



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** February 21, 2017  
**TO:** Feliciano Vera  
**FROM:** Joy Navarrete, Planning Department  
**RE:** PPA Case No. 2016-015092PPA for 1990 Folsom 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, Michael Li, at (415) 575-9107 or [michael.j.li@sfgov.org](mailto:michael.j.li@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

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

Joy Navarrete, Senior Planner





# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* February 21, 2017  
*Case No.:* **2016-015092PPA**  
*Project Address:* 1990 Folsom Street  
*Block/Lot:* 3552/012  
*Zoning:* PDR-1-G (Production, Distribution, and Repair -1 - General)  
Zoning District  
Transit Oriented Retail SUD  
Mission Alcoholic Beverage SUD  
Fringe Financial Service Restricted Use District  
58-X Height and Bulk District  
*Area Plan:* Eastern Neighborhoods  
*Project Sponsor:* 1990 Folsom Housing Associates, L.P.  
c/o Feliciano Vera – MEDA  
(415) 282-3320  
*Staff Contact:* Michael Li  
(415) 575-9107, [michael.j.li@sfgov.org](mailto:michael.j.li@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 November 22, 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, which is in San Francisco's Mission neighborhood, is on the northwest corner of 16th and Folsom streets. The project site is rectangular and has frontages on three streets: Folsom Street on the east, 16th Street on the south, and Shotwell Street on the west. The project site is occupied by a one-story, 20-foot-tall industrial building and two surface parking lots. The existing building is currently vacant and was previously occupied by a bakery/distribution center.

The proposed project consists of the demolition of the existing building and surface parking lots and the construction of an eight-story, 85-foot-tall mixed-use building containing 143 dwelling units, about 4,454 square feet (sf) of space for a childcare center, and about 12,260 sf of industrial or production/distribution/repair (PDR) space. Of the 12,260 sf of industrial/PDR space, about 3,413 sf would be net new square footage; the existing 8,847 sf of industrial/PDR space on the project site would be demolished and replaced as part of the proposed project.

No off-street parking or off-street loading spaces would be provided. All of the existing curb cuts and driveways (two on Folsom Street, two on 16th Street, and one on Shotwell Street) would be removed. A total of 156 bicycle parking spaces would be provided in a storage room on the ground floor. The proposed project would include usable open space in the form of an inner courtyard on the ground level and decks/patios at the second, eighth, and roof levels of the building.

The proposed building would be supported by a deep foundation system with the type of piles to be determined. Construction of the proposed project would require excavation to a depth of about four feet below ground surface (bgs) for the building foundation and the removal of about 3,800 cubic yards of soil.

**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.<sup>1,2</sup> The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

**PRELIMINARY PROJECT COMMENTS:**

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

1. **Mission Area Plan.** The subject property falls within the area covered by the Mission Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of

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<sup>1</sup> 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.

<sup>2</sup> 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 Plan, however the proposed project is not fully consistent with a policy related to protecting the stock of existing building used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types and discouraging the demolition of sound PDR buildings.

- Policy 1.7.1: In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types and discouraging the demolition of sound PDR buildings.

PDR districts, including those in the Mission Area Plan, were established to protect existing clusters of PDR activity, to provide an appropriate land supply to accommodate the city's need for PDR businesses into the foreseeable future, and to limit conflicts between PDR activity and other uses. The project proposes to rezone a parcel in a PDR district and to demolish a sound building suitable for industrial activities to allow for affordable housing, childcare and onsite social services. The project does however, intend to replace the existing square footage plus add an additional 3,413 square feet of new PDR space.

See discussion below for more complete discussion related to PDR and land use compatibility.

The project sponsor is encouraged to read the full plan, which can be viewed at [http://www.sf-planning.org/ftp/General\\_Plan/Mission.htm](http://www.sf-planning.org/ftp/General_Plan/Mission.htm)

**Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Mission Area Plan Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. This process is further explained in Section 423.3(d) of the Planning Code.

More information on in-kind agreements can be found in the Application Packet for In-Kind Agreement on the Planning Department website.

**2. Mission Action Plan 2020.** The subject property falls within the area of the ongoing Mission Action Plan 2020 process generally bounded by Division/13th/Duboce, Guerrero, Potrero/101 and Cesar Chavez Streets. The Draft Mission Action Plan 2020 report has been released and is now available for public review and comment. The plan will go to the Planning Commission for endorsement on March 2, 2017.

At the request of community participants, MAP2020, has been exploring whether 100% affordable housing could be allowed in certain PDR areas where appropriate given the housing affordability crisis the neighborhood continues to experience. However, maintaining PDR is also a City priority and no legislative proposal has been crafted yet to make this allowance. The Department will not support this allowance in all PDR areas, in particular in those areas where PDR uses are least compatible with residential and where neighborhood amenities that serve more residential areas are absent.

For more information on the project please visit: <http://sf-planning.org/mission-action-plan-2020>. To review a copy of the draft Action plan, please visit: <http://default.sfplanning.org/Citywide/Mission2020/MAP2020 Plan Draft-Web-111816.pdf>

**3. Mission Interim Controls.** The subject property falls within the area of the Mission 2016 Interim Controls adopted on January 14, 2016 to govern certain permit applications during the development of the Mission Action Plan (MAP) 2020. The area governed by the interim controls is generally defined by the following boundaries: Division/13th/Duboce Street, Mission Street, Potrero Avenue and Cesar Chavez Street. The interim controls require a Conditional Use or Large Project Authorization for certain projects including when there is removal of PDR space. However, certain project types are exempted from the Mission Interim Controls. The first project type are projects that provide at least 33% or more units or equivalent through land dedication affordable to low and moderate income households. The second project type are projects that are exclusive PDR uses or mixed-use projects that include PDR uses and meet the affordability criteria mentioned above. The proposed project at 1990 Folsom meets both exemptions, thus released from the requirements of the Mission Interim Controls.

For more information on the interim controls requirements please visit <http://default.sfplanning.org/legislative changes/new code summaries/2015-000988CWP Mission Interim Controls-2016.pdf>

**4. PDR Removal.** The PPA application states that 8,847 square feet of PDR space exists on the project site and that the project will replace and exceed this with an additional 3,413 square feet of PDR space, for a total of 12,260 square feet of PDR space. Per the PPA application, this space will be dedicated to arts uses, a subset of PDR. Given the complexity of preserving PDR space and producing affordable housing, this project supports several solutions identified in the Mission Action Plan 2020. These solutions include:

- Production of affordable housing to low and moderate income households
- Continued site acquisition to build 100% affordable housing with close partnership with nonprofit partners and City agencies
- Production of childcare-friendly units
- Exploring production of affordable housing on a limited number of underutilized Production, Distribution, and Repair (PDR) parcels with a ground floor requirement for PDR.

The site at 1990 Folsom Street can be characterized as underutilized as it has FAR of just over 0.30. This is slightly over the 0.3 FAR threshold in the Planning Code for office-PDR cross subsidy provisions (Sec. 210.3c), a measure of underutilization for PDR parcels. While the City would lose an exclusive but underutilized PDR site, the City and community will gain permanently affordable housing, social services and a net increase of active PDR.

It is the intention of Planning Code 202.7, to preserve the City's existing stock of buildings suitable for industrial activities and to create replacement spaces viable for industrial use when demolition of sound PDR buildings in PDR districts occurs. Per this Section, for buildings in PDR districts proposed for demolition that have FAR (Floor Area Ratio) of 0.4 FAR or less, the replacement building shall include at least two square feet of industrial use for each square foot of industrial use in the proposed building for demolition. Currently 1990 Folsom Street has a FAR of less than 0.4. The replacement PDR proposed in 1990 Folsom does not meet this standard, and the Department encourages the applicant to add additional PDR space if it is physically possible.

The Mission Action Plan 2020 does recognize that PDR and residential uses have traditionally been separated, but through recent developments such as Mosaica, a 151-unit housing development on Florida and Alabama at 18th Street, operated by TNDC, show that light industrial and residential can be compatible with good design. The Planning Department would like to ensure that the PDR that will be in the project site will be clearly regulated and designed for the unique needs of PDR industries. This shall include:

- Meet the Planning Code design standards for PDR spaces, which include 17' ground floor ceiling height per Code Section 145.5 and 145.1c4A (a requirement in PDR and UMU districts)
- Appropriate loading and other design features (i.e. roll-up doors) to allow the space to function for a variety of PDR uses over time
- Restriction that the ground floor space be only used by PDR or Arts uses. This agreement can be explored through a NSR on the property and through the entitlement process.
- Other design comments as described in the UDAT review

The Department would also like to ensure the project to explore and incorporate design to buffer the residential uses from the PDR uses that surround the site, this might window/wall treatments that protect from noise or fumes. The Department also encourages the project sponsor to explore strategies that informs residents that they are moving into an active industrial area, including but not limited to disclosure forms for new residents.

For more information, please see page 52 of the MAP 2020 Draft Plan at [http://default.sfplanning.org/Citywide/Mission2020/MAP2020\\_Plan\\_Draft-Web-111816.pdf](http://default.sfplanning.org/Citywide/Mission2020/MAP2020_Plan_Draft-Web-111816.pdf)

**5. Site Design, Open Space and Massing.** The Planning Department generally supports the intent of the project as it would provide needed housing and space for institutional uses; however the proposed 150' height is significantly above the current 96' height limit or any anticipated height limit. While a 120' height limit might be considered for this site, any greater height limit would be highly problematic in light of the stepping down of the overall urban form from Market Street's high-rises towards Civic Center's predominant 80' heights. Should the sponsor choose to seek a height increase, a robust package of affordability, a rent-controlled unit replacement program, and other public benefits would be a prerequisite. Heights in excess of 120' – while unlikely - could only be

contemplated if modest, contextually sensitive, and proposed alongside a truly exceptional public benefit program. Regardless of height limits, architectural excellence is expected.

## ENVIRONMENTAL REVIEW:

The proposed project requires environmental review either individually, with a project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR). The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods Program EIR (PEIR)*. However, the proposed project is not consistent with the land use or development density (zoning) identified in the Eastern Neighborhoods Area Plan, and it is therefore not eligible for a Community Plan Exemption (CPE) under the *Eastern Neighborhoods PEIR*. Nonetheless, because the project site is within the geographic area evaluated in the *Eastern Neighborhoods PEIR*, any development on the project site would potentially be subject to the mitigation measures identified in that document. Potentially significant project environmental impacts that were identified in, and pertinent mitigation measures and CEQA findings from, the *Eastern Neighborhoods PEIR* that may be applicable to the proposed project are discussed below, under the applicable environmental topic.

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>3</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.**

The proposed project is not consistent with the zoning for the project site. At a height of 85 feet, the proposed project exceeds the project site's 58-foot height limit. For this reason, the proposed project is not eligible for a Community Plan Evaluation pursuant to Section 15183 of the CEQA Guidelines. However, the proposed project may be eligible for a streamlined environmental review process (in the form of a Certificate of Exemption for an eligible infill project) pursuant to Section 15183.3 of the CEQA Guidelines. An eligible infill project is examined in light of the prior EIR to determine whether the infill project will cause any effects that require additional review under CEQA. The evaluation of an eligible infill project must demonstrate the following:

- (1) the project satisfies the performance standards of Appendix M of the CEQA Guidelines;
- (2) the degree to which the effects of the infill project were analyzed in the prior EIR;
- (3) an explanation of whether the infill project will cause new specific effects<sup>4</sup> not addressed in the prior EIR;

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

<sup>4</sup> A new specific effect is an effect that was not addressed in the prior EIR and that is specific to the infill project or the infill project site. A new specific effect may result if, for example, the prior EIR stated that sufficient site-

- (4) an explanation of whether substantial new information shows that the adverse effects of the infill project are substantially more severe than described in the prior EIR; and
- (5) if the infill project would cause new specific effects or more significant effects<sup>5</sup> than disclosed in the prior EIR, the evaluation shall indicate whether uniformly applied development standards substantially mitigate those effects.<sup>6</sup>

No additional environmental review is required if the infill project would not cause any new site-specific or project-specific effects or more significant effects, or if uniformly applied development standards would substantially mitigate such effects.

If it is determined that the project is not eligible for streamlined environmental review pursuant to Section 15183.3 of the CEQA Guidelines, then 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 Jessica Range at (415) 575-9018 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool ([http://www.sfplanning.org/ftp/files/MEA/Environmental\\_consultant\\_pool.pdf](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.

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specific information was not available to analyze the significance of that effect. Substantial changes in circumstances following certification of a prior EIR may also result in a new specific effect.

<sup>5</sup> More significant means an effect will be substantially more severe than described in the prior EIR. More significant effects include those that result from changes in circumstances or changes in the development assumptions underlying the prior EIR's analysis. An effect is also more significant if substantial new information shows that: (1) mitigation measures that were previously rejected as infeasible are in fact feasible, and such measures are not included in the project; (2) feasible mitigation measures considerably different than those previously analyzed could substantially reduce a significant effect described in the prior EIR, but such measures are not included in the project; or (3) an applicable mitigation measure was adopted in connection with a planning level decision, but the lead agency determines that it is not feasible for the infill project to implement that measure.

<sup>6</sup> Substantially mitigate means that the policy or standard will substantially lessen the effect, but not necessarily below the levels of significance.

1. **Historic Resources.** The project proposes demolition of an age-eligible building (1963). The property was found not to be located in a historic district in the Showplace Square Historic Resources Survey, but no individual evaluation was completed, as the building was not age eligible at the time of the survey. Therefore, the proposed project is subject to review by the Planning 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). The HRE scope will require an individual evaluation of the subject building, which was not completed as part of the previous survey. The qualified professional must be selected from the 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. The selected consultant must scope the HRE in consultation with the Department's Historic Preservation staff. 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 HRE is received.
2. **Archeological Resources.** The project site lies within an area for which no previous archeological studies have been conducted and is subject to Eastern Neighborhoods PEIR Mitigation Measure J-2. In addition, construction of the proposed project would require excavation to a depth of about four feet bgs and the removal of about 3,800 cubic yards of soil. 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 Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,<sup>7</sup> the project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires

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<sup>7</sup> This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Technical Memorandum. You may be required to pay additional fees for the Memorandum; please contact Vimaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or [manoj.madhavan@sfgov.org](mailto:manoj.madhavan@sfgov.org) so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Planning Department will assign a transportation planner who will direct the scope of the consultant-prepared memorandum.

Additionally, the proposed project is located on a high injury corridor as mapped by Vision Zero.<sup>8</sup> Planning Department staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and bicycling to and from the project site and vicinity:

- Show the dimensions of the existing and proposed sidewalks.
  - Show the existing curb cuts that would be removed.
  - Indicate where loading activities would occur (residential move-in/move-out, freight loading, and passenger loading)
  - Coordinate with the Municipal Transportation Agency and the Planning Department on proposed improvements related to Muni Forward.
4. **Noise.** Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise, addresses requirements related to the use of pile-driving. The project sponsor has indicated that construction of the proposed project could involve pile driving. In the event that pile driving would be required, Mitigation Measure F-1 would apply to the proposed project. 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.

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 sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

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<sup>8</sup> This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

Eastern Neighborhoods PEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses, might be applicable to the proposed project depending on the types of land uses that could occupy the proposed industrial/PDR space. Some of the land uses could generate noise levels in excess of ambient noise levels, either short-term, at nighttime, or as a 24-hour average, in the project vicinity.

5. **Air Quality.** The proposed project's 143 dwelling units, 4,454 sf of space for a childcare center, and 12,260 sf of industrial/PDR space are all below the Bay Area Air Quality Management District's construction and operational screening levels for criteria air pollutants.<sup>9</sup> Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA.

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 Control 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 within an Air Pollutant Exposure Zone. Therefore, the proposed project is not subject to the provisions of Health Code Article 38: Enhanced Ventilation Required for Urban Infill Sensitive Use Developments.

If the project would generate new sources of toxic air contaminants (TACs) including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project's height of 85 feet, the proposed project would likely require a backup diesel generator. In addition, the proposed industrial/PDR space could be occupied by land uses that emit TACs. Additional measures, such as those described in Mitigation Measure G-4, Siting of Uses That Emit Other TACs, will likely be necessary to reduce these emissions. Please provide detailed information related to any proposed stationary sources 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 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 GHG Reduction Strategy, the Planning Department has prepared a GHG Analysis Compliance Checklist.<sup>10</sup> 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 GHG Reduction Strategy.

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<sup>9</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

<sup>10</sup> Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with San Francisco's GHG Reduction Strategy.

7. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel testing if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.
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 shadow on any properties under the jurisdiction of the Recreation and Park Commission, other publicly accessible open spaces, or any school properties. Therefore, the project sponsor is not required to hire a qualified consultant to prepare a detailed shadow study.
9. **Geology.** The project site is located within a Seismic Hazard Zone (Liquefaction Zone). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.<sup>11</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.
10. **Hazardous Materials.** The project site is located in a Maher Area, meaning 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 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

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<sup>11</sup> San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

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

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 BAAQMD is responsible for regulating airborne pollutants including asbestos. Please contact the 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 DBI for requirements related to the demolition of buildings that may contain lead paint.

11. **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 preliminary Planning Code issues that may substantially affect the design and massing of the proposed project:

1. **Zoning Map Amendment.** A Zoning Map Amendment is required to rezone the subject parcel and the height and bulk district. A Zoning Map amendment is the reclassification of real property from one district to another. This includes changing the height of a parcel, zoning of a parcel, or the creation of a Special Use District (SUD) for a parcel (or combination of parcels). The parcel is located in the PDR-1-G Zoning and a 58-X Height and Bulk District. Construction of residential housing and development above 50 feet in height are not permitted. The Zoning Map and Height & Bulk Map must be amended or the creation of an Affordable Housing SUD will be required through the legislative amendment process pursuant to Planning Code Section 302.
2. **Affordable Housing Project Authorization.** Any project where the principal use is affordable housing as defined in subsection (b) of Planning Code Section 315 as an Affordable Housing Project, the Planning Department shall administratively review and evaluate the physical aspects of the Project in coordination with relevant priority processing and design guidelines. An Affordable Housing Project may seek exceptions to Planning Code requirements that may be available through the Planning Code, including but not limited to Sections 253, 303, 304, 309, and 329, without a Planning Commission hearing, and the Planning Department may permit such exceptions if it makes the findings otherwise required by the Planning Code.
3. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth for residential uses. Because this project fronts three streets, one of the street frontages (Folsom Street, 16th Street or Shotwell Street) must be designated as the front of the property, and the rear yard would then be provided based on that determination. The "interior L shaped" configuration proposed for the rear yard is not permitted in Eastern Neighborhood Mixed Use Districts, except as an approved modification through the Large Project Authorization process or Section 315 as proposed. While such configurations can be supported, a minimum of 25 percent of the lot area is preferred. The proposed rear yard represents approximately 25.3 percent of the lot area and would require an exception for the rear yard configuration.
4. **Open Space – Residential.** Section 135 requires 80 square feet of open space (private) or 54 square feet of open space (publicly accessible) for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). A total of 11,440 square feet or 7,722 square feet respectively is required for 153 dwelling units.
5. **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 12,260 square feet of PDR uses and 4,454 square feet of commercial/retail uses. Therefore no open space would be required for the PDR use and an additional 17.8 square feet would be required for the commercial/retail uses. Alternatively, per Section 426, an in-lieu fee of \$76 per square foot may be paid instead of providing the open space on site.
6. **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 face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed rear yard does not appear to be code-complying but appears to provide a

large enough courtyard to meet the exposure requirement for those units that only have windows fronting the rear yard area as long as it is unobstructed to the sky. Therefore, the proposed project would not require a revision to meet the minimum exposure requirement. If the open area is obstructed and the units do not meet the exposure requirement, you may request and justify an exposure exception through the Large Project Authorization process or Section 315 as proposed. The Department generally encourages projects to minimize the number of units needing an exposure exception.

7. **Standards for Bird Safety.** Adopted on July 14, 2011, the Standards for Bird Safe Buildings, Section 139, specify requirements for a bird safe building. Although the subject site is not located within 300 feet of an Urban Bird Refuge, there may be feature related hazards included in the proposal. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. Please review the standards and indicate the method of glazing treatment where applicable.
8. **Rooftop Screening.** Section 141 requires all rooftop equipment to be screened. Please clearly illustrate compliance with this requirement on your formal plan submittal.
9. **Height.** The existing height limit is 58 feet. The project as proposed is greater than the height limit and would not be permitted pursuant to Planning Code Section 260. An increase to the height limit is required through legislative amendment to the zoning map process pursuant to Planning Code Section 302.
10. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the Recreation and Park Commission. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadow on any properties under the jurisdiction of the Recreation and Park Commission.
11. **Shadow Analysis (Section 147).** Section 147 requires that new buildings and additions to existing buildings in C-3, South of Market Mixed Use, and Eastern Neighborhoods Mixed Use Districts that exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadow on any publicly accessible open spaces other than those protected under Section 295.
12. **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 4,454, square feet of non-residential uses and 100 percent affordable housing, and thus would not be subject to the TDM Program, as currently proposed.

13. **Streetscape Plan – Better Streets Plan Compliance.** Pedestrian and streetscape improvements consistent with the Better Streets Plan are required if your project meets the conditions delineated in Planning Code Section 138.1. Projects that trigger Section 138.1 will be reviewed by the Department's Streetscape Design Advisory Team (SDAT). SDAT is an interagency group that includes representatives from the Planning Department, Department of Public Works and the Municipal Transportation Agency that provides design guidance on private developments that impact the public right-of-way.

Based on the submitted plans, the project triggers the requirements of a Streetscape Plan project due to the project containing 250 feet or more of total lot frontage on one or more publicly-accessible right-of-way. This Streetscape Plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, curb radii, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets Plan and Section 138.1(c) (2) (ii) for the additional elements that may be required as part of the project's streetscape plan.

14. **Bicycle Parking (Class I).** Planning Code Section 155.5 requires this project to provide at least 110 Class I bicycle parking spaces. The proposed project contains 156 Class I bicycle parking.
15. **Bicycle Parking (Class II).** Planning Code Section 155 requires the project to provide at least 7 Class II bicycle parking spaces provided through on-street bicycle racks; however SFMTA has final authority on the type, placement and number of Class II bicycle racks within the public ROW. Prior to issuance of first architectural addenda, you will be required contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code. The SFMTA bicycle parking guidelines can

be found at: <https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>.

16. **Car Sharing.** Planning Code Section 166 requires this project to provide at least one car share space. The proposed project contains three car share spaces.
17. **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

18. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (creating and/or replacing 5,000 square feet or more of impervious surface), 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. Compliance may occur through a mix of rooftop, sidewalk, and open space treatments and technologies, and is encouraged to be designed as a comprehensive system that maximizes co-benefits for greening, habitat creation, urban heat island reduction, building energy savings, and beautification. Systems within the public realm should consider adjacencies and opportunities for flow-through systems to neighborhood detention areas. 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.
19. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit [sfwater.org/index.aspx?page=687](http://sfwater.org/index.aspx?page=687).

20. **Non-Potable Water Reuse.** Beginning November 1, 2016, all new buildings of 250,000 square feet or more of gross floor area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. The proposed project is less than 250,000 SF, but greater than 40,000 SF, so would be required to complete and submit a water balance study. For more information about the requirements, please visit <http://www.sfwater.org/np> and/or contact [nonpotable@sfwater.org](mailto:nonpotable@sfwater.org) for assistance. Non-potable water systems may be designed to optimize co-benefits for stormwater management, living roofs, and streetscape greening. Regardless of size, project sponsors are encouraged to consider a district-scale system that serves an entire larger project and/or connects smaller projects with adjacent development through shared systems to maximize efficiency and effectiveness.
21. **Better Roofs Ordinance.** In 2016, San Francisco became the first major city in the U.S. to require the installation of renewable energy facilities or living roofs on new buildings. The Better Roofs Ordinance will require between 15% and 30% of roof space to incorporate solar (photo voltaic and/or solar thermal systems), living (green) roofs, or a combination of both. The legislation goes into effect January 2017. The Ordinance provides guidance for developers, designers, and/or owners might best utilize rooftop space; ideally, projects should pursue holistic design and amenity enhancements for 100% of usable roof space that include open space, habitat, stormwater management, urban agriculture, and other beneficial uses. Please see the Planning Department's Living Roof Manual to learn more: <http://sf-planning.org/san-francisco-living-roofs>.
22. **Sustainability and Green Building.** San Francisco has a suite of existing sustainability related regulations, including recycling and composting, solar, and more details outlined in the San Francisco Green Building Code (GBC). Per the GBC, this project must meet the standards of LEED Silver or the equivalent GreenPoint rating system. It is recommended that the project sponsor work with the San Francisco Planning, Building, and Environment departments to determine the most beneficial mix of green building strategies that meet or exceed all current requirements, and best fit the local context. This especially includes the provision of renewable energy on site (PV and solar thermal), living roofs and walls, non-potable water reuse, healthy environments (non-toxic building materials), and other innovative approaches to enhancing performance of the City's environment. The City also encourages projects to maximize energy and water efficiencies, consider zero carbon strategies such as all-electric buildings, and commit to green power purchases for 100% GHG-free electricity. As with non-potable water systems, projects are recommended to consider district-scale energy opportunities on site and in coordination with neighbors.
23. **Refuse Collection and Loading.** San Francisco is a national leader in diverting waste from landfills, has a Mandatory Recycling and Composting Ordinance, and has a goal to achieve zero waste by 2020. In this, the City requires all buildings to be designed with spaces for collecting and loading recycling and composting in common and private areas, and make these options as or more convenient than waste disposal. More information on the complete suite of the City's Zero Waste legislation may be found here: <http://sfenvironment.org/zero-waste/overview/legislation>. Please also see the Guidance on Recycling Design (page 3) resources for designing appropriate areas: [http://sfenvironment.org/sites/default/files/fliers/files/sfe\\_zw\\_ab088.pdf](http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf). Free design and

implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700.

### PRELIMINARY DESIGN COMMENTS:

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

1. **Individual Historic Resource.** The project site contains one or more structures considered to be a potential historic resource. The project Sponsor should be cognizant of the environmental review and analysis process that may be necessary if the project changes or is determined to be a resource. Please refer to the Environmental Planning Review – Historic Resources section of this PPA letter for further instruction.
2. **Street Frontage.** Consider future adaptations in the design and development of the main ground floor area, in particular, the PDR uses. Space should be adaptable for other forms of PDR and should include ground floor frontage transparency, 17' minimum ceiling height, and roll-up doors or other significant entry openings that support loading.
3. **Architecture.** At this point the architecture is assumed to be preliminary and UDAT will provide further detailed design review on the subsequent submission. UDAT recommends that the project express significant façade depth, provide high-quality materials, and meet the architectural detailing and character of the neighborhood. As it may be exposed for an indeterminate amount of time, consider providing visual interest on the exposed building face along the north boundary of the site.
4. **Vision Zero.** In 2014, the City adopted the Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like people walking and people on bikes.

This project is located on a Pedestrian/Cyclist/Vehicle HIC high-injury corridor, and is encouraged to incorporate safety measures into the project.

If the project is required to submit a streetscape plan per Section 138.1, the Planning Department's Streetscape Design Advisory Team (SDAT) may require additional pedestrian safety streetscape measures.

### 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. Eastern Neighborhoods Impact Fees (§423)
4. **Inclusionary Affordable Housing (§415):** 25 + Unit Project; EEA Complete after January 12, 2016- no grandfathering:

As currently proposed, the Project will be 100% affordable, with 143 rental dwelling units in part for the formerly homeless and persons ranging from 15% to 60% AMI levels. In the event that the Project changes and some or all of the units become market-rate, the Project shall comply with the inclusionary housing requirements set forth in Section 415 of the Code.

#### **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. **Environmental Application.**
2. A **Zoning Map Amendment** is required to rezone the subject parcel and the height and bulk district. A Zoning Map amendment is the reclassification of real property from one district to another. This includes changing the height of a parcel, zoning of a parcel, or the creation of a Special Use District (SUD) for a parcel (or combination of parcels). The parcel is located in the PDR-1-G Zoning and a 58-X Height and Bulk District. Construction of residential housing and development above 50 feet in height are not permitted. The Zoning Map and Height & Bulk Map must be amended or the creation of an Affordable Housing SUD will be required through the legislative amendment process pursuant to Planning Code Section 302.
3. **Affordable Housing Project Authorization.** Any project where the principal use is affordable housing as defined in subsection (b) of Planning Code Section 315 as an Affordable Housing Project, the Planning Department shall administratively review and evaluate the physical aspects of the Project in coordination with relevant priority processing and design guidelines. An Affordable Housing Project may seek exceptions to Planning Code requirements that may be available through the Planning Code, including but not limited to Sections 253, 303, 304, 309, and 329, without a Planning Commission hearing, and the Planning Department may permit such exceptions if it makes the findings otherwise required by the Planning Code.
4. A **Building Permit Application** is required for the proposed demolition and new construction on the subject property.

5. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls.

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](http://www.sfplanning.org). Building Permit Applications are available at the Department of Building Inspection at 1660 Mission Street.

#### **NEIGHBORHOOD NOTIFICATIONS AND 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. **Pre-Application Meeting.** 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. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the neighborhood notification process. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who live within 300' of the project as well as all registered neighborhood organizations for the Mission (EN) neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the neighborhood notification process. The purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Planning Department taking action on the Project.
3. **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 **August 21, 2018**. Other entitlements can be filed concurrently or later. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

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

cc: 1990 Folsom Housing Associates, L.P., Property Owner  
Christy Alexander, Current Planning  
Michael Li, Environmental Planning  
Jessica Look, Citywide Planning and Analysis  
Maia Small, Design Review  
Jonas Ionin, Planning Commission Secretary  
Charles Rivasplata, SFMTA  
Jerry Sanguinetti, Public Works  
Pauline Perkins, SFPUC  
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
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		Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
Buddy Hillary	Choy Ronen	President Supervisor, District 9	Coleridge St. Neighbors Board of Supervisors	157 Coleridge Street 1 Dr. Carlton B Goodlett Place, Room #244	San Francisco San Francisco	CA CA	94110 94102-4689	415-282-2990 415-554-5144	choytate@gmail.com Hillary.Ronen@sfgov.org; Carolyn.Goossen@sfgov.org; Sheila.Chung.Hagen@sfgov.org; Natalie.Gee@sfgov.org	Bernal Heights, Mission, Noe Valley Bernal Heights, Mission,
Edward	Stiel		2887 Folsom Street Concerned Residents	2887 Folsom Street	San Francisco	CA	94110	415-282-5393	eddiestiel@yahoo.com	Mission
Eric Erick	Lopez Arguello	President President	SoMaBend Neighborhood Association Calle 24 Merchants and Neighbors Association	P.O. Box 410805 1065 A Hampshire Street	San Francisco San Francisco	CA CA	94141 94110	415-669-0916 415-323-8939	somabend.na@gmail.com eriq94110@aol.com	Downtown/Civic Center, Mission, South of Market Mission
Ian	Lewis		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		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
Planning and Peter	Heinecke	0 President	0 Dolores Heights Improvement Club-DRC 0 Liberty Hill Neighborhood Associaton	P.O. Box 14426 30 Hill Street	San Francisco San Francisco	CA CA	94114 94110		0 plu@doloresheights.org 0 libertyhillneighborhood@gmail.com	Castro/Upper Market, Mission, Noe Valley Castro/Upper Market, Mission, Noe Valley
Peter Philip	Cohen Lesser	0 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	0 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 94114-1709	415-503-1046 415-935-3641 415-407-0094	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 Neighborhood 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
Laura	Wenus	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	0 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 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                   | 3) Recycled water domestic                                 |
| 2) Potable 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

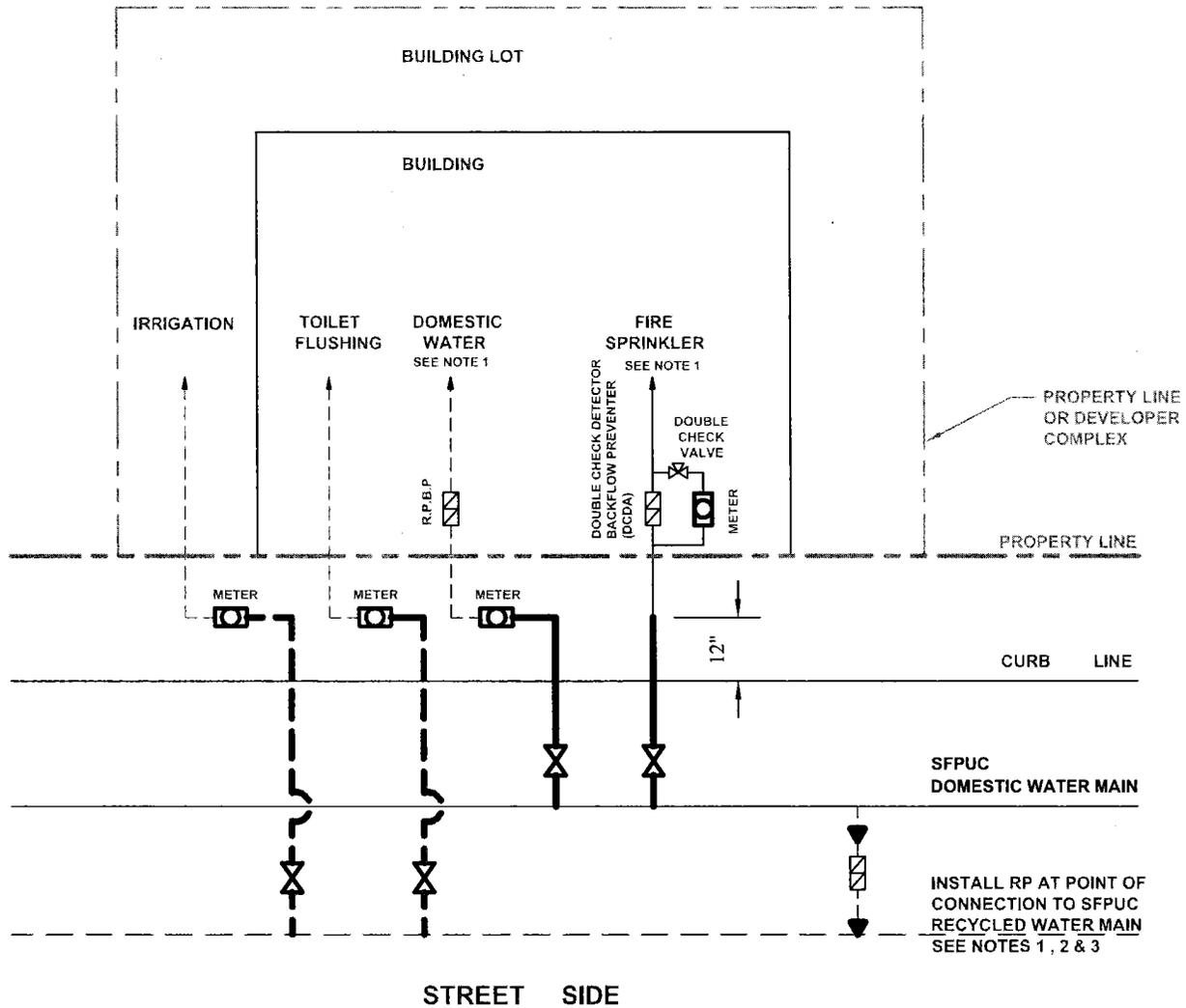
**Backflow Prevention**  
 San Francisco Public Utilities Commission  
 Water Quality Division  
 (650) 652-3100

**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 WQ.
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. SFWD 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.**

INSTALL RP AT POINT OF CONNECTION TO SFPUC RECYCLED WATER MAIN  
SEE NOTES 1, 2 & 3

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:

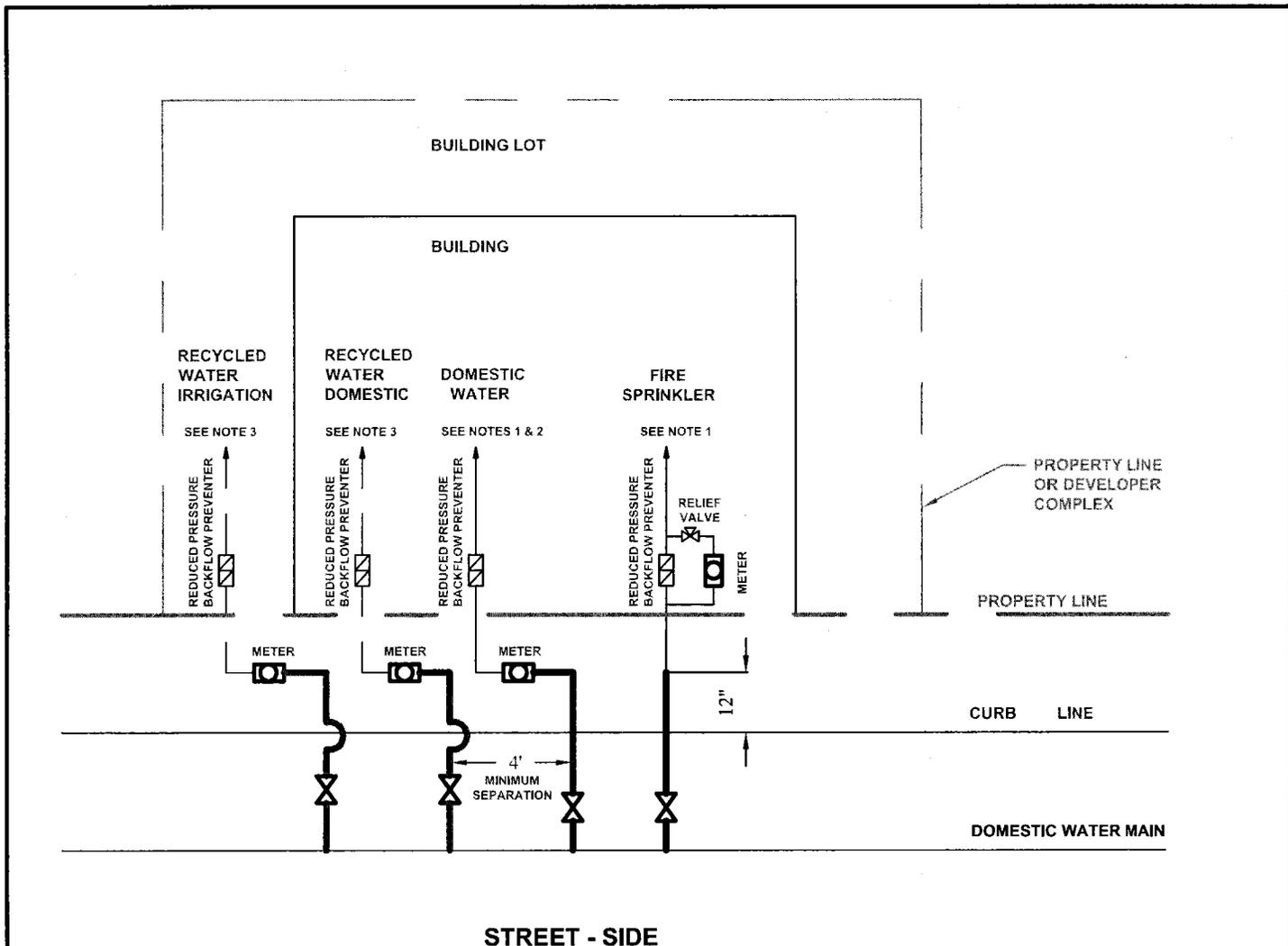
SCALE:  
NTS

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

DRAWN:  
CHECKED:

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

# DRAWING B



**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.

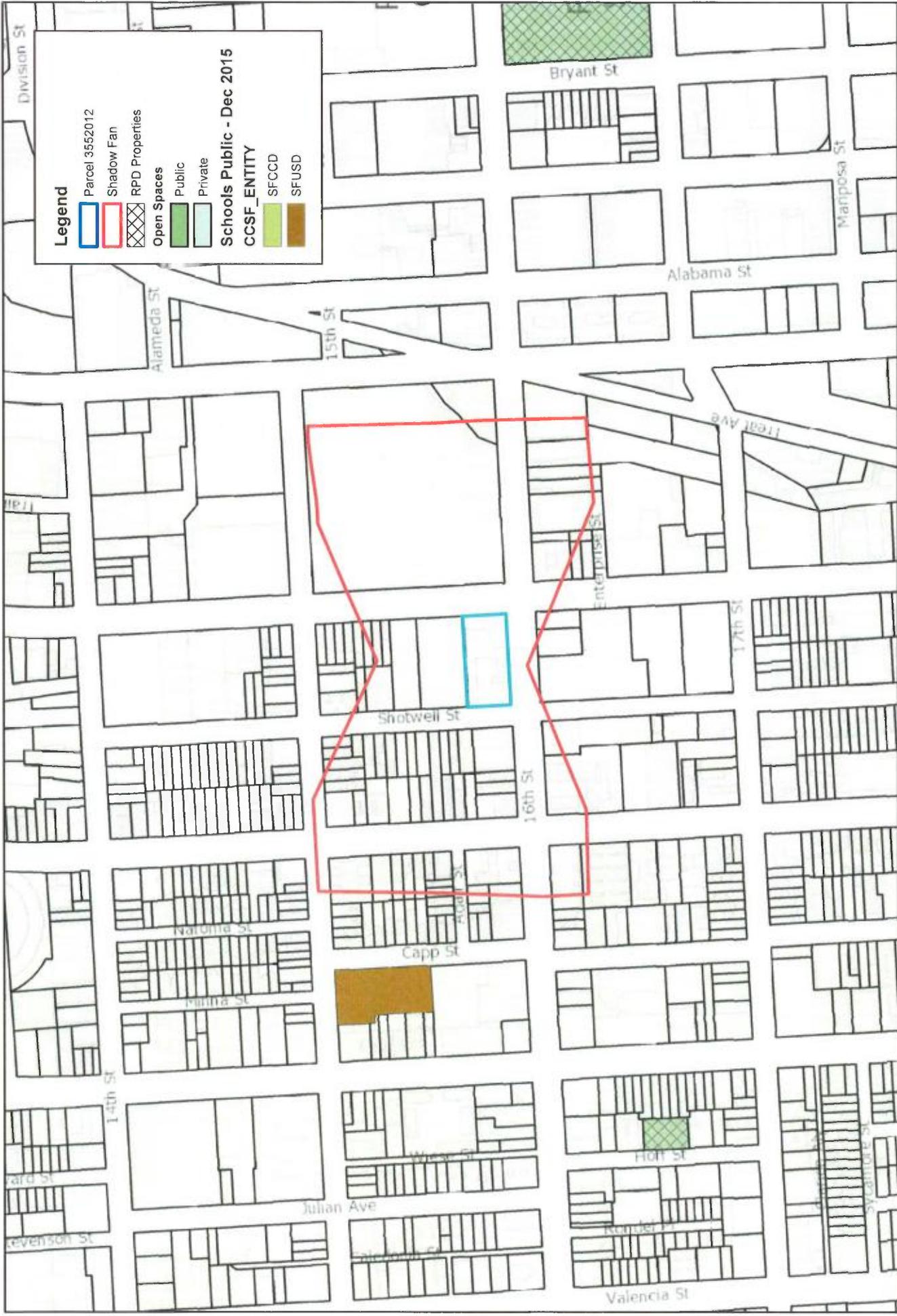
**LIGHT LINES:** & \_\_\_\_\_

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:	DESIGNED BY: Cheryl Munoz	DRAWN: W.Villasica	DRAWING NO. A-1290.2
	NTS	DATE: 05/28/08	CHECKED: M.Gardiner	REV. NO. 2



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

Title: 1990 Folsom Street Shadow Fan

Comments: Assumes full lot coverage at height of 101 feet  
 (85 feet plus 16 feet for elevator/mechanical penthouse)  
 January 10, 2017



# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** 1/30/2017

**TO:** Michael Li (Environmental Planning), Kimberly Durandet (Current Planning)

**CC:** **SF Public Works:** Simon Bertrang; Chris Buck; Brent Cohen; Rucha Dande; Radha Hayagreev; Lynn Fong; Kevin Jensen; Suzanne Levine; Kathy Liu; Kelli Rudnick; Rahul Shah;

**SFMTA:** Jennifer Molina; Sam Lam; Ricardo Olea; Jaime Parks; Charles Rivasplata; Mike Sallaberry; James Shahamiri; Adam Smith; Dustin White;

**SF Planning:** Ben Caldwell; Tina Chang; Paul Chasan; Seung Yen Hong; Neil Hrushowy; Jessica Look; Manoj Madhavan; Matthew Priest; Maia Small; Lana Russell; David Winslow;

**SFPUC – Water:** Jessica Arm; Josh Bardet; Joan Ryan; Sam Young;

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**FROM:** The Street Design Advisory Team (SDAT)

**RE:** **SDAT Review**  
Case NO. 2016-015092PPA  
Address: 1990 Folsom Street  
Neighborhood: Mission  
Zoning: PDR-1-G (Production, Distribution & Repair – 1 - General)  
Area Plan: Mission  
Block/Lot: 3552/012

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

*The 1990 Folsom Street project came to SDAT on January 9, 2017. Below are the SDAT comments from that meeting.*

## CONTEXT

### Project Description

The project entails the demolition of the existing building on the site and construction of a new eight-story mixed-use building. The project will include 143 residential units some in part for the formerly homeless and PDR space dedicated to the arts. In addition, the ground floor will contain childcare use as well as community space and services for residents. The project has frontages along 16<sup>th</sup> Street, Folsom Street, and Shotwell Street.

**Type of Project:** Mixed Use

**# Units:** 143    **SF Office Space:** 0    **SF Commercial Space:** 4,454

### Better Streets Plan

The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP polices can be found at: [www.sfbetterstreets.org](http://www.sfbetterstreets.org).

- Under the BSP, **Folsom, Shotwell and 16<sup>th</sup> Street** are classified as a *Mixed-use Street*, with a recommended sidewalk width of 15'.

### Vision Zero

In 2014, the SFMTA Board joined the San Francisco Board of Supervisors, SF Planning, SFDPH and multiple other city agencies in adopting the City's Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like pedestrians. See: <http://visionzerosf.org/about/support-for-vision-zero>, links to all agency resolutions are at the bottom of the page.

- 16<sup>th</sup> Street has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for drivers, pedestrians and cyclists. In addition, Folsom Street is also a designated Vision Zero Corridor and falls on the Vision Zero High Injury Network for vehicles. All plans should prioritize improving safety for all users along this corridor.

### Green Connections

Adopted by the Planning Commission in March, 2014, the Green Connections Plan aims to increase access to parks, open spaces, and the waterfront by envisioning a network of 'green connectors' – city streets that will be upgraded incrementally over the next 20 years to make it safer and more pleasant to travel to parks by walking, biking, and other forms of active transportation. The project aims to make the City more healthy, sustainable, and livable through features such as pedestrian and bicycle infrastructure, street trees and other landscaping, stormwater management, and opportunities for beautification, public art, and community stewardship. The Green Connections Plan can be found at: <http://greenconnections.sfplanning.org>.

- Under the Green Connections Plan, Folsom Street fronting the proposed project is part of Route #20, the Market to beach route, an important north-south route that stretches from The Embarcadero downtown to John McLaren Park.
- Street improvement designs and public realm plans for Folsom Street should be consistent with the Green Connections Toolkit as well as the Ecology Guide for Route #20. See: [http://www.sf-planning.org/ftp/files/Citywide/green\\_connections/GC\\_Final\\_Report-CH5\\_Design\\_Toolkit.pdf](http://www.sf-planning.org/ftp/files/Citywide/green_connections/GC_Final_Report-CH5_Design_Toolkit.pdf) and [http://www.sf-planning.org/ftp/files/Citywide/green\\_connections/GC\\_RouteEcologyGuides\\_Final.pdf](http://www.sf-planning.org/ftp/files/Citywide/green_connections/GC_RouteEcologyGuides_Final.pdf)

### Citywide Bike Network

The 2009 San Francisco Bicycle Plan contains specific proposed near-term bicycle route network improvement projects for a safe, interconnected bicycle network that supports bicycling as an attractive alternative to private auto use. The San Francisco Bike Plan is the guiding policy document defining where bicycle improvements should be made in the City.

- Folsom Street is identified as a bike route under the San Francisco Bicycle Plan and is the primary east/west route through SOMA connecting the Embarcadero to the Mission District.

### Mission District Streetscape Plan

The Mission District Streetscape Plan (MDSP) is the product of a community-based planning process that identified opportunities for the implementation of potential improvements to streets, sidewalks, and public spaces in the City's Mission Districts. The MDSP provides a framework to implement policies of the Mission Area Plan of the San Francisco General Plan, which was developed throughout the Eastern Neighborhoods planning process and adopted by the City of San Francisco in December 2008. The Board of Supervisors adopted Ordinance on January 20, 2011 amending Policy 5.3.7 of the General Plan, Mission Area Plan, to ensure streets and sidewalks within the Mission District Plan Area were improved in accordance with the Mission District Streetscape Plan. The Ordinance specifies that "Where significant development occurs adjacent to a project identified in the MDSP, the project sponsor should improve the streetscape in accordance with the MDSP."

Environmental clearance for the plan was completed and a Mitigated Negative Declaration was issued on April 28, 2010. The Mission District Streetscape Plan can be found at:

[http://208.121.200.84/ftp/CDG/docs/missionstreets/MDSP\\_FINAL\\_DRAFT\\_OCT2010.pdf](http://208.121.200.84/ftp/CDG/docs/missionstreets/MDSP_FINAL_DRAFT_OCT2010.pdf). For more information about this document, please contact Ilaria Salvadori at 415-575-9086, or [ilaria.salvadori@sfgov.org](mailto:ilaria.salvadori@sfgov.org).

## SDAT DESIGN COMMENTS

### Non-standard Paving within the Public ROW

- SDAT does not support non-standard paving materials in the sidewalk throughway zone (walking area adjacent to the buildings) as it reads as a privatization of public space within the public ROW. SDAT does support the use of non-standard paving materials in the sidewalk furnishing zone (area adjacent to the curb) throughout the project site. Please remove nonstandard paving materials from the sidewalk throughway zones.
- Please explore opportunities to widen sidewalk planting areas especially along Shotwell Street where pedestrian volumes are lower.
- For more information on sidewalk zone dimensions, see: <http://www.sfbetterstreets.org/design-guidelines/sidewalk-zones/>

### Loading

- Please consult with MTA regarding recommended on-street passenger loading for childcare uses. SDAT recommends that passenger loading should be located along Shotwell adjacent to

the proposed childcare use. SDAT also recommends that on-street passenger loading for childcare uses should not be combined with residential passenger loading, which is recommended to be located on 16<sup>th</sup>. Street.

- Landscaping around the loading zone needs to be designed carefully. Please consult with MTA and Public Works with any necessary clearance.

#### **Modified Curb Lines (widened or narrowed sidewalk and corner bulbouts)**

- The project sponsor should construct a corner bulbout at 16<sup>th</sup> and Folsom. The bulbout should project into the Folsom Street ROW.
- Please note that SFMTA might request further modifications to the bulbout design based on a potential bicycle improvement project on Folsom Street.
- Per guidelines established in the San Francisco Better Streets Plan the tangent of the curb return on a corner bulbout should start a minimum of 5' beyond the property line.
- To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See: [http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes\\_docs](http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes_docs)
- Modification of the curb line will require Sidewalk Legislation, contact BSM Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.

#### **Coordination with MTA's streetscape work**

- Please coordinate any future streetscape work with MTA's Muni Forward for the 22 Fillmore, which could include a planned bus bulb along 16<sup>th</sup> frontage though this is pending engineering review due to conflicting underground structures). The project manager is Cathal Hennessy ([Cathal.Hennessy@sfmta.com](mailto:Cathal.Hennessy@sfmta.com)).
- Please also coordinate with MTA's Livable Street division regarding future bicycle treatments along Folsom Street, which could preclude a pedestrian bulb. The contact for this is Jamie Parks ([Jamie.Parks@sfmta.com](mailto:Jamie.Parks@sfmta.com)).

#### **Existing Street Trees to Remain**

- Through their work on the City's 16<sup>th</sup> Street improvement project The Department of Public Works Bureaus of Urban Forestry and Landscape Architecture identified existing street trees along the project's 16<sup>th</sup> Street frontage that should remain and be protected during the City streetscape project construction. The 1990 Folsom Street project sponsor should anticipate that these trees will need to be protected when the 1990 Folsom Street project is constructed and

plan accordingly. For more details, please contact Sarah Stacey, from Bureau of Urban Forestry at [sara.stacy@sfdpw.org](mailto:sara.stacy@sfdpw.org).

#### **Electrical Transformer Room**

- If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans. The transformer room must be shown on the plans for review by SDAT and Public Works during the planning phase of the project prior to applying for a Building Permit and Public Works Permits. Public Works typically does not permit new transformer vaults in the public right-of-way.
- SDAT does not support locating transformer vaults within the public ROW for this project. Instead, SDAT the project sponsor shall locate the electrical transformer within the project's property in a location that maximizes the area of active building frontage onsite. To achieve this, SDAT recommends that any electrical transformers be sited in subterranean vaults placed in the childcare open space.

## **STANDARD SDAT COMMENTS**

#### **Landscaping, Street Trees and Site Furnishings in the Public Sidewalk**

- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See [www.sfbetterstreets.org](http://www.sfbetterstreets.org).
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.
- Per SFPUC standards, new trees shall not be placed within 5 feet of water facilities, including water mains and water service laterals.
- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfpublicworks.org/trees> or call 415-554-6700.

#### **Plan Specifications**

- Please include the following dimensions in future plan submittals: Existing and proposed sidewalk widths, proposed street tree species, adjacent ROW widths, curb radii , bulb-out dimensions, etc. Please also include details of the planting strip and paving.

#### **Street Improvements (construction within the public right-of-way)**

- Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies). Additional permits may be

required. Visit <http://www.sfpublicworks.org/services/permits> for additional information or call 415-554-5810.

#### **Encroachments into the Public Right-of-Way**

- SF Public Works discourages any new encroachments into the public right-of-way. If new encroachments are proposed, show them on the plans. Examples of encroachments are: steps, warped driveways with diverters/planters, level landings, fire department connections (FDC), out swinging doors, bollards, etc. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by the DBI. If a variance is approved, a Minor Sidewalk Encroachment Permit (MSE) or other encroachment permit will be required from BSM. Most encroachment permits require public notification and, depending on the encroachment an annual assessment fee may be applied.

For SF Public Works permit information visit [www.sfpublicworks.org](http://www.sfpublicworks.org) or call 415-554-5810.

#### **SFPUC- Water**

- A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable and fire water services. If the current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
- The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
  - SFPUC- CDD Protection of Existing Water and AWSS Facilities;
  - SFPUC Standards for the Protection of Water and Wastewater Assets;
  - Rules and Regulations Governing Water Service to Customers;
  - SFPUC- CDD Design Criteria for Potable Water Systems;
  - Application for Water Supply and Responsibility of Applicants;
  - San Francisco Fire Code and Reliability;
  - California Waterworks Standards; California Code of Regulations Titles 17 and 22
  - Auxiliary Water Supply System (AWSS) Distribution Piping.

For questions please contact [cddengineering@sflower.org](mailto:cddengineering@sflower.org).

## **REFERENCES**

Please refer to the following design guidelines when revising the project's design.

BSP Street Furnishings Guidelines:

<http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/>

BSP Guidelines for Special Paving in the Furniture Zone:

[http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk\\_paving/](http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/)

BSP Sidewalk Landscaping Guidelines:

<http://www.sfbetterstreets.org/find-project-types/greening-and-stormwater-management/greening-overview/sidewalk-landscaping/>

San Francisco's Water Sewer, and Stormwater Requirements

<http://sfwater.org/modules/showdocument.aspx?documentid=4748/>