



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 29, 2016
TO: Tony Pantaleoni, Kotas/Pantaleoni Architects
FROM: Chris Kern, Planning Department
RE: PPA Case No. 2016-008652PPA for 1721 15th 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, Don Lewis, at (415) 575-9168 or don.lewis@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to be "Chris Kern", written over a horizontal line.

Chris Kern, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: September 29, 2016
Case No.: **2016-008652PPA**
Project Address: 1721 15th Street
Block/Lot: 3555/057
Zoning: Valencia Street Neighborhood Commercial Transit District
Mission Alcoholic Beverage Restriction Special Use District
55-X Height and Bulk District
Area Plan: Mission Area Plan
Project Sponsor: Tony Pantaleoni, Kotas/Pantaleoni Architects
(415) 495-4051
Staff Contact: Don Lewis, (415) 575-9168
don.lewis@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 1, 2016, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project site is located on the north side of 15th Street between Valencia and Albion streets in the Mission neighborhood. The project is occupied by a 29-foot-tall, two-story, 10,470-square-foot, industrial building that was constructed in 1916. The project sponsor proposes the demolition of the existing building and construction of a 55-foot-tall, five-story over basement, mixed-use building approximately 42,500 square feet in size. The project would include 23 dwelling units and 5,800 square feet of ground-

floor retail space. The proposed basement would include 23 vehicle parking spaces and 23 Class I bicycle spaces. Two Class 2 bicycle spaces would be provided on the sidewalk in front of the project site. The project would remove the three existing curb cuts on 15th Street and would create a new curb cut for the proposed driveway. Construction of the proposed project would include excavation to a depth of nine feet below ground surface and the removal of about 3,333 cubic yards of soil for the building foundation and basement-level garage.

BACKGROUND:

The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission (location of project site), East South of Market (SoMa), Showplace Square/Potrero Hill, and Central Waterfront neighborhoods. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)* by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{1,2} The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

ENVIRONMENTAL REVIEW:

Community Plan Exemption

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

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

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

- 1. CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Eastern Neighborhoods PEIR*, and there would be no new significant impacts peculiar to the proposed project or site. In these situations, all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome,

¹ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

² San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the CPE certificate fee (currently \$8,005).

2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods PEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods PEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods PEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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

The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.³

A detailed and accurate description of the proposed project is essential for adequate environmental review. Please update the EEA project description as necessary to reflect feedback provided in this PPA letter, and include any additional documents requested herein. If you have already filed your EEA, you may provide the requested information and documents as supplements to your application.

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

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

- 1. Historic Resources.** The project site has been previously determined to be eligible for national, state, or local listing as a historic resource. The property was surveyed as part of the Inner Mission North Historic Resources Survey. Therefore, the proposed demolition is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The project proposes the demolition of an individually significant historical resource, which is an unavoidable significant impact and an EIR would be required. The HRE scope may include development and evaluation of project preservation alternatives. 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.** The project site lies within the Archeological Mitigation Zone J-3: Mission Dolores Archeological District of the *Eastern Neighborhoods PEIR*. 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. 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:

- Transportation Demand Management Measures are likely to be required of the project sponsor (see below for further information).
- The Department recommends relocating bicycle parking closer to the proposed elevator to avoid conflicts with vehicles.
- The Department recommends removing the proposed off-street parking spaces given the project site is in a transit rich neighborhood.
- Plans are required to provide curb cut dimensions (existing and proposed) and to indicate which ones are being removed.

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 the proposed Travel Demand Management (TDM) Program. The intent of the proposed TDM Program is to reduce vehicle miles traveled and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking. The Planning Code would currently require the proposed project, as described in the PPA, to provide the following TDM measures:

- Bicycle Parking (Planning Code Section 155.2; TDM Menu ACTIVE-2 – option a)
- Parking Unbundling (Planning Code Section 167; TDM Menu PKG-1)

The project may be required to select and incorporate additional TDM measures. For more information on the proposed TMD Program, please visit: <http://sf-planning.org/shift-encourage-sustainable-travel>

4. **Noise.** *Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise* 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. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors. The project sponsor has indicated that the project would not involve pile driving. Therefore, *Noise Mitigation Measure F-1* would not apply to the proposed project.

Eastern Neighborhoods PEIR Noise Mitigation Measure F-2: Construction Noise requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and

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

sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to the Department of Building Inspection prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved. Since the project would require heavy construction equipment, *Noise Mitigation Measure F-1* would apply to the proposed project.

5. **Air Quality.** The proposed project at 23 dwelling units is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁵ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. 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 project site is not 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 an inventory and modeling assessment of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the project site is not within an Air Pollutant Exposure Zone, additional measures or analysis related to local health risks are not likely to be required. However, if the project would include new sources of toxic air contaminants including, but not limited to, emissions from 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. Detailed information related to any proposed stationary sources must be provided with the EEA.

6. **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 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.
7. **Wind.** Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Since the project as proposed would

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."

entail the construction of a 55-foot-tall building, it is unlikely that the proposed project would alter wind in a manner that substantially affects public areas.

8. **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 not cast shadows on Recreation and Park property subject to Section 295 or other non-Recreation and Park open spaces. Therefore, a detailed shadow study is not likely to be required.
9. **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. This study will also help inform the Planning Department archeologist of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The project site is located in an area that it is known or suspected to contain contaminated soil and/or groundwater. In addition, construction of the proposed project would require the disturbance of more than 50 cubic yards of soil. Therefore, the proposed 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 San Francisco 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.

The 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 the DPH's review and oversight of projects subject to the ordinance would apply. Please refer to the DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing

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

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 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.

11. **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. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 121.1, 121.2, and 151.1 for development of a lot greater than 10,000 square feet, non-residential uses greater than 3,000 square feet in a Neighborhood Commercial Zoning District, and exceeding the principally permitted off-street parking ratio of .5 (Conditional Use is required for parking up to .75 for the dwelling units).

2. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
3. 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 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 is 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.

1. **Mission District Area Plan.** The subject property falls within the area covered by the Mission District Area Plan in the General Plan. As noted below, the Mission District is currently subject to a community planning effort (see below). The project sponsor is encouraged to read the full plan, which can be viewed at: <http://generalplan.sfplanning.org/Mission.htm>
2. **Mission Action Plan 2020.** The subject property falls within the area of the ongoing Mission Action Plan 2020 process generally bounded by Division/13th/Duboce streets, Guerrero Street, Potrero Avenue/Highway 101 and Cesar Chavez Street. A draft Action Plan will be available in fall of 2016. The draft Action Plan may propose changes to certain allowed land uses in certain districts, as well as to building heights and densities. For more information please visit: <http://www.sfplanning.org/sfmap2020>

3. **Mission Interim Zoning Controls.** Based upon the current boundaries adopted in Planning Commission Resolution No. 19548, the project would not be subject to the Mission Interim Zoning Controls. However, the Mission 2015 Interim Policy does apply to the proposed project. For more information on the interim policy please visit: <http://50.17.237.182/docs/PlanningProvisions/R-19428%20Interim%20Policy%20Resolution.pdf>
4. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.
5. **Conditional Use Authorization: Development on Large Lot, Use Size, and Off-Street Parking.** Conditional Use Authorization is required for development on lots larger than 10,000 square feet and for non-residential uses greater than 3,000 square feet in the Valencia Street Neighborhood Commercial Transit Zoning District. In addition to the finding required in Section 303, the Planning Commission shall consider the extent to which the following criteria are met: For Large Lot Development: (1) The mass and facade of the proposed structure are compatible with the existing scale of the district; and (2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district. For Use Size Limitations: (1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area; (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function; and (3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district. Furthermore, Conditional Use Authorization and additional criteria shall be considered for parking above the ratio of 0.5 for the dwelling units pursuant to Planning Code Section 151.1(g). Parking above a ratio of 0.75 is not permitted. Generally, the Department would not support an increase in the amount of off-street parking given the close proximity to public transit options and the City's transit first policies.
6. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. The lot depth is 106 feet and the subject property would be required to provide a rear yard at least 26.5 feet at all residential levels. The proposed project as proposed appears to meet this requirement.
7. **Open Space – Residential.** Section 135 requires 80 square feet of open space (private) or 100 square feet (common) for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). The plans submitted with the Preliminary Project Assessment appear to meet this requirement but are not detailed enough to determine compliance. Upon submittal of a future application, please provide additional detail about the dimension of the proposed open spaces.
8. **Open Space – Non-Residential.** Section 135.3 requires this project to provide one foot of open space for every 250 square feet of retail (and similar) uses. The proposal includes 5,800 square feet of commercial space. Therefore, 23 square feet of open space would be required. Alternatively, per Section 426, an in-lieu fee per square foot may be paid instead of providing the open space on site.

9. **Permitted Obstructions.** Section 136 outlines the requirements for permitted obstructions over streets, setbacks, rear yards, and useable open space. Upon submitting your site permit application, please provide additional information, including dimensions of all structures to determine whether these elements meet the requirements of the Planning Code.
10. **Street Trees.** Public Works requires the planting of street trees pursuant to Article 16, Section 805(a) and (d) and 806 (d). Generally, one street tree for every 20 feet of frontage for new construction will be required. You may contact Carla Short of Public Works for additional information (carla.short@sfdpw.org). You may also view the code requirements at the following link: view the requirements at the following link:

[http://www.amlegal.com/nxt/gateway.dll/California/publicworks/article16urbanforestryordinance?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=ID_806](http://www.amlegal.com/nxt/gateway.dll/California/publicworks/article16urbanforestryordinance?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=ID_806)
11. **Vision Zero.** The project is located on a “high-injury corridor”, identified through the City’s [Vision Zero Program](#). The project sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project.
12. **Standards for Bird Safety.** Adopted on July 14, 2011, the Standards for Bird Safe Buildings, Section 139, specify requirements for a bird safe building. Please review the standards and indicate the method of glazing treatment where applicable.
13. **Dwelling Unit Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code and face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed project provides dwelling units that face either the street or the code complying rear yard. As proposed the project appears to meet this requirement.
14. **Street Frontage.** 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. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use. The current proposal provides a ground-floor commercial use with a floor-to-floor height of at least 14 feet, which meets this provision.
15. **Parking and Curb Cuts.** Section 151.1 allows one auto parking space per two dwelling units in the NCT zoning district for a total of 11 spaces. The commercial use may have one auto parking space per 1,500 square feet for a total of four spaces. The project proposes 23 auto parking spaces which does not meet this provision of the Planning Code. Please review the standards set forth in Section 151.1, the project may seek Conditional Use Authorization for the parking at a ratio of 0.75 for the dwelling units. There are three existing curb cuts that will be reduced to one. Please ensure that the curb cut meets the dimensions required in this Code section. Generally, the Department would not support an increase in the amount of off-street parking given the close proximity to public transit options and the City’s transit first policies.

16. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least 23 Class 1 and two Class 2 bicycle parking spaces. Please ensure that the proposed bicycle parking meets the standards set forth in this section.
17. **Dwelling Unit Mix.** Planning Code Section 207.6 outlines requirements for minimum dwelling unit mixes for new residential units in the NCT and Eastern Neighborhoods Mixed Use Districts. In these zoning districts, no less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms; or, no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms; where any fractions resulting from these calculations shall be rounded to the nearest whole number of dwelling units. Of the 23 dwelling units proposed, seven are one-bedroom units, 15 are two-bedroom units and one is a three-bedroom unit. The project appears to meet the required 40% two-bedrooms for dwelling unit mix, as proposed by providing a light-well for bedroom units that would otherwise not be able to be counted as a two-bedroom unit.
18. **Height.** The project site is located in the 55-X Height and Bulk District. The proposed building appears to meet the height limit measuring 55 feet. However, certain features are exempt from height limits per Planning Code 260(b), please identify all structures and provide area calculations for any exempt features.
19. **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
City Build, Office of Economic and Workforce Development
City and County of San Francisco
50 Van Ness Avenue, San Francisco, CA 94102
(415) 581-2303
20. **Inclusionary Affordable Housing.** Inclusionary Affordable Housing is required for a project proposing 10 or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department identifying the method of compliance, on-site, off-site, or affordable housing fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units; unless a Costa Hawkins agreement is possible. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The minimum affordable housing percentages are 20% affordable housing fee, 12% on-site, or 20% off-site. Therefore, as proposed, the project would have a minimum requirement of three units if provided on-site, and five units if provided off-site.

For your information, if a project proposes rental units, it may be eligible for an on-site alternative to the affordable housing fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

- direct financial construction from a public entity
- development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

21. **Eastern Neighborhoods Affordable Housing Fee.** Per Planning Code Section 417, the alternate affordable housing fee described shall only apply to development projects that are subject to Eastern Neighborhood Controls as defined in 175.6(c)(1); consist of 20 units or less or less than 25,000 square feet, and are subject to the requirements of Sections 415 through 415.9, and any stated exceptions elsewhere in the Code. Because the project is less than 25,000 square feet, it may choose to pay an alternate fee per gross square foot of net new residential development instead of the standard Affordable Housing Fee requirements set forth in Section 415.5, the 20% affordable housing fee stated above. The calculation of gross square feet shall not include nonresidential uses, including any retail, commercial, or PDR uses, and all other space used only for storage and services necessary to the operation or maintenance of the building itself.
22. **Stormwater.** If the project results in a ground surface disturbance of 5,000 square feet 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.
23. **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 (411A)
- b. Residential Child-Care In-Lieu Fee (414A)
- c. Affordable Housing Fee (415)
- d. Eastern Neighborhoods Affordable Housing Fee (417) (Applies as an alternative to 415)

- e. Eastern Neighborhoods Impact Fees (423) (Tier 1)

PRELIMINARY DESIGN COMMENTS:

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

Site Design, Open Space, and Massing

The deep recess at the lobby and the set-back deck at the top floor are quite promising as massing moves to avoid an unarticulated mid-block building. The recess may be successful with Planning as shown, but clearance requirements for the doors at the narrow end probably mean it will become wider.

The Planning Department recommends reconfiguring the stairs and roof deck to avoid views from the roof into the windows of 1731 15th Street.

The project appears large enough that a transformer may be required by PG&E. Because of the limited site frontage (and Planning Code requirement for active uses), the Planning Department supports locating any required transformer vault within the sidewalk in front of the project so long as it does not preclude street trees.

Architecture

At this point the architecture is assumed to be preliminary and the Planning Department will provide further detailed design review on the subsequent submission. The Planning Department recommends that the project express significant façade depth, provide high-quality materials and meet the architectural detailing and character of the neighborhood. Innovative architecture is encouraged.

Projecting street-facing balconies while not characteristic of the Inner Mission, may provide a means of modulating the building, adding depth to the façade, and creating an active interface between the residences and street. As currently proposed their shallow depth limits their usability. The Planning Department recommends increasing their depth by recessing, so that they are partially-recessed, partially-projecting.

The ground floor should differentiate the residential from the commercial frontage, perhaps more in line with traditional storefront components. Refer to Guideline A7 of the draft Urban Design Guidelines on the Planning Department website.

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 Applications for Demolition and New Construction, as listed above, must be submitted no later than **March 29, 2018**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosures: Neighborhood Group Mailing List
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: Tony Pantaleoni, Project Sponsor
Kimberly Durandet, Current Planning
Don Lewis, Environmental Planning
Mat Synder, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Crocker Amazon, Excelsior, Mission, Ocean View, Outer Mission, South of Market
Brent	Plater		0 Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seaciff, Twin Peaks
Buddy David	Choy Campos	President Supervisor, District 9	Coleridge St. Neighbors Board of Supervisors	157 Coleridge Street 1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94110	415-282-2990	choytate@gmail.com	Bernal Heights, Mission, Noe Valley
					San Francisco	CA		94102-4689	415-554-5144	Bernal Heights, Mission, Outer Richmond
Edward	Stiel		0 2887 Folsom Street Concerned Residents	2887 Folsom Street	San Francisco	CA		94110 415-282-5393		Mission
Eric Erick	Lopez Arguello	President	SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA		94141 415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
		President	Calle 24 Merchants and Neighbors Association	1065 A Hampshire Street	San Francisco	CA	94110	415-323-8939	eriq94110@aol.com	
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenders@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jeff	Parker	Steering Committee Member	Friends of Upper Douglass Dog Park	750 27th Street	San Francisco	CA	94131	415-215-1711	limehouse10@gmail.com	Castro/Upper Market, Diamond Heights, Glen Park, Mission, Noe Valley
Jaime John Judith	Whitaker Barbey Berkowitz	Administrator Chairperson President	SOMA Leadership Council Liberty Hill Resident Association East Mission Improvement Association (EMIA)	201 Harrison Street Apt. 229 50 Liberty Street 1322 Florida Street	San Francisco San Francisco San Francisco	CA CA CA	94105 94110 94110	415-935-5810 415-695-0990 415-824-0617	somajournal@yahoo.com villabarbei@earthlink.com sfjberk@mac.com	Mission, South of Market Mission Mission
Keith	Goldstein		0 Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Lucia	Bogatay	Board Member	Mission Dolores Neighborhood Association	3676 20th Street	San Francisco	CA	94110	415-863-3950	missiondna@earthlink.net, peter@missiondna.org	Castro/Upper Market, Mission
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301	San Francisco	CA	94110	415-282-3334		0 Excelsior, Mission, Outer Mission
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Matthew Planning and Peter	Rodgers Heinecke	Chair	Alabama Street Pioneers 0 Dolores Heights Improvement Club-DRC Liberty Hill Neighborhood Associaton	1014 Alabama Street P.O. Box 14426 30 Hill Street	San Francisco San Francisco San Francisco	CA CA CA	94110 94114 94110	415-826-4854	a1zealot@sonic.net 0 plu@doloresheights.org 0 libertyhillneighborhood@gmail.com	Citywide, Mission Castro/Upper Market, Mission, Noe Valley Castro/Upper Market, Mission, Noe Valley
Peter Philip	Cohen Lesser	President	0 Noe Street Neighbors Mission Merchants Association	33 Noe Street 555 Laurel Avenue #501	San Francisco San Mateo	CA CA	94114 94401	415-722-0617 415-979-4171	pcohensf@gmail.com phnsan@msn.com; mma@prolocal-sf.com; info@prolocal-sf.com	Castro/Upper Market, Mission, Western Addition Mission
Podge	Thomas	Site Manager	Native American Health Center	333 Valencia Street, Suite 240	San Francisco	CA		94103 415-503-1046 x2714	podgeT@nativehealth.org	Mission
Roberto Sean Spike Ted	Hernandez Quigley Kahn Olsson	President Director Member	0 Our Mission No Eviction Valencia Corridor Merchant Association Pacific Felt Factory Market/Octavia Community Advisory Comm.	1333 Florida Street 766 Valencia Street, 3rd Floor 2830 - 20th Street 30 Sharon Street	San Francisco San Francisco San Francisco San Francisco	CA CA CA CA	94110 94110 94110 94114-1709	415-503-1046 415-935-3641 415-407-0094	0 0 seanq@paxtongate.com pacificfeltfactory@gmail.com olssonted@yahoo.com	0 Mission Castro/Upper Market, Mission, Potrero Hill Mission Castro/Upper Market, Downtown/Civic Center, Mission
Donna	Twarog	President	19th Street/Oakwood Neighborhood Association	3641 19th Street	San Francisco	CA		94110 415-863-8653	ddtwaorg@gmail.com	Mission
J.R.	Eppler	President	Potrero Boosters Neigborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
Zoe	Astrachen	Principal	Central 26th Street Neighborhood Coalition	3443 26th Street	San Francisco	CA	94114	415-285-3960	za@intersticearchitects.com	Mission
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA		94118 415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Joe	Rivano Barros	Reporter	Mission Local	2301 Mission Street #104	San Francisco	CA		94110 510-798-0730	info@missionlocal.com, joe.rivanobarros@missionlocal.com	Bernal Heights, Mission
Gail	Baugh	President	Hayes Valley Neighborhood Association	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jackie Brian	Barshak Basinger	Executive Director	0 Cultural Action Network Q Foundation - AIDS Housing Alliance/SF	2067 10th Avenue 350 Golden Gate Ave. Suite A	San Francisco San Francisco	CA CA	94116 94102	415-722-6588 415-552-3242	jbarshak@hotmail.com info@ahasf.org	Mission Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, South of Market, Western Addition
Peter	Papadopoulos	Media Coordinator	Cultural Action Network	2940 16th Street, #200-1	San Francisco	CA		94103 415-967-0795	papadooloo@gmail.com	Mission



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 31, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight (8) stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the above referenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). A representative from each of these City Agencies will attend your meeting.

Interdepartmental Project Review fees:

Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's [website](http://www.sf-planning.org) at www.sf-planning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

Please note: All returned checks are subject to a \$50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.

Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.

INTERDEPARTMENTAL PROJECT REVIEW MEETING APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT: (Please complete all data fields)

Name _____ Phone No. () _____

Address _____

City _____ Zip Code _____

FAX No. () _____ E-Mail Address _____

Name of Property Owner _____

PROJECT INFORMATION:

Property Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____

PROJECT DESCRIPTION / PURPOSE OF MEETING: (Use a separate sheet, if necessary)

Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted Planning Department staff _____

Will this project be publicly funded? (specify) _____

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.



San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

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

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

For more information on the Recycled Water Ordinance and the designated recycled water use areas, please visit www.sfpuc.org/recycledwater

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

Number of Water Lines Coming onto a Property

Three to four lines:

- 1) Fire
- 2) Potable water domestic
- 3) Recycled water domestic
- 4) Recycled water irrigation (if property has landscaping)

Number of Water Meters

One water meter is required for each water line.

Required Backflow Prevention Assembly

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

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

The backflow prevention assembly for domestic water plumbing inside the building and for the recycled water system must meet the CCSF's Plumbing Code and Health Code.

Pipe Separation

California Department of Public Health regulations require new water mains and new supply lines to be installed at least 4-foot horizontally from, and one-foot vertically above a parallel pipeline conveying recycled water.

Pipe Type

- Transmission lines and mains – ductile iron
- Distribution and service lines – purple PVC or equivalent
- Irrigation lines – purple PVC or equivalent
- Dual-plumbing – described in the CCSF's Plumbing Codes

****SFPUC's City Distribution Division must sign off on pipe type prior to installation.** Contact the City Distribution Division at (415) 550-4952.

Temporary Potable Water Use Until Recycled Water Becomes Available

The potable water line will be used to feed the recycled water lines(s) until such time that recycled water becomes available. When recycled water becomes available, the cross-connection will be broken by the SFPUC, and the potable and recycled water lines will be totally separated. Before recycled water is delivered to the property, cross-connection and backflow testing will take place to assure separation.

Under no circumstances are developers or property owners to "t-off" of the potable water line to the recycled water lines(s).

If you have questions, or would like additional information:

Recycled Water Ordinances and Technical Assistance

San Francisco Public Utilities Commission
Water Resources Division
(415) 554-3271

Backflow Prevention

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

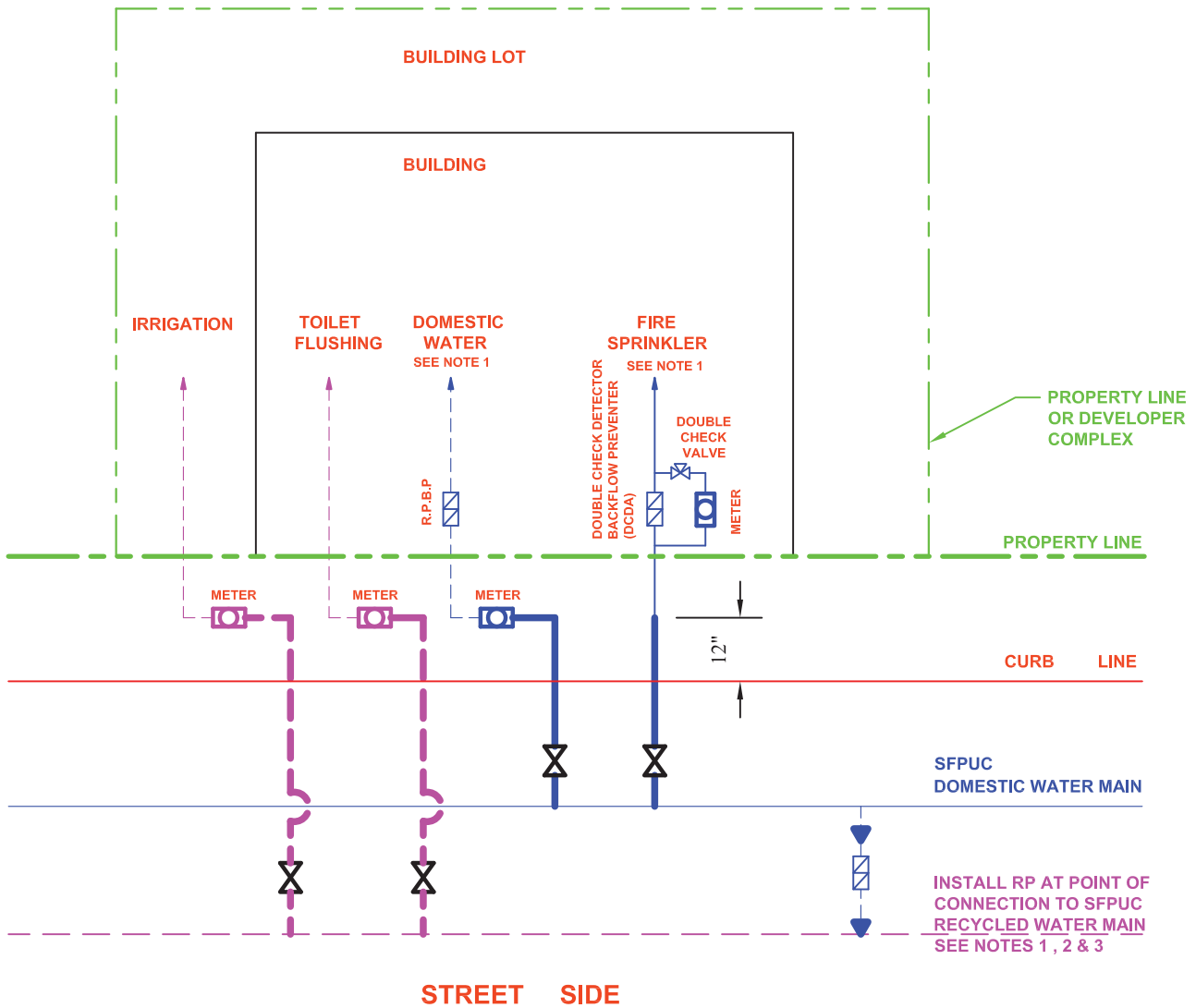
Recycled Water Plumbing Codes

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

New Service Line Permits

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

DRAWING A



NOTES:

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

RESPONSIBILITY OF INSTALLATION OF HEAVY LINES:

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

LIGHT LINES:

HOUSE PIPE
OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
SAN FRANCISCO WATER DEPARTMENT

RESPONSIBILITY FOR SERVICE LINES FOR DEVELOPMENT WITH RECYCLED WATER MAIN LINES

APPROVED BY:

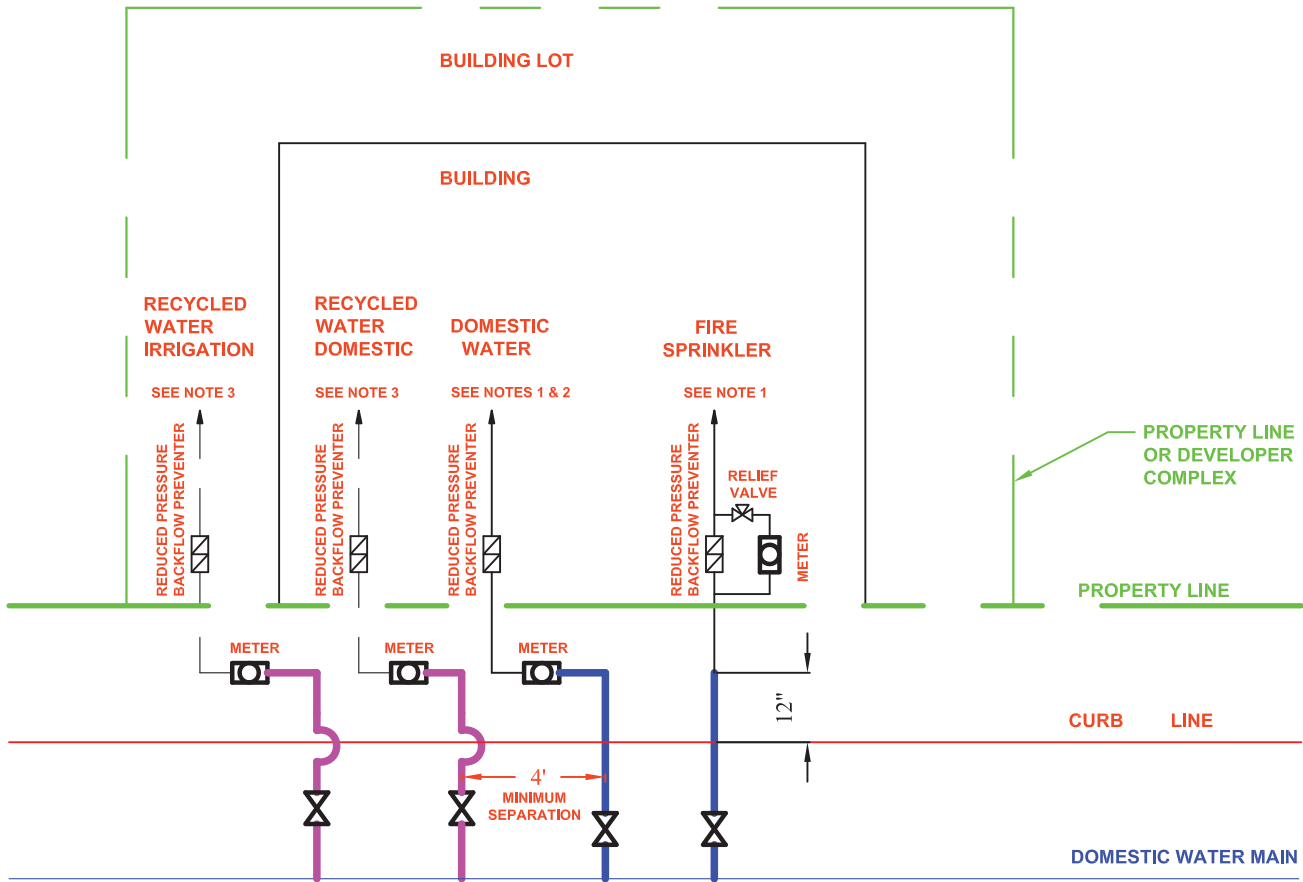
SCALE:
NTS

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

DRAWN:
CHECKED:

DRAWING NO.
A-1290c.1
REV. NO. 1

DRAWING B



STREET - SIDE

NOTE:

1. ALL BACKFLOW PREVENTERS MUST APPROVED BY SFPUC WATER QUALITY BUREAU.
2. BACKFLOW PREVENTION FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.
3. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

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

LIGHT LINES: & _____

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
SAN FRANCISCO WATER DEPARTMENT

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

Cheryl Munoz

DATE: 05/28/08

DRAWN:

W.Villasica

CHECKED:

M.Gardiner

DRAWING NO.

A-1290.2

REV. NO. 2