



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** January 20, 2017  
**TO:** Reza Khoshnevisan  
**FROM:** Dan Sider, Planning Department  
**RE:** PPA Case No. 2016-013850PPA 915 Cayuga Avenue

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



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Dan Sider, Senior Advisor for Special Projects



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* January 20, 2017  
*Case No.:* **2016-013850PPA**  
*Project Address:* 915 Cayuga Avenue  
*Block/Lot:* 6954/039  
*Zoning:* RH-1 and Excelsior Outer Mission NCD  
40-X  
*Project Sponsor:* Reza Khoshnevisan  
415-992-0200  
*Staff Contact:* Paolo Ikezoe – 415-575-9137  
[paolo.ikezoe@sfgov.org](mailto:paolo.ikezoe@sfgov.org)

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### DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on October 24, 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 the existing 32,450-square-foot (sf) commercial building and construct a 4-story, 40-foot-tall residential building. The proposed new building would include 103 dwelling units, 103 car parking spaces and 103 bicycle parking spaces. Access to the garage would be provided via an existing driveway on Cayuga Street, and the project would excavate to a depth of 2 feet below grade. As proposed, 50% of residential units would be BMR, and the remaining 50% would be rent-controlled rental units.

## PRELIMINARY PROJECT COMMENTS:

The following comments address general issues that may affect the proposed project.

1. **Proposed Residential Density.** The density as proposed exceeds the maximum density allowed on the site under current zoning. However, with legislative action by the Board of Supervisors, the permissible density could be increased. See Preliminary Planning Code and Procedural Comments and Planning Department Approvals sections below for more details.
2. **Affordable Units.** The project proposes to designate 50% of units as permanent Below Market-Rate (BMR) units, and the remaining 50% of units as rent-controlled units. A Development Agreement, which requires approval by the Planning Commission and the Board of Supervisors will be required to formalize this designation (See Planning Department Approvals section below).

## ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)** for the full scope of the project. EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org) under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for calculation of environmental application fees.<sup>1</sup> **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.**

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project could be eligible for a Class 32 infill development categorical exemption under CEQA Guidelines Section 15332. If a Class 32 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

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>.

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

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](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.

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 contains one or more buildings or structures considered to be a potential historic resource (constructed 45 or more years ago); therefore, the proposed project is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email ([tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)) for a list of three consultants from which to choose. Please contact the HRE scoping team at [HRE@sfgov.org](mailto:HRE@sfgov.org) to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.
2. **Archeological Resources.** 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 one of the Planning Department's three standard archeological mitigation measures (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 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. In order to facilitate that determination, Planning staff propose the following recommendations:
  - Provide details regarding bicycle circulation and access
  - Consider providing less parking on-site given the project is located on a high injury corridor as mapped by Vision Zero<sup>2</sup>
  - Please show on plans if there are any proposed loading zones
  - Provide further details on Garbage and Recycling pick-up operations
5. **Noise.** Based on the General Plan's Background Noise Levels map, the project site is located along a segment of Alemany Boulevard with noise levels above 75 dBA Ldn (a day-night averaged sound level). Therefore, an acoustical analysis is required for the proposed new residential development. The acoustical analysis must demonstrate with reasonable certainty that the California Noise Insulation Standards in Title 24 of the California Code of Regulations can be met. Should such concerns be present, the department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

Additionally, the Planning Department requires that residential open space required under the Planning Code be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Measures to protect required open space from noise include site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings.

Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during the construction, measures to reduce

construction noise may be required as part of the proposed project. The EEA application should indicate whether pile driving or other particularly noisy construction methods are required.

**6. Air Quality.**

The proposed project at 103 dwelling units is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>3</sup> 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 the 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 San Francisco Department of Public Health (DPH).

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 modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. 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. Please provide detailed information related to any proposed stationary sources with the EEA.

- 7. Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.<sup>4</sup> The project sponsor may be 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.

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

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

8. **Wind.** The proposed project would not involve construction of a building over 80 feet in height. The project would therefore not likely require a consultant-prepared wind analysis, which may include wind tunnel analysis if needed. However, an official determination will be made subsequent to submittal of the EEA.
9. **Shadow.** The proposed project would not result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project could not cast shadows on any nearby property under the jurisdiction of the Recreation and Park Department or other public open space. A shadow study prepared by a qualified consultant would not likely be required, however, an official determination will be made subsequent to submittal of the EEA.
10. **Geology.** The project site is located on a site with a slope greater than 20%. Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.<sup>5</sup> A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts 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 include the demolition of an existing building with previous industrial uses. 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

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<sup>5</sup> San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.



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 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>.

#### PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

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

1. **Streetscape Plan.** The project contains over 250 linear feet of street frontage, encompasses an entire block face and involves new construction; and therefore, requires the submittal of a Streetscape Plan to the Planning Department pursuant to Planning Code Section 138.1 to ensure that the new streetscape and pedestrian elements are in conformance with San Francisco’s Better Street Plan (BSP). The 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 must 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 San Francisco’s BSP and Planning Code Section 138.1(c)(2)(ii) for the additional elements that may be required as part of the project’s Streetscape Plan.



- Under the BSP, Alemany Boulevard is classified as a Residential Thoroughway street, with a recommended sidewalk width of 15 feet.
2. **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. Please see design comments below for more guidance on this issue.
    - Alemany Boulevard has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for people driving vehicles. All plans should prioritize improving safety for all users along this corridor.
  3. **Rear Yard.** Planning Code Section 134 establishes minimum rear yard setback requirements in all zoning districts. Planning Code Section 134(a) generally requires a minimum rear yard depth equal to 25 percent of the total depth of the lot in the Excelsior Outer Mission Street Zoning District, starting at the second story and above. While the building footprint composition and rear yard will need to be further reviewed by the UDAT during the review process, an exception from the rear yard requirement, as discussed below in the “Approvals” section, will need to be sought.
  4. **Street Trees.** Section 138.1 requires a minimum of one street tree for each 20 feet of frontage along a street or alley. Therefore, 8 trees are required along Alemany Boulevard. Please note that the final layout is subject to Public Works approval.
  5. **Usable Open Space.** Usable open space is required for dwelling units in all zoning districts. Under Section 135(d), the minimum amount of usable open space for dwelling units in the Excelsior Outer Mission Street Zoning District is as follows: 80 square feet per unit if private and 100 square feet per unit if common. Section 135 also specifies minimum dimensions, areas, and exposure requirements. Dimensional requirements for common open space require the space to be 15 feet in every dimension and at least 300 square feet in area, and if located in an inner courtyard, the space must be 20 feet in every direction and at least 400 square feet in area. Dimensional requirements for private open space require the space to have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court.
  6. **Ground Floor Uses and Frontages.** Planning Code Section 145.1 outlines requirements to the ground floor including active use requirements, parking and loading entrances, above-grade parking setbacks, ceiling heights, floor level relationships, and transparency and fenestration. The project will be checked for compliance with all of these elements when more detailed plans are submitted. For example, the residential units along Alemany Boulevard do not provide stoops.
  7. **Accessory Off-Street Parking.** Planning Code Section 151.1 permits up to one car for each dwelling unit in the Excelsior Outer Mission Street Neighborhood Commercial Zoning District. Therefore, the project would not be required to provide any parking spaces. Please consider reducing the proposed 1:1 parking ratio.

8. **Bicycle Parking.** Planning Code Section 155 requires that one Class 1 bicycle parking space be provided for each dwelling unit and one Class 2 bicycle parking space be provided for every 20 dwelling units. Therefore, this project is required to provide at least 103 Class 1 bicycle parking spaces and 5 Class 2 bicycle parking spaces for 103 units.
9. **Car Sharing.** Planning Code Section 166 requires one car share parking space when the number of dwelling units is between 50 and 200. Therefore, this project is required to provide at least one car share space.
10. **Unbundled Parking.** Please be advised that per Planning Code Section 167 all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units, or more, must be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units. In cases, such as the proposed project, where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to the owners or renters of two bedroom units, and then to the owners or renters of other units. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 315 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and a price determined by the Mayor's Office of Housing.
11. **Residential Density Limitations.** In the Excelsior Outer Mission Street Zoning District, Planning Code Section 745.91 allows up to one dwelling unit per 600 square feet of lot area. Section 304(d)(4) allows a PUD in an the Excelsior Outer Mission Street Zoning District to utilize the next highest density ratio (one dwelling unit per 400 square feet of area), less one unit. The subject lot is 32,182 square feet, which would allow a maximum of 79 units with a PUD provided that the entire lot was rezoned to the Excelsior Outer Mission Street Zoning District. The density as proposed exceeds the maximum density allowed and an exception, as discussed below in the "Approvals" section, will need to be sought.
12. **Height and Bulk Limitations.** In the 40-X Height and Bulk District, the Planning Code allows building heights up to 40-feet and does not restrict bulk. Sections 260 and 261 describe the method of measuring building height. Section 260(a)(1)(C) states that where the lot slopes upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. Section 260(a)(1)(D) states that where the lot has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken.
13. **Neighborhood Notification.** Per Planning Code Section 312, the project requires a neighborhood notification. Please submit the required materials with the Large Project Authorization application. Instructions are available on our website at:  
<http://sfplanning.org/modules/showdocument.aspx?documentid=8675>

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

Ken Nim, Workforce Compliance Officer  
CityBuild, Office of Economic and Workforce Development  
City and County of San Francisco  
50 Van Ness Avenue, San Francisco, CA 94102  
(415) 581-2303

15. **Affordable Housing Bonus Program.** The City of San Francisco is in the process of developing a program that would offer a local mechanism to implement the State Density Bonus law (Government Code Section No. 65915) and is currently considering additional program options, including a component which offers density and development incentives for provision of middle income housing. This parcel is located within the proposed program study area, and the project could receive density and other development incentives commensurate with provision of on-site affordable housing if consistent with the rules of the proposed program. Please refer to the **Affordable Housing Bonus Program website** ([www.sf-planning.org/AHBP](http://www.sf-planning.org/AHBP)) for the latest information on the program, draft legislation, proposed schedule, and related.
16. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
17. **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 project as well as the date(s) when the 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.

18. **Transportation Demand Management Program.** On August 4, 2016, the Planning Commission adopted a resolution to recommend approval of Planning Code amendments that would require development projects to comply with a proposed Transportation Demand Management (TDM) Program (within a new Planning Code Section 169). The Board of Supervisors is scheduled to hear the legislation in January 2017, which will likely include a phase-in of the requirements of the TDM Program (BOS File #160925). 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 proposed. To meet each target, the project sponsor must select TDM measures from a menu of options. In general, the number of TDM measures that the project sponsor must implement would increase in proportion to the number of accessory vehicle parking spaces proposed. 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 103 dwelling units, and thus would be subject to the proposed TDM Program. Based on the proposed 103 parking spaces associated with the residential units, the project would be required to meet or exceed a target of 10 points for land use category C.

The Planning Code would currently require the 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 to meet the targets listed above. A full list of the TDM measures included in the menu of options is available on this [website](#). Once an entitlement application is filed, the assigned Current Planner will provide additional guidance regarding the proposed TDM Program and next steps.

## PRELIMINARY DESIGN COMMENTS:

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

**1. Site Design, Open Space, and Massing.** The general building massing and siting responds to adjacent open space patterns. However, the rear yard is somewhat disconnected from the dwellings, minimizing its usability as open space. The Planning Department recommends exploring the opportunity to provide a direct visual and physical connection to the rear yard and designing it as a usable space. The Planning Department recommends connecting the rear yard to the courtyard and opening the courtyard to Alemany Street to help break the massing. Consider consolidating the two entries to create an identifiable main lobby entrance centered on or near the courtyard. The Planning Department recommends exploring reducing or relocating parking to provide dwelling units at Basement level 1 to face directly on to the rear yard. Staff has concerns about the width and quality of the central court, and requests more design information as the project design develops.

The Planning Department encourages modulating the building along the street to be broken into 25'-30' segments to more appropriately match the existing block patterns.

Ground floor residential units should conform to the Draft Ground Floor Residential Design Guidelines to provide a consistent and active relationship with the fronting streets. Per the Draft Ground Floor Residential Design Guidelines, ground floor residential units should be set back and landscaped with entries that provide direct access and a usable transition space between the street and unit. The residential unit entries should incorporate planters and landscaping features designed to balance a sense of privacy and invitation. Above ground planters are discouraged and landscaping should be placed in the ground.

If accessed at grade, units should be setback and designed to provide sufficient space to be usable and protected. A setback at the ground level may count toward open space.

Please refer to the Ground Floor Residential Design Guidelines here:

[http://default.sfplanning.org/publications\\_reports/Guidelines\\_for\\_Groundfloor\\_Residential\\_Design.pdf](http://default.sfplanning.org/publications_reports/Guidelines_for_Groundfloor_Residential_Design.pdf)

**2. Parking and Circulation.** The Planning Department is supportive of reduced parking and requests that it be minimized to the extent possible. Incorporating stackers for a portion of the parking is appreciated.

**3. Architecture.** A building of this scale may better harmonize with its lower scale surroundings if compatible patterns/ building modules, proportions, and materials are used. The Planning Department is concerned that the recessed balconies disengage too much of the building from the street, which may appear somewhat repetitive and shaded without positive contribution to the street wall or reference to the neighboring context.

Although the bay projections may be code complying, please consider they may appear too boxy and proportionally out of scale for this neighborhood.

The Planning Department recommends the deeply recessed balconies be minimized or eliminated. More depth should be added to the windows themselves and glass should wrap around all three sides of the bays. Staff encourages exploring Juliet balconies as a design alternative on the bay windows, with similarly shallow balconies to the side, similar to the surrounding neighborhood.

The Planning Department recommends the roofs be designed and terminate the building in a way that adds visual interest and detail to the façade and relates to the scale and finer grain of the neighborhood. Consider the primary material to be stucco.

The property line sides of the building are likely to be visible for some time, please design them intentionally as primary facades.

At this point the architecture is assumed to be preliminary and the 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.

#### DEVELOPMENT 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. Please note that this list only reflects fees and requirements referenced in the Planning Code. For projects in ongoing plan areas (e.g. Central SoMa, the Hub, etc.) the below list may not accurately reflect all fees that may become applicable to this project.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

1. **Transportation Sustainability Fee (TSF) (§411A).**
2. **Residential Child Care Impact Fee (§414A).**
3. **Inclusionary Affordable Housing (§415).** Inclusionary Affordable Housing is required for a project proposing ten 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. The following Inclusionary Affordable Housing requirements are those in effect at the time as of issuance of this letter. In the event that the requirements change, the Project Sponsor shall comply with requirements in place at the time of the issuance of first construction document. 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 exception agreement is secured by the Project Sponsor. Affordable units designated as on-site units shall be affordable units for the life of the project. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application has not been submitted; therefore,



pursuant to Planning Code Section 415.3 and 415.6 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 25% of the proposed dwelling units as affordable with a minimum of 15% of the units affordable to low-income households and the remaining 10% of the units affordable to low- or moderate/middle-income households, as defined by the Planning Code and Procedures Manual.

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.

## PLANNING DEPARTMENT APPROVALS:

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

1. A legislative package will be required in order to move the project forward. At a minimum, this will include a **Development Agreement** which would designate 50% of the units as affordable housing and 50% of the units as rent controlled housing. Please refer to [Chapter 56](#) of the San Francisco Administrative code for more information on Development Agreements. Additionally, a **Zoning Map and Text Amendment** may be required to establish a Special Use District ("SUD") in order to address topics including residential density and rear yard.
2. **Conditional Use Authorization** from the Planning Commission may also be required for the approval of a Planned Unit Development (PUD) per Planning Code Section 304. The Planning Department anticipates collaborating closely with the Sponsor Team, the Office of Economic and Workforce Development, and the City Attorney's Office as we jointly identify the most appropriate procedural path forward.
3. A **Demolition 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.



Applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

## NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

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

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

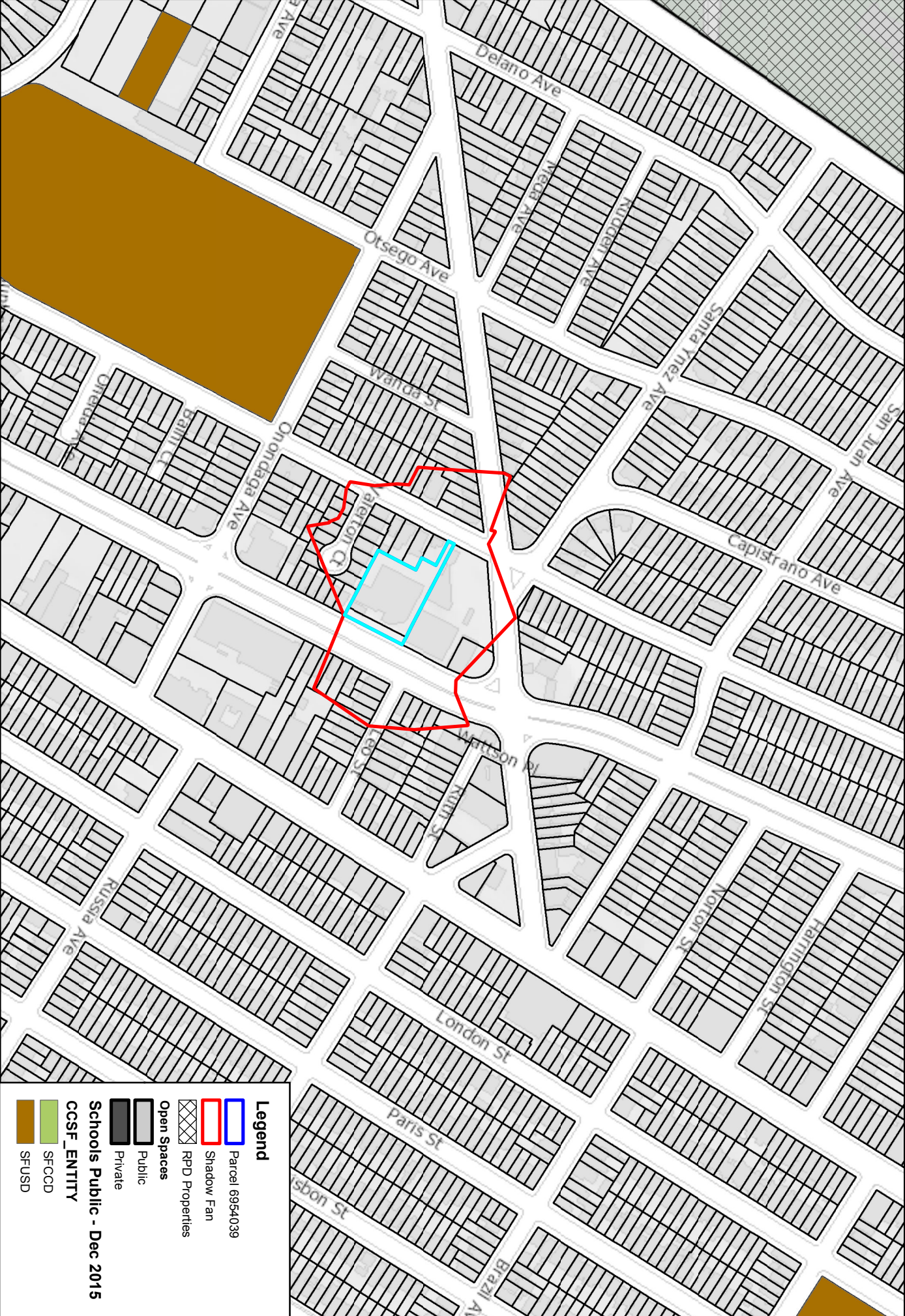
This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, as listed above, must be submitted no later than **July, 20, 2018**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure:      Neighborhood Group Mailing List  
                     Shadow Fan  
                     SFPUC Recycled Water Information Sheet

cc:    Yosef Tahbazof, Property Owner  
       Erika Jackson, Current Planning  
       Christopher Espiritu, Environmental Planning  
       David Winslow, Design Review  
       Jonas Ionin, Planning Commission Secretary  
       Charles Rivasplata, SFMTA  
       Jerry Sanguinetti, Public Works  
       Pauline Perkins, SFPUC  
       Crezia Tano, OEWD  
       Ken Rich, OEWD  
       Planning Department Webmaster ([webmaster.planning@sfgov.org](mailto:webmaster.planning@sfgov.org))

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Aron	Deorsey	Owner	Hop Past Brew Pub	2887 Bryant St.	San Francisco	CA	94110	415-370-8898	aron.deorsey@gmail.com	Bernal Heights, Outer Mission
Jorge	Palatox	President	Cayuga Improvement Association	31 Sala Terrace	San Francisco	CA	94112		0 CJAPres@hotmail.com	Outer Mission
David	Hopper	President	New Mission Terrace Improvement Association (NMTIA)	P.O. Box 12111	San Francisco	CA	94112		0 nmtiaef@gmail.com	Crocker Amazon, Excelsior, Glen Park, Outer Mission
Joelle	Kenealey	President-Elect	Outer Mission Residents Association	P. O. Box 34426	San Francisco	CA	94134	415-305-6065	stomtra@gmail.com	Excelsior, Outer Mission, Crocker Amazon, Visitation Valley
John	Avaios	Supervisor, District 11	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-6975	john.avaios@sfgov.org; Raquel Redondiez@sfgov.org; Frances Hsieh@sfgov.org; Jeremy Pollock@sfgov.org; sunnyside.president@gmail.com	Crocker Amazon, Excelsior, Outer Mission, Visitation Valley
Lisa	Spinnell		0 Sunnyside Neighborhood Association	P. O. Box 27615	San Francisco	CA	94127	415-937-1305	secretary.sunnyside@gmail.com	Outer Mission
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301	San Francisco	CA	94110	415-282-3334	info.mead@gmail.com	0 Excelsior, Mission, Outer Mission
Daniel	Weaver	Manager	0 Ocean Avenue Association	1728 Ocean Avenue, PMB 154	San Francisco	CA	94112	650-273-6223	info.oaabd@gmail.com	Ocean View, Outer Mission, West of Twin Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshire, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitation Valley, West of Twin Peaks
Francesca	Panullo		Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112	203-376-6868	sw6644@sherwin.com	Crocker Amazon, Excelsior, Mission, Ocean View, Outer Mission, South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	poderstf.org	





Title: Preliminary Shadow Fan - 915 Cayuga Avenue  
Comments: Building at 40-FT  
Printed: 18 January, 2017

0 275 550 825 1,100 Feet  
The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, 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.

**Legend**

- Parcel 6954039
- Shadow Fan
- RPD Properties
- Open Spaces
  - Public
  - Private
- Schools Public - Dec 2015
- CCSF\_ENTITY
  - SFCCD
  - SFUSD





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

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

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

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

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

### Number of Water Lines Coming onto a Property

Three to four lines:

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

### Number of Water Meters

One water meter is required for each water line.

### Required Backflow Prevention Assembly

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

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

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

### Pipe Separation

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

### Pipe Type

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

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

### Temporary Potable Water Use Until Recycled Water Becomes Available

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

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

**If you have questions, or would like additional information:**

#### Recycled Water Ordinances and Technical Assistance

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

#### Recycled Water Plumbing Codes

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

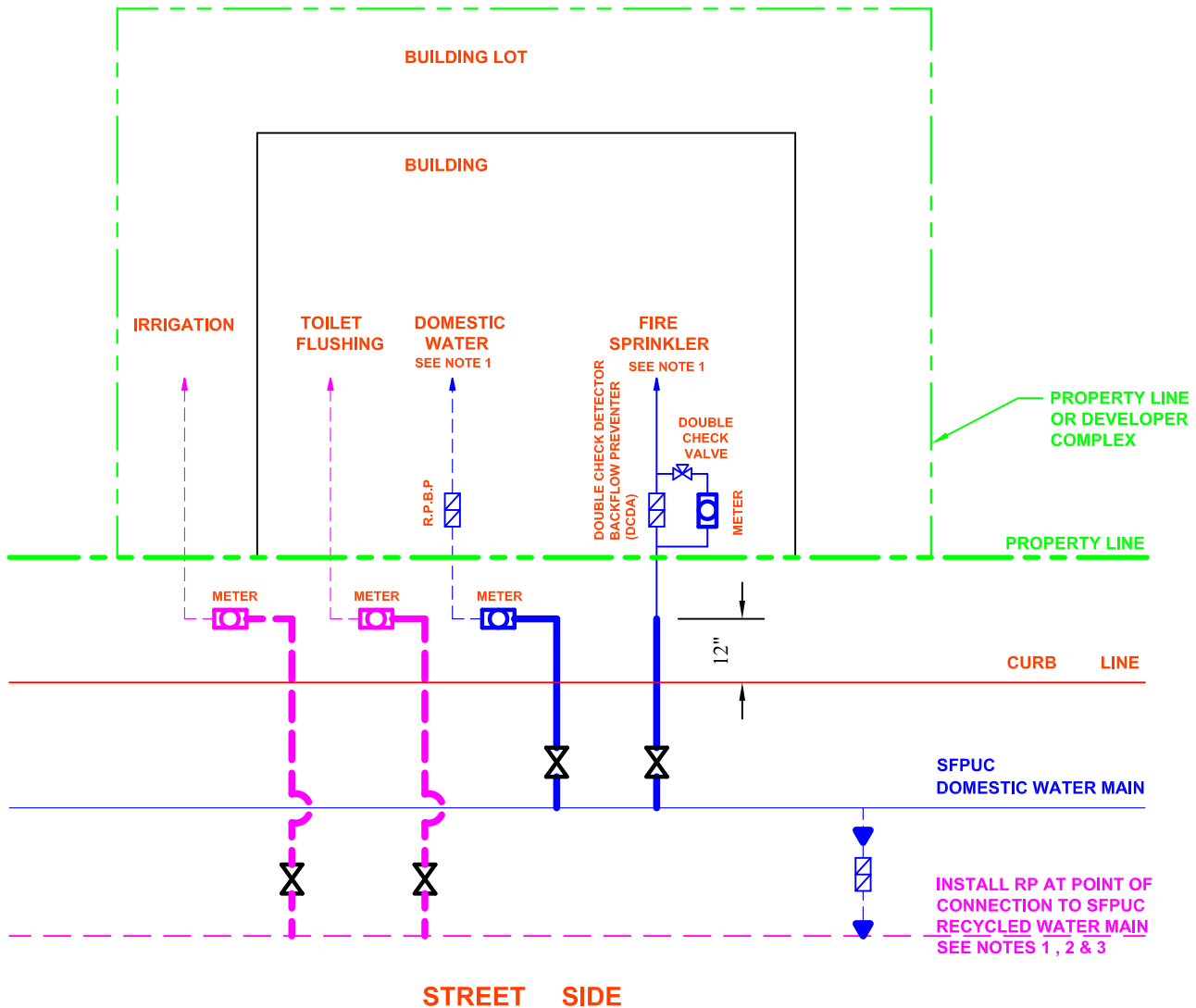
#### Backflow Prevention

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

#### New Service Line Permits

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

# DRAWING A



## NOTES:

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

## RESPONSIBILITY OF INSTALLATION OF HEAVY LINES:

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

## LIGHT LINES:

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

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

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

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

K. PAYNE

DRAWN:

DATE: 10/23/15

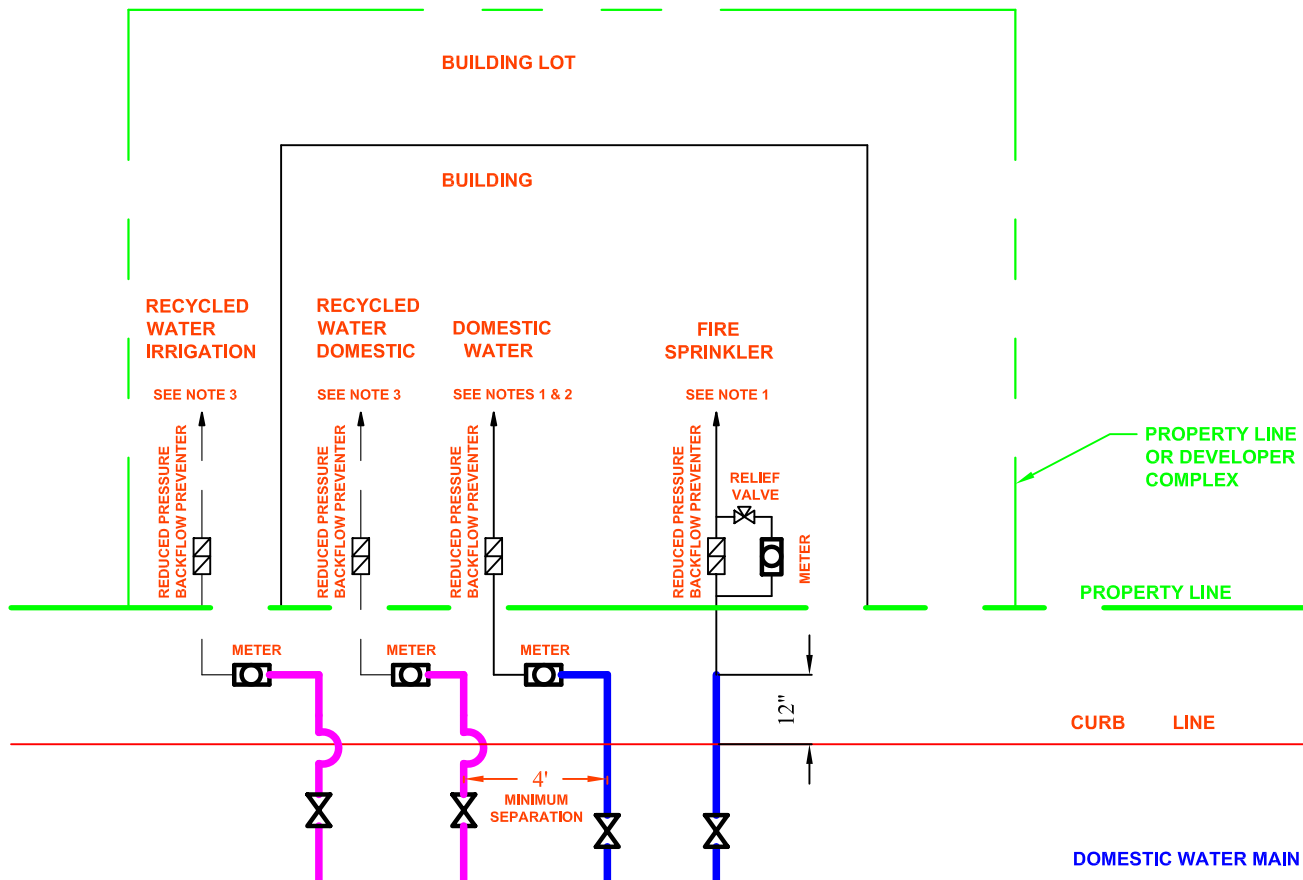
CHECKED:

DRAWING NO.

A-1290c.1

REV. NO. 1

# DRAWING B



## STREET - SIDE

### NOTE:

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

### RESPONSIBILITY OF INSTALLATION OF

#### HEAVY LINES:

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

#### LIGHT LINES: & \_\_\_\_\_

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

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

## INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

Cheryl Munoz

DATE: 05/28/08

DRAWN:

W.Villasica

CHECKED:

M.Gardiner

DRAWING NO.

A-1290.2

REV. NO.

2