in April 2013, with proposed changes to the allowed land uses and building heights in the Plan area, including a strategy for improving the public realm within the Plan area and vicinity. A revised draft Central SoMa Plan and Implementation Strategy (Draft Plan) was published on August 11, 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. The Central SoMa Plan process is anticipated to be completed in 2017.

Further comments in this Preliminary Project Assessment (PPA) letter 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:

As discussed under the Background section above, the proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods PEIR*. The existing zoning for the project site is MUO (Mixed Use-Office), which allows residential, office, and commercial uses, such as those proposed for the project site. The existing height and bulk designation for the project site is 85-X. The proposed project would construct an 85-foot-tall building on the project site. Therefore, the proposed project would be consistent with the existing zoning and height and bulk designation for the project site. As such, the proposed project is consistent with the development density (zoning) identified in the Eastern Neighborhoods Area Plan, and it would be eligible for a Community Plan Exemption (CPE) under the *Eastern Neighborhoods PEIR*.

The project site would remain MUO under the Draft Plan. Thus, the proposed uses would continue to be consistent with the zoning currently being analyzed for the project site under the Central SoMa Plan EIR.

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

² 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."

The Central SoMa Plan EIR will study the Draft Plan's proposed height and bulk limits. As discussed above, the project site would consist of two adjacent parcels which would be combined to create the project site. Under the proposed height and bulk limits Parcel 1 (Block and Lot 3751/028) would retain its 85-X height and bulk designation and Parcel 2 (Block and Lot 3751/054) would have a 45-X height and bulk designation. Thus, the proposed 85-story building would be inconsistent with the height and bulk designation being analyzed in the Central SoMa Plan EIR.

Due to the project's location within the geographic area evaluated in the *Eastern Neighborhoods PEIR*, any development on the project site would potentially be subject to the mitigation measures identified in that document. However, mitigation measures from the *Eastern Neighborhoods 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 if the Draft Plan is approved.

The proposed project would be assessed based on the zoning district controls for the project site in place at the time that the Planning Department entitlements for the proposed project are sought. If the Central SoMa Plan EIR is certified and the proposed project is consistent with the development density analyzed in the Central SoMa Plan and adopted by the Planning Commission and Board of Supervisors, it would be eligible for a CPE under the Central SoMa FEIR. Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after entitlement 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 forthcoming 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 Central SoMa Plan EIR would be applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) and (b) the CPE certificate fee (currently \$7,580).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that are not identified in the forthcoming 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 encompassed by the Central SoMa Plan EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659) 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 encompassed by the forthcoming Central SoMa Plan EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa Plan EIR

also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) 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.

If the Central SoMa Plan is adopted and the proposed project is not consistent with the development density identified for the project site in the Central SoMa Plan, the proposed project 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. The proposed project would require environmental review individually, with either a project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR). In this case, the applicable fees would be (a) the standard environmental evaluation (EE) fee based on the cost of construction; and (b) the standard EIR fee, if an EIR is required.

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Devyani Jain at (415) 575-9051 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. 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.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. 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 dated June 16, 2016. The following discussion is also based on the project sponsor's intention to obtain a CPE under the future Central SoMa Plan EIR. As such, *Eastern Neighborhoods PEIR* mitigation measures are not included in the discussion below because it is unlikely the proposed project would be analyzed under the *Eastern Neighborhoods PEIR*.

1. **Historic Resources.** The existing building on the project site was previously evaluated in the South of Market Historic Resource Survey and found ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.
2. **Archeological Resources.** The project site lies within an identified archeologically sensitive area. Therefore, the proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
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

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

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 proposed loading (passenger and freight) on project plans. Loading should ideally be located on Lapu Lapu Street.
- Show proposed bicycle parking locations, per Planning Code requirements.
- Show existing and proposed curb cuts, including any proposed curb cut removals.
- Show existing and proposed sidewalk dimensions.

Transportation Demand Management Program

On April 28, 2016, the Planning Commission adopted a resolution to initiate Planning Code amendments that would require development projects to comply with a proposed Travel Demand Management (TDM) Program. The intent of the proposed TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces that the project intends to provide for that land use category. To meet each target, the project sponsor must select TDM measures—each worth a specified number of points—from a menu of options. In general, if a project sponsor proposes more parking, the target for that land use category—and thus, the number of TDM measures that the sponsor must implement to meet it—would increase. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project's target(s). Project sponsors would be required to implement and maintain TDM measures for the life of the project.

The proposed project includes 17,983 square feet of office use, and thus would be subject to the proposed TDM Program. The proposed project, which would not include any accessory parking spaces, would be required to meet or exceed a target of 13 points for land use category B.

The Planning Code would currently require the project, as described in the PPA, to provide the following TDM measures:

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

- Bicycle Parking (Planning Code Section 155.2; TDM Menu ACTIVE-2 – option a)
- Transportation Demand Management Programs (Planning Code Section 163; TDM Menu INFO-3)

The project may be required to select and incorporate additional TDM measures to meet the target listed above. A full list of the TDM measures included in the menu of options is available on this website: <http://sf-planning.org/shift-encourage-sustainable-travel>. When an environmental planner is assigned, he or she will provide additional guidance regarding the proposed TDM Program and next steps.

5. **Noise.** Construction noise would be subject to the San Francisco Noise Ordinance (Police Code Article 29), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during construction, measures to reduce construction noise may be required as part of the proposed project. The EEA should indicate whether pile driving or other particularly noisy construction methods are required. Detailed information related to construction equipment, phasing and the duration of each phase shall be provided during the environmental review in order to assess construction noise levels and methods to reduce such noise, as feasible.
6. **Air Quality.** The proposed project's eight dwelling units and 17,983 sf of office space meet the Bay Area Air Quality Management District's (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. Please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA.

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 the Department of Public Health (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. The project proposes to construct new sensitive land uses (i.e., residential), which are subject to enhanced ventilation measures pursuant to Health Code Article 38. The project sponsor will be required to submit an Article 38 application to DPH prior to the issuance

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

of any environmental determination. Please provide a copy of the Article 38 application with the EEA.⁶ In addition, equipment exhaust measures during construction will likely be required.

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 85 feet, the proposed project would likely require a backup diesel generator and additional measures. 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.⁷ 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.
8. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel analysis if needed. 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 would potentially cast shadow on Moscone Center. Therefore, additional shadow analysis is anticipated.
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.⁸ 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

⁶ Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

⁷ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

⁸ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

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. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.

11. **Hazardous Materials.** The proposed project would result in ground disturbance greater than 50 cubic yards in a Maher Area, which indicates the potential presence of soil and/or groundwater contamination. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that 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.

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 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. **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. As discussed above, the subject parcel is within the Central SoMa Plan area. The proposals in the Draft Plan are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors. The Central SoMa Plan process is anticipated to be completed in 2017.

1. **Height District Reclassification.** The project site is located within the 85-X height and bulk district, and the zoning concepts published in the Central Corridor Draft Plan (April 2013) indicate that a height limit of 85 feet is being considered for the parcel fronting Harrison Street and 45 feet for the parcel fronting Rizal Street. This proposal is being analyzed in the Central SoMa Plan EIR, but this analysis is not an indication that the height will ultimately be adopted as part of the Plan, nor does it guarantee the Planning Commission or the Board of Supervisors will approve changes to height limits. The proposed 85-foot building conforms to the existing height limit of 85 feet, but does not conform to the proposed height limit of 45 feet along Rizal Street. If the Central SoMa Plan is adopted as proposed, then a height reclassification would be needed. However, if the Central SoMa Plan is not approved, or is approved after the project is approved, then no height reclassification would be required. Please see further discussion in the Preliminary Project Comments section.
2. **A 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.
3. **A Building Permit Application** is required for the demolition of the existing building on the subject property.
4. **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. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

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

The project is located within the Eastern Neighborhoods Mixed Use District and requires **Neighborhood Notification** to owners and occupants within 150 feet of the project site prior to approval of the site permit, in accordance with Planning Code Section 312.

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 significantly impact the proposed project.

1. **Existing Zoning.** The subject property is zoned as a Mixed Use - Office (MUO) Zoning District, which allows housing and various commercial uses, including the proposed commercial, office and residential uses and size. It is located within the 85-X Height and Bulk District, which would permit the project's proposed height and bulk (subject to the height limitations for narrow streets and alleys, discussed below). Therefore, the project could be approved under the existing zoning, subject to the limitation of the Interim Moratorium on PDR Conversion (which expires on October 9, 2016).
2. **Central SoMa Plan.** The subject property falls within the ongoing Central SoMa Plan study area generally bounded by 2nd, 6th, Townsend and Market Streets. The Central Corridor Draft Plan was published in April 2013 and a revised and updated Draft Plan was published in August 2016. The draft plan will be evaluated in an Environmental Impact Report (EIR). The draft Plan proposes changes to the allowed land uses and building heights, and includes a strategy for improving the public realm in this area. The EIR, the Plan, and the proposed rezoning and affiliated Code changes are anticipated to be before decision-makers for approval in 2017. The Central Corridor Draft Plan includes recommendations for new land use controls as well as new height and bulk controls for the subject property. 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 Central Corridor Draft Plan and any Plan refinements posted to the Plan website as of the drafting of this letter.

3. **Large Project Authorization.** Planning Code Section 329 outlines the requirements for a Large Project Authorization in Eastern Neighborhoods Mixed Use Zoning Districts. A Large Project Authorization is required of new construction of more than 25,000 gross square feet. All large projects within the MUO Zoning District 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.

Based on a preliminary review of the proposed project, the exceptions/modifications that may be triggered by the proposal (and discussed in more detail below) include:

- Rear Yard.
- Non-Residential Open Space.

To the extent possible, the project should be designed to minimize deviations from Planning Code requirements.

4. **Interim Moratorium on PDR Conversion.** The property is subject to an interim zoning moratorium which prohibits the conversion or replacement of PDR uses in the Central South of Market Plan Area. The moratorium is set to expire on October 9, 2016. New legislation has been introduced and may be placed on the November 2016 ballot to further address the conversion or replacement of PDR uses. It is unclear at this time what would be required. Although the site is vacant, the last recorded use according to the Assessor's records was industrial. Please note that new legislation may apply to the property and the conversion of PDR use going forward.
5. **Land Use.** The Central SoMa Draft Plan recommends the subject property remain in the Mixed-Use Office (MUO) zoning district that allows the proposed commercial, office and residential uses. The area of the development parcel is less than 30,000 square feet and will not be subject to the requirements to provide non-residential uses on the site. The Central SoMa Plan is supportive of office use on the site, as it fulfills the objective of the Central SoMa Plan to provide substantial space to help meet ongoing and expected demand for office uses.
6. **Density Maximization & Affordable Housing Provision.** The Department encourages the maximization of permitted density for new affordable housing units.

The project proposes to add 10,863 square feet of residential use resulting in 6 units, 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 that more than 6 units could be developed. The Department encourages increased density on the site, while maintaining the required bedroom mix and livability of the units.

7. **Urban Form: Height and Bulk.** In recognition of the desire to retain the predominant character of SoMa as a mid-rise district, the presence of high-rises should be reduced by limiting their distribution and bulk. The draft Central Corridor Plan recommends changing the height limit of the property fronting Rizal Street to 45 feet.

The proposed building height of 85 feet is above both the Mid Rise and the High Rise alternatives proposed in the Central Corridor Plan and which will be analyzed in the Central SoMa Plan EIR. The 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 most recent policy position on bulk,⁹ and is reflected in the following comments:

- a. Up to 85 feet in height, the building may maximize lot coverage as long as it accounts for rear yard and exposure requirements (as discussed below).
 - b. All buildings along the major streets in Central SoMa area are expected to support the “streetwall” by being built along the property line up to 65 to 85 feet, although buildings along 4th Street will be required to be set back five feet from the property line in order to enable sidewalks that meet City standards.
8. **Sustainability & Central SoMa Eco-District.** The Planning Department has 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.

As development in the Plan Area progresses, Department staff are interested in working with development and design teams to help achieve the Area Plan’s sustainability goals. Department staff are available to discuss how the project’s environmental performance and community benefit may be improved and best contribute to the larger Central SoMa Eco-District. For more information please see:

- a) San Francisco Eco-District Program: <http://www.sf-planning.org/index.aspx?page=3051>.
- b) Central SoMa Eco-District Task Force Recommendations Report (2013):
http://www.sf-planning.org/ftp/files/plans-and-programs/emerging_issues/sustainable-development/CentralSoMa_EcoDTaskForceReport_112513.pdf.
- c) Living Roofs Program: <http://www.sf-planning.org/index.aspx?page=3839>.

⁹ http://www.sf-planning.org/ftp/files/Citywide/Central_Corridor/Central_SoMa_Draft_Policy_Paper-Feb2015_graphics.pdf

9. **Interdepartmental Project Review.** An Interdepartmental Project Review is required for all new construction that is eight stories or more, or located within a seismic hazard zone, and should be conducted prior to submittal of the development application. An application for the Interdepartmental Project Review is available in the Planning Department lobby at 1650 Mission Street, Suite 400 or at the Planning Information Center (PIC) at 1660 Mission Street, and online at www.sfplanning.org.
10. **Building Height.** As stated above, the proposed 85-foot tall building meets the existing height limit of 85 feet, but exceeds the proposed 45 feet height limit on Rizal Street identified in the Draft Central SoMa Plan. In addition, the proposal is subject to the height limits for narrow streets and alleys along Rizal Street (discussed below).
11. **Height (Narrow Streets and Alleys).** Pursuant to Planning Code Section 261.1, narrow streets and alleys less than or equal to 40 feet in width, such as Rizal Street, are subject to additional height limits. Upper stories must be 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 (or 50 feet). All frontages on the southerly side of an east-west narrow street (where this property is located), shall have upper stories set back at the property line such that they avoid penetration of a sun access plane 45 degrees from the most directly opposite northerly property line. No feature of the building may penetrate the required setback plane. The proposal would not comply with the requirements of Planning Code Section 261.1; therefore, the proposal requires revisions to meet the narrow street requirements. Future submittals should include an elevation that includes the full street width including the opposite northerly property line that illustrates that the proposed building complies with this requirement. Section 261.1 of the Planning Code includes an illustration to help prepare such an elevation if needed.
12. **Rear Yard.** Planning Code Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth at the lowest story containing a dwelling unit and at each succeeding level or story of the building. Currently the proposed project does not meet this requirement. The proposed project may seek an exception to this requirement under the Large Project Authorization pursuant to Section 134(f), provided that a comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere in the development, that the proposed new structure will not significantly impeded the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties, and the modification request is not combined with any other residential open space modification or exposure variance for the project.
13. **Open Space – Residential.** Planning Code Section 135 requires the project to provide 80 square feet of usable open space per dwelling unit (480 square feet) if not publicly accessible or 54 square feet of usable open space per dwelling unit (324 square feet) if publicly accessible. The proposed project proposes a 625 square foot roof deck which would satisfy the residential open space requirement.
14. **Open Space – Non-Residential.** Planning Code Section 135.3 requires the project to provide one square foot of usable open space per every 250 square feet of occupied floor area of retail use proposed and 1 square foot of usable open space per every 50 square feet of occupied floor area of office use proposed. Based on the estimated area for ground-floor retail use included in the PPA

application (2,225 square feet) and for office use (17,983 square feet), the proposed project would be required to provide approximately 369 square feet of non-residential open space. The Central Corridor 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 Zoning District under Section 138. Provision of this space would be in lieu of meeting the current requirements of Section 135.3. For more information, please see the Central SoMa policy paper on POPOS, found here:

http://www.sfplanning.org/ftp/files/Citywide/Central_Corridor/Draft_CentralSoMa_POPOS_Policy_-_November2014.pdf.

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. Particularly, this policy paper emphasizes the need for the POPOS to be at street level and outdoors, and at a ratio of one square foot of POPOS for every 50 square feet of office.

15. **Awnings, Canopies and Marquees.** Planning Code Section 136.1 allows awnings, canopies and marquees, subject to certain size requirements. The proposed entrance marquee and glass cornice should be consistent with these standards.
16. **Permitted Obstructions:** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks, rear yards, and useable open space. Currently, the project proposes bay windows over Lapu-Lapu and Rizal Streets. These elements must meet the dimensional requirements specified in Planning Code Section 136. Future submittals should include dimensions to determine whether these elements meet the requirements of the Planning Code.
17. **Dwelling Unit Exposure.** Planning Code 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 perforated metal screen in front of the dwelling unit windows should be designed to ensure that exposure is met for these units.
18. **Dwelling Unit Mix.** Planning Code Section 207.6 outlines the requirements for minimum dwelling unit mix for new residential properties within the MUO Zoning District. The project must provide either: no less than 40 percent of the total number of proposed dwelling units as two bedroom units; or no less than 30 percent of the total number of proposed dwelling units as three bedroom units. Your application indicates that all six units would be two-bedroom units which would meet this requirement.
19. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 requires that frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Please ensure that the ground floor street frontage meets all of these requirements to use, ground-floor ceiling height, transparency, fenestration, gates, railings and grillwork.

20. **Streetscape Plan.** The project is located on a lot with frontage that encompasses the entire block face between the nearest two intersections with any other publicly-accessible rights-of-way and proposes new construction, and as such, 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 and the Central SoMa Plan (whose proposed street changes would supersede that of the Better Streets Plan). The Plan proposes a new crosswalk across Harrison Street at Lapu-Lapu Street, and restrictions on curb cuts, wider sidewalks and transit lanes along Harrison Street. For more information, see Chapter 4 "Streetscape and Circulation" of the draft Central SoMa Plan.

The project sponsor's 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, and 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. For more information, please refer to the Better Street Plan:

<http://www.sf-planning.org/ftp/BetterStreets/proposals.htm>

In addition, please see below for comments provided by the Department's Streetscape Design Advisory Team (SDAT).

21. **Standards for Bird Safe Buildings.** Please note that the proposal will be subject to Planning Code Section 139, Standards for Bird Safe Buildings. Please note the Feature Related requirements, under subsection (c)(2).
22. **Vision Zero.** In 2014, the SFMTA Board joined the San Francisco Board of Supervisors, SF Planning, SFDPH and multiple other city agencies in adopting the City's Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The proposed project is located on a vehicle "high-injury corridor" (Harrison Street). The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. The Department's Streetscape Design Advisory Team (SDAT) may require additional pedestrian safety streetscape measures due to the project's location. More information is available at:
- <http://walkfirst.sfplanning.org/>
23. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project would not cast new shadow on existing Recreation and Park property.
24. **Shadow Analysis (Section 147).** Section 147 requires that new buildings that exceed a height of 50 feet shall be shaped, consistent with the dictates of good design and without unduly restricting the

development potential of the site in question, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. A preliminary shadow study was conducted by Staff in conjunction with this PPA Application, and it indicated that the project could potentially cast a shadow on the Moscone Center, open space protected under Planning Code Section 147. As indicated above, further shadow analysis may be required as part of the Environmental Evaluation.

25. **Bicycle Parking and Showers.** Planning Code Section 155.2 requires this project to provide bicycle parking spaces according to the following table:

Use	Class 1 Spaces Required	Class 2 Spaces Required
Retail	One for every 7,500sf of occupied floor area	Minimum 2 spaces. One Class 2 space for every 2,500sf of occupied floor area.
Residential	One for every dwelling unit	One per 20 units.
Office	One for every 5,000sf of occupied floor area	Minimum 2 spaces for any office use greater than 5,000sf of occupied floor area. One Class 2 space for each additional 50,000 occupied square feet.

The project description does not include occupied floor area calculations. The requirements based on gross square feet indicated in the application would be approximately 10 Class 1 and 4 Class 2 spaces. The proposed application does not include bicycle parking. Future submittals should include total occupied floor area and uses to calculate bicycle parking and should indicate where bicycle parking would be provided. Please refer to Zoning Administrator Bulletin No. 9 – Bicycle Parking Requirements: Design and Layout to ensure the project meets the layout requirements.

26. **SoMa Youth and Family SUD and Affordable Housing.** The project site falls within the SoMa Youth and Family Special Use District (SUD), subject to the criteria of Planning Code Section 249.40A. The SUD requires a conditional use authorization for a variety of uses. It also requires certain projects to provide a larger amount of affordable housing. The subject property currently does not fall on a site that triggers this requirement (see Subsection (c)(1)(A)).
27. **Filipino Cultural Heritage District.** The project site falls within the Filipino Cultural Heritage District. The SoMa Pilipinas community collaborates with various City departments, including the Planning Department, to develop a strategy and implementation plan to preserve and further develop the SoMa Pilipinas as the regional center of Filipino culture and commerce, to recognize the historical and present contributions of the community and neighborhood, and to stabilize Filipino residents, business and community-serving institutions. The project applicant is encouraged to reach out to the SoMa Pilipinas community to discuss the project and possible opportunities to incorporate the mission of the Heritage District into the project.
28. **SFPUC Project Review.** The SFPUC has a separate project review process for projects that propose to use land owned by the SFPUC or subject to an easement held by the SFPUC; or projects that propose

to be constructed above, under, or adjacent to major SFPUC infrastructure. For projects meeting the above criteria, please contact SFPProjectReview@sfgwater.org for a SFPUC Project Review and Land Use Application. For more information regarding the SFPUC's water, sewer, and stormwater requirements, please visit the For Developers webpage at:

<http://www.sfgwater.org/index.aspx?page=574>.

29. **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.

30. **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://sfgwater.org/sdg>. Applicants may contact stormwaterreview@sfgwater.org for assistance.
31. **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.

32. **Central SoMa Public Benefits Requirement.** The Central SoMa Plan is considering raising requirements for public benefits commensurate with additional development potential granted by the Plan. For more information, please see the Central SoMa Draft Plan and Implementation Strategy entitled "Part IIB – Central SoMa Public Benefits Package," available online at:

<http://default.sfplanning.org/Citywide/Central Corridor/Central SoMa Plan Part02B-Public Benefits Package FINAL.pdf>.

33. **Impact Fees.** This project will be subject to various impact fees, as more fully detailed below. 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 (Planning Code Section 411A)
 - b. Child-Care In-Lieu Fee & Residential Child Care Fee (Planning Code Sections 414 & 414A)
 - c. Eastern Neighborhoods Impact Fees (Planning Code Section 423)
34. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission. This process is further explained in Section 412.3(d) of the Planning Code. More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.
35. **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, San Francisco, CA 94102
(415)581-2303

PRELIMINARY DESIGN COMMENTS:

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

Building

1. **Building Massing, Site Design, and Open Space.** The Planning Department requests that special attention be paid to the Central SoMa controls . The Central SoMa Draft Plan proposes a height limit of 45-X/85-X, where the Harrison Street side is 85 feet and the Rizal Street side is 45 feet. This was proposed in order to reduce any net new potential for shadow on the Alice Street Community Garden which is immediately due north of the subject site (See page 34 of the Central SoMa Draft Plan, Urban Form Principal 3). Also, the Plan proposes to expand the open space of the garden into the adjacent right of way of Lapu Lapu Street (See Page 70 Central SoMa Draft Plan, Open Space Policy 1.2) and preserving sunlight to this is important.

The proposed height significantly exceeds what would be allowed under the proposed zoning (85-ft/45-ft) envisioned in the Central Corridor Plan Area for this site.

If the project applicant were to pursue a building height taller than 45 feet on the Rizal Street side, the design should minimize any new shadow and adverse impacts on the use of the community garden located to the north of the site. The Planning Department recommends that any shadows on the community garden be eliminated by reducing the massing. The Planning Department recommends that either:

- a) the height of the Northern most building not exceed 45 feet per the proposed height limits; or
- b) be sculpted to step up to not cast any new shadows on the existing park and transition between the future allowable building heights on Rizal Street.

Where a POPOS is required, the Planning Department requests a well-designed outdoor space at-grade located and designed to reinforce the urban form principles and open space plans in the Central SoMA Draft Plan.

2. **Parking and Circulation.** No bike parking is shown. Please provide bicycle parking for both proposals which should be as close as possible to lobby. Showers are required for the office component.
3. **Architecture.** The Planning Department supports the recess on the Lapu Lapu façade to provide articulation and a massing break, as well as to create an identifiable building entrance.

Staff will be able to provide further detailed design review on the subsequent submission. The Planning Department encourages the use of high quality, compatible materials. Material samples should be submitted and detailed on the plans. The Planning Department requests that depth of windows be detailed on the plans. More information is requested on the perforated metal screen and the details of the material behind it.

Streetscape and Public Realm

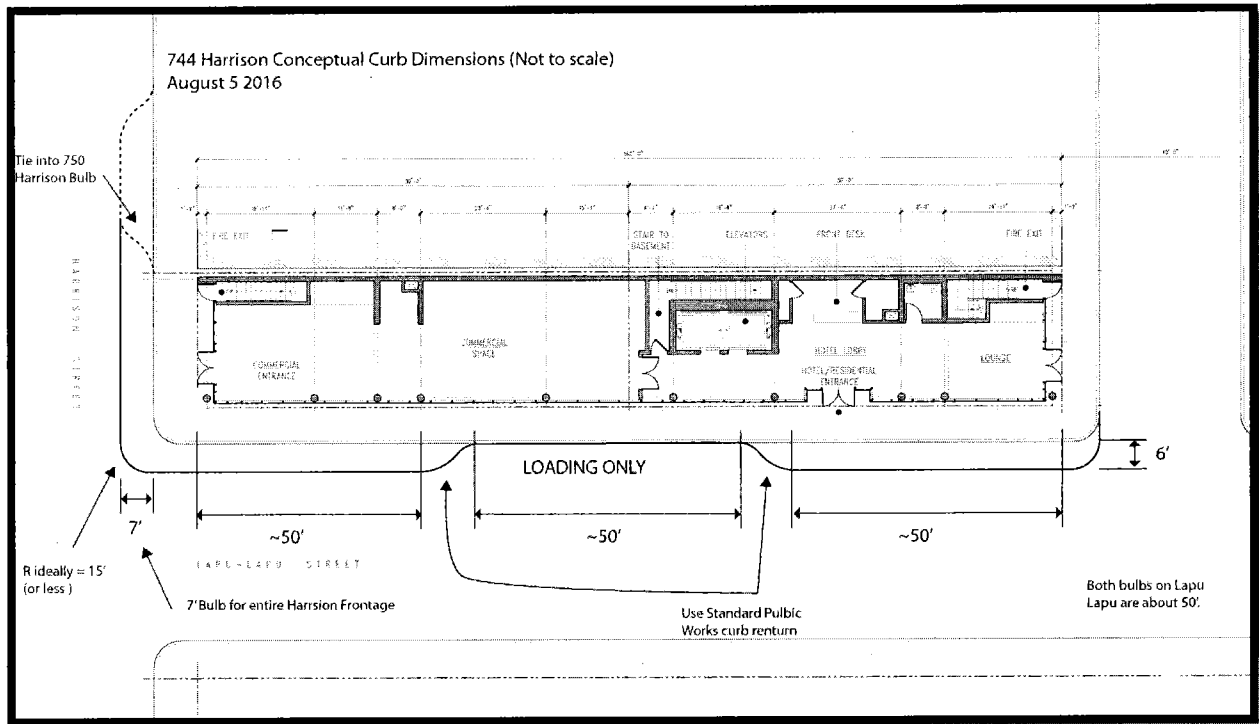
The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

On July 25, 2016, SDAT reviewed the proposal at 744 Harrison Street. Below are the SDAT comments from that meeting.

1. **Bulb-Outs.** To bring the sidewalk widths into compliance with the Better Streets Plan, the project sponsor shall construct the following sidewalk widenings on Harrison and Lapu Lapu Streets.
 - A 7-foot curb extension that projects into the project's entire Harrison Street right-of-way that results in a 15-foot sidewalk on Harrison.
 - Two 6-foot curb extensions on either end of Lapu Lapu Street that are separated by an approximately 50-foot loading zone. The Lapu Lapu widenings should be roughly of equal length.

A water main exists 11 feet from the Lapu Lapu property line. To comply with SFPUC standards, street trees planted on Lapu Lapu must be located 5 feet from the water main. Therefore, trees on Lapu Lapu should be centered 6 feet away from the property line. The Department encourages understory planting/greening in the bulb-outs. All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See www.sfbetterstreets.org.

Please note, the 750 Harrison Street project is also being required to construct a 7-foot bulbout into Harrison Street. This will require coordination between the 744 Harrison and 750 Harrison project teams as sidewalk grades for both bulbouts will need to conform to one another and the paving and landscaping details will need to be coordinated to ensure they read as a contiguous space. Please coordinate with the 750 Harrison Street project to ensure a seamless and contiguous sidewalk condition between the two projects' Harrison Street frontages.



2. **Trash Removal.** If there is no driveway curb cut or vehicle access provided, please clarify how trash will be removed from the site.
3. **Landscaping, Street Trees and Site Furnishings in the Public Sidewalk.** 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.

4. **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 future plans. SF Public Works typically does not permit new transformer vaults in the public right-of-way. If an exception is requested, a Vault Permit from SF Public Works Bureau of Street Use & Mapping (BSM) will be required.
5. **Street Improvements (Construction within the Public Right-of-Way).** Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies).

Additional permits may be required. Visit <http://www.sfdpw.org/permits-0> for additional information or call 415-554-5810.

6. **Modified Curb Lines (widened or narrowed sidewalk and corner bulbouts).** Per guidelines established in the San Francisco Better Streets Plan the tangent of the curb return on a corner bulbout should start a minimum of 5 feet beyond the property line.

To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See:

http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes_docs

Modification of the curb line will require Sidewalk Legislation; contact BSM Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.

7. **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 questions please contact cddengineering@sfwater.org.

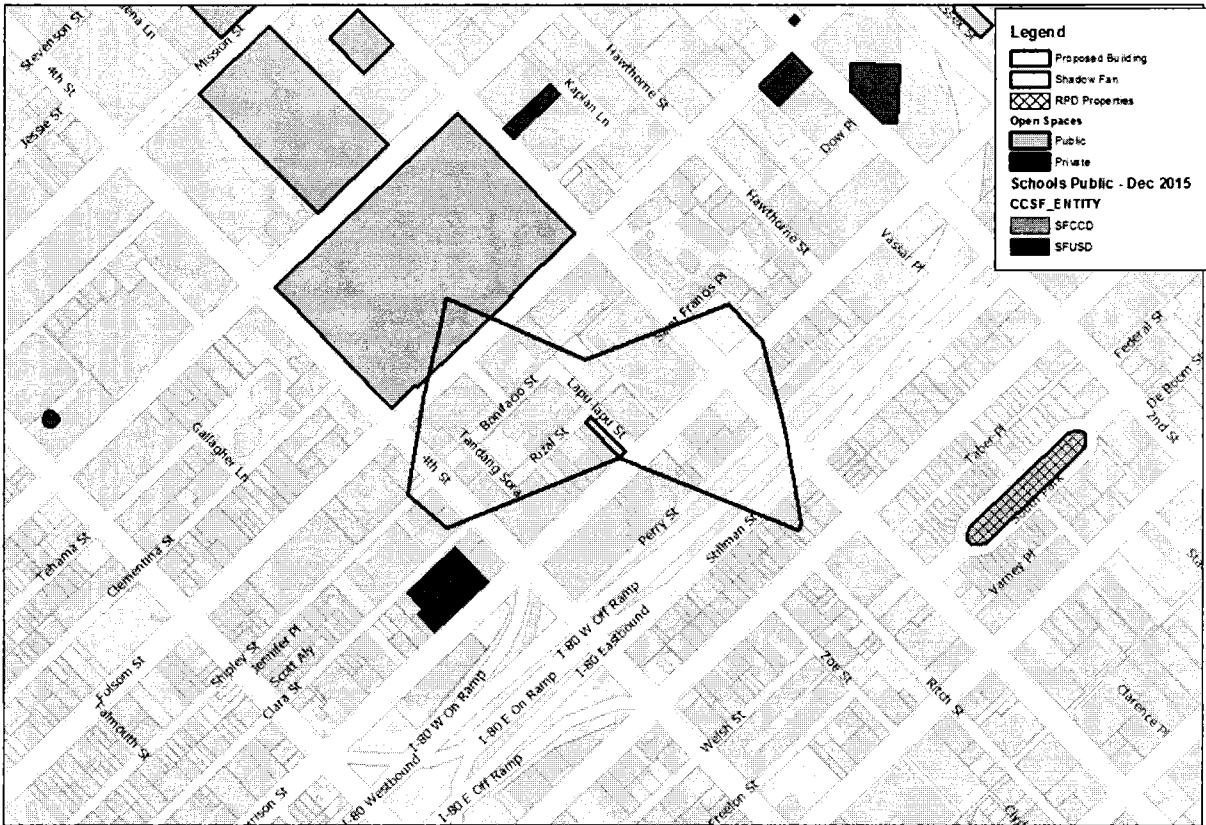
PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **March 21, 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.

Enclosure: Shadow Analysis
Places of Entertainment Map
Neighborhood Group Mailing List or see link below
<http://default.sfplanning.org/administration/communications/neighborhoodgroups/NeighborhoodGroupList.xlsx>

cc: Thomas Tunny, Reuben, Junius & Rose LLP
Leon Lee, Leon Lee Associates
Ming Yeung, Current Planning
Jenny Delumo, Environmental Planning
Anne Brask, Citywide Planning and Analysis
David Winslow, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, San Francisco Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (webmaster.planning@sfgov.org)

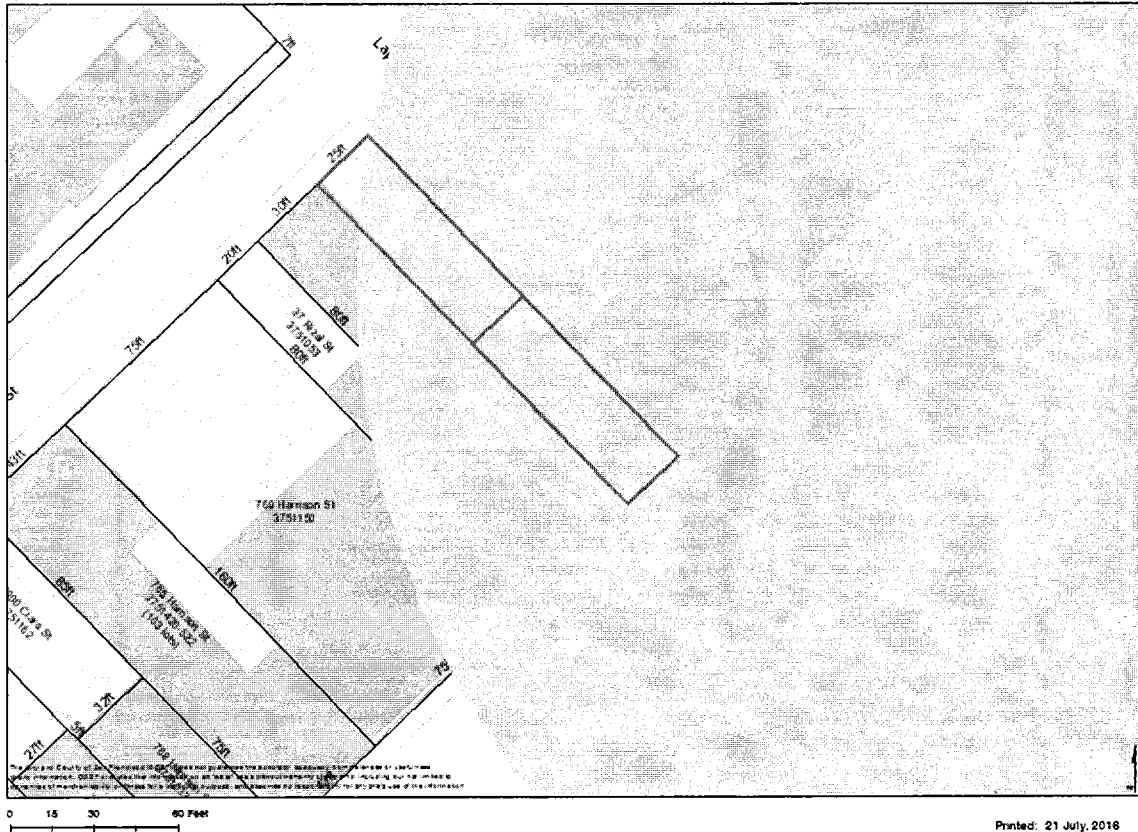


Title: 744 Harrison/29 Rizal Shadow Fan
Comments: Assuming 85' tall building and rooftop appurtenances.
Printed: 21 July, 2016



The City and County of San Francisco (CCSF) does not guarantee the accuracy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

744 Harrison Street - Places of Entertainment



Printed: 21 July 2018