



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 14, 2017
TO: Aaron Levine, French American International School
FROM: Elizabeth Watty, Planning Department
RE: PPA Case No. 2016-015922PPA for 84 Page Street

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

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415.558.6378

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Nicholas Foster, at (415) 575-9167 or nicholas.foster@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script, appearing to read "Elizabeth Watty", written over a horizontal line.

Elizabeth Watty, Assistant Director of Current Planning



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: February 14, 2017
Case No.: **2016-015922PPA**
Project Address: 84 Page Street
Block/Lot: 0837/011
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit District)
40-X/50-X
Area Plan: Market and Octavia
Project Sponsor: Aaron Levine
The French American International School
150 Oak Street
San Francisco, CA 94102
415-558-2039
Staff Contact: Nicholas Foster – 415-575-9167
nicholas.foster@sfgov.org

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DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the Project Sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on December 13, 2016, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

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

PROJECT DESCRIPTION:

The proposal includes the demolition of the existing one-story-plus-mezzanine commercial structure for the development of an at-grade playground to be utilized exclusively by the French American

International School (FAIS) (an Institutional Educational Use). The proposed playground would allow for both active and passive recreation use by FAIS students (grades 3-12), and would include fencing along both street frontages (Page and Lily Streets). The proposal does not include any replacement structure(s) or off-street vehicular parking. The existing building, constructed in 1912, covers the entire 6,599 square foot subject lot measuring 55 feet wide at a depth of 120 feet. The subject lot is a through lot, with frontages on both Page and Lily Streets. Excavation, to a maximum depth of approximately 6" below grade is proposed in order to remove and replace the existing concrete slab.

BACKGROUND:

The project site is located within the Market and Octavia Area Plan, which was evaluated in the *Market and Octavia Area Plan Programmatic Final Environmental Impact Report (Market and Octavia PEIR)*. On April 5, 2007, the Planning Commission certified the *Market and Octavia PEIR* for the Market and Octavia Area Plan by Motion 17406.^{1,2} The certification of the PEIR was upheld on appeal to the Board of Supervisors at a public hearing on June 19, 2007. Subsequent to the certification of the PEIR, on May 30, 2008, the Board of Supervisors approved, and the Mayor signed into law, amendments to the Planning Code, Zoning Maps, and General Plan supporting the Market and Octavia Area Plan.

PRELIMINARY PROJECT COMMENTS:

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

- 1. Market and Octavia Area Plan.** The subject property falls within the area covered by the Market and Octavia Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan; however, the proposed project is not fully consistent with key policies related to transit-oriented, mixed-use development and street frontage design. See below for further explanation. The Project Sponsor is encouraged to read the full plan, which can be viewed at <http://sf-planning.org/market-octavia-area-plan>.

The Planning Department generally supports the intent of the project as it provides a needed institutional use in the plan area. The expansion of the French American International School (FAIS) in this neighborhood deems appropriate as the Market and Octavia Area Plan policies call for enhancing the role of cultural and educational institutions in the plan area. However, the proposed at-grade playground raises concerns with regard to its passive street frontage design and underutilization of a prime infill site, which would hinder achieving the goal of the NCT-3 District in promoting a transit-oriented, mixed-use neighborhood. The Planning Department highly encourages the Project Sponsor to consider maximizing development potential beyond what's proposed at this optimum infill location in the future. In addition, the Market and Octavia Area Plan calls for preserving a cohesive, fine-grained physical pattern of existing street frontage. Replacing existing building facades with fences could disrupt the existing contiguous street façade and degrade the value of streets as public spaces; as such, the Project Sponsor should create an active and visually

¹ San Francisco Planning Department. Market and Octavia Neighborhood Plan Final Environmental Impact Report (FEIR), Planning Department Case No. 2003.0347E, certified April 5, 2007. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed January 17, 2017.

² San Francisco Planning Department. San Francisco Planning Commission Motion 17406, April 5, 2007. Available online at: http://sf-planning.org/sites/default/files/FileCenter/Documents/568-2003.347EMTUZ_MOTION_NO_%2017406.pdf, accessed January 17, 2017.

interesting edge to the public life of both Lily and Page Streets. See the PRELIMINARY DESIGN COMMENTS section for more comment on street frontage design.

2. **The Market Street Hub Project.** The City is currently in the latter stages of a community planning process for the Market Street Hub Project (the Hub), within which the proposed development falls. The Plan will result in recommendations for changes to zoning, heights and the public realm, as well as a proposal for public benefits. Proposed changes that are specifically relevant to this project include:
 - o Considering zoning changes from NCT-3 to C-3-G & Van Ness & Market Downtown Residential Special Use District.

For more information about the project, visit the project website: <http://sf-planning.org/market-street-hub-project>

3. **Market and Octavia Living Alley Program.** The Market and Octavia Area Plan encourages the creation of “Living Alleys” on residential alleys in order to provide shared, multi-purpose space for the use of residents. When designing the Lily Street streetscape frontage, the Project Sponsor is encouraged to consider treatments that incorporate living alley improvements. For additional information on Living Alleys and design strategies, see the Living Alleys Toolkit website: <http://sf-planning.org/living-alleys-toolkit>

ENVIRONMENTAL REVIEW:

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project could be eligible for a Class 3 categorical exemption under CEQA Guidelines Section 15301. If a Class 1 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

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

The proposed project is located within the Market and Octavia Area Plan, which was evaluated in the Market and Octavia Area Plan Programmatic Final Environmental Impact Report (“Market and Octavia FEIR”) and certified in 2007. Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Market and Octavia FEIR, and there would be no new “peculiar” significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Market and Octavia FEIR would be applied to the proposed project, and an Initial Study and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the CPE certificate fee (currently \$8,005).

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

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

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

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

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

1. **Historic Resources.** The project site was previously evaluated in the Market and Octavia historical resources survey which concluded that the site does not contain any buildings considered individually eligible for national, state, or local listing as a historic resource. The project site, however, is located within the Hayes Valley Residential Historic District. Therefore, the proposed playground is subject to review by the Department's Historic Preservation staff for compatibility with the District. The Department's Historic Preservation staff will review the proposed project for compatibility with the historic district; a Historic Resource Evaluation is not required.
2. **Transportation.** Based on the PPA submittal, a transportation impact study could not be determined. However, an official determination will be made subsequent to submittal of the EEA. Further, the project site is located on a high injury corridor as mapped by Vision Zero.⁴ In order to facilitate that determination, Planning staff propose the following recommendations:
 - Describe how the proposed FAIS school at 98 Franklin Street relates to this project.
 - Please indicate how students will access the 84 Page Street play-area.
 - Approximately how many students, and how frequent will students walk to the site.
 - If students will be walked to the site by staff, please note the number of staff facilitating at crosswalks.
 - Please confirm if information and logistics regarding access to the play area would be included to the annual handout to parents.
3. **Noise.** The *Market and Octavia PEIR* did not identify any significant impacts related to noise. However, construction noise generated by implementation of the proposed project would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during construction of the fencing or playground equipment, measures to reduce construction noise may be required as part of the proposed project. The EEA should provide a construction schedule and indicate whether pile driving or other particularly noisy construction methods are required.

Operation of the proposed project's school uses may generate noise that could result in a permanent increase in ambient noise levels. Therefore, the proposed project would require a noise study that includes at a minimum: measurements of the existing noise environment, discussion of applicable noise regulations, an analysis of noise effects from the project's construction and operations, and site-specific noise attenuation measures, if required. The noise study shall be conducted by a qualified acoustical consultant who shall prepare a noise study scope of work for approval by the assigned environmental coordinator prior to conducting the study.

4. **Air Quality.** The proposed project would not include the construction of a new building. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, as part of the EEA, please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation.

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

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. The proposed project is also required to prepare a Construction Dust Control Plan for review and approval by the San Francisco Department of Public Health (DPH).

The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. The Project Sponsor will be required to submit an Article 38 application to DPH prior to the issuance of any environmental determination. Please provide a copy of the Article 38 application with the EEA.⁵ In addition, equipment exhaust measures during implementation of the proposed project, such as those listed in *Market and Octavia PEIR Mitigation Measure E2 Construction Mitigation Measure for Short-Term Exhaust Emissions* will likely be required.

If the project would generate new sources of toxic air contaminants including, but not limited to diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project would not include the construction of any new structures; the proposed project would not likely require a backup diesel generator and additional measures that would be necessary to reduce its emissions. Please provide detailed information with the PPA, should any proposed stationary sources be required.

5. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁶ The Project Sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
6. **Hazardous Materials.** The proposed project would include the demolition of an existing building with previous industrial uses and located on a site commonly known as the "Maher Zone". Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher

⁵ Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

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

Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

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

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

- 7. 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. **Request for Additional Information.** The French American International School (FAIS) is considered a School Use (Institutional Educational Use) by the Planning Code, and unlike Post-Secondary Educational Institutions, FAIS is not required to submit an Institutional Master (Planning Code Section 304.5). Nevertheless, given that: 1) FAIS owns several properties within the Market & Octavia Plan Area; and 2) the Institution has several, concurrent developments under review, the Department requests additional information describing the existing and anticipated future development of the Institution. Please provide textual and graphic descriptions of:

- The present physical plant of the institution, including the location and bulk of buildings, land uses on adjacent properties, traffic circulation patterns, and parking in and around the institution; and
- The student body growth projections and development plans of the institution for a future period of not less than 10 years, and the physical changes in the institution projected to be needed to achieve those plans not contained in application materials already submitted to the City. Any plans for physical development during the first five years shall include the site area, ground coverage, building bulk, approximate floor area by function, off-street parking, circulation patterns, areas for land acquisition, and timing for the proposed construction.

Upon receipt and review of the requested information, the Department may request additional information.

2. **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). On January 19, 2017, the Planning Commission adopted a resolution amending the TDM Standards. The Board of Supervisors approved legislation on February 7, 2017, adopting 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 6,599 square feet of non-residential uses, and thus would not be subject to the TDM Program, as currently proposed.

3. **Street Frontages.** Section 145 requires that space for active uses be provided within the first 25 feet of building depth for development lots located within Neighborhood Commercial Districts. An active use shall mean any principal, conditional, or accessory use that by its nature does not require non-transparent walls facing a public street or involves the storage of goods or vehicles. Frontages with active uses that are not residential must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. In addition, any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. While the proposed project does not include a replacement structure (building), the proposed fence structure would nevertheless be subject to the requirements of Code Section 145. Plan submittals should clearly demonstrate compliance with Section 145.
4. **Protected Street Frontages.** Section 155 limits vehicular access to off-street parking or loading to preserve the pedestrian character of certain downtown and neighborhood commercial districts and to minimize delays to transit service. Within the NCT Districts, no curb cuts are permitted along any Transit Preferential, Citywide Pedestrian Network or Neighborhood Commercial Streets as designated in the Transportation Element of the General Plan, where an alternative frontage is available. This project is located along two Neighborhood Commercial Streets (Lily and Page Streets—Page Street is also a Transit Preferential Street). Therefore, an exception pursuant to Section 303 for may be granted in cases where parking access has been designed to minimize negative impacts to transit movement and to pedestrian and bicyclist safety. With no required parking for the proposed use (School), the Department would encourage the elimination of the existing curb cut located along Lily Street.
5. **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 for assistance.

6. **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.
7. **SFPUC Requirements & Project Review.** The SFPUC administers San Francisco's various water, sewer, and stormwater requirements such as the Stormwater Design Guidelines, construction site runoff, sewer connections, recycled water and onsite water reuse, water efficient irrigation, and hydraulic analysis for fire suppression systems. To assist developers and property owners in meeting these requirements, the SFPUC provides project plan review, technical assistance, and incentives. The SFPUC also has a separate project review process for projects that propose to use land owned by the SFPUC or are subject to an easement held by the SFPUC; or projects that propose to be constructed above, under, or adjacent to major SFPUC infrastructure. For projects meeting these criteria, please contact SFProjectReview@sfwater.org for a SFPUC Project Review and Land Use Application. For more information regarding SFPUC Project Review or any of the SFPUC requirements, please visit www.sfwater.org/reqs.
8. **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. 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. **Site Design, Open Space, and Massing.** The Urban Design Advisory Team (UDAT) requests designing the frontages in such a way as to maintain the street walls on both Page and Lily Streets. UDAT recommends exploring the possibility of keeping the existing façade on Page Street with appropriate openings to provide both a sense of continuity with the street wall and transparency to the playground. Well-designed street walls that enclose open space should be visually interesting and exhibit similar principals as other ground floor frontages: provide openness top the activities behind, be constructed with patterns and materials consistent with the surrounding fabric, and indicate the purpose. As the subject property is located within the Hayes Valley Residential Historic District, the overall design will be evaluated for its compatibility with the District.
2. **Architecture.** At this point the design is assumed to be preliminary and UDAT will provide further detailed design review on the subsequent submission. UDAT recommends that the project provide high-quality materials and meet the architectural detailing and character of the neighborhood and contribute to both Page Street and Lily Street.

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:

- a. Transportation Sustainability Fee (TSF), (Section 411A)
- b. Market & Octavia Community Improvement Fund (Section 421)

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

3. A **Building Permit Application** is required for the proposed construction of any structures (including fencing) on the subject property.

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit Applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND 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 under the “Permits & Zoning” tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the “Resource Center” tab.
2. **Neighborhood Notification.** Section 312 requires Neighborhood Notification for a change of use to a Large Institutional (Educational Service) use.
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 and Building Permit Application, as listed above, must be submitted no later than **August 14, 2018**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet
Neighborhood Grouplist

cc: Aaron Levine, Property Owner
Nicholas Foster, Current Planning
Christopher Espiritu, Environmental Planning
Seung Yen Hong, Citywide Planning and Analysis

David Winslow, Citywide Planning and Analysis

Jonas Ionin, Planning Commission Secretary

Charles Rivasplata, SFMTA

Jerry Sanguinetti, Public Works

Pauline Perkins, SFPUC

June Weintraub and Jonathan Piakis, DPH

Planning Department Webmaster (webmaster.planning@sfgov.org)



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DIRECTOR **BULLETIN NO. 4**

Review of Projects in Identified Areas Prone to Flooding

This Bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

Date:
APRIL 2007

Reprinted:
OCTOBER 2009

References:
Administrative Code Section 2A.280-2A.285

Formerly known as: Planning Department Bulletin



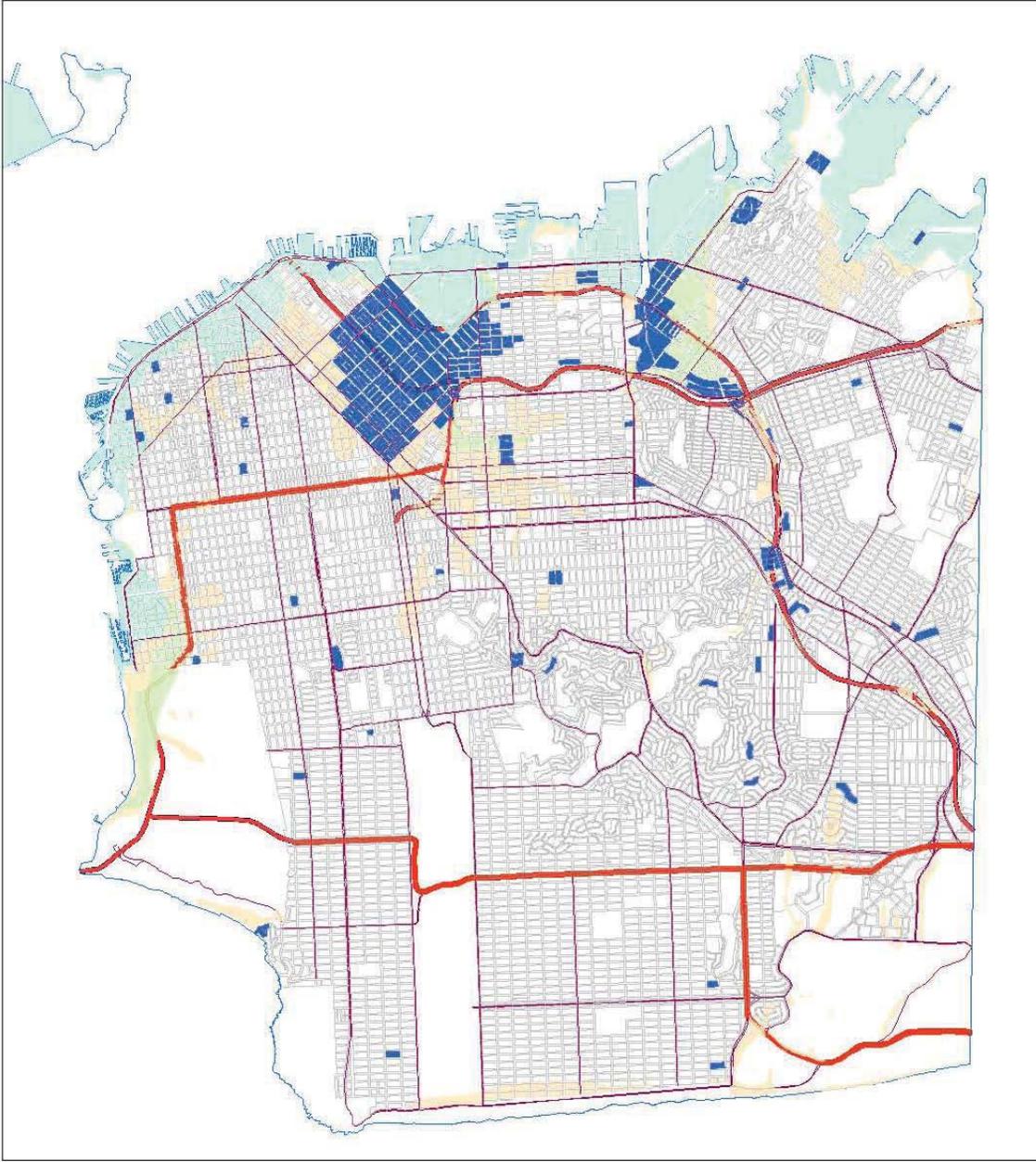
<http://www.flickr.com/photos/zendritic/4033274159/in/set-72157622637040492/>

PURPOSE:

This bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

BACKGROUND:

Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather), and there can be backups or flooding near these streets and sewers. The attached graphic illustrates areas in the City prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or, more importantly, below the hydraulic grade line or water level of the sewer. The City is implementing a review process to avoid flooding problems caused by the relative elevation of the structure to the hydraulic grade line in the sewers.



San Francisco Public Utilities Commission Blocks of Interest

- Legend**
- freeway
 - Highway
 - arterial
 - SF Shoreline
 - SF Blocks
 - Blocks Of Interest**
 - Blocks of Interest
 - Fill Areas
 - Historical Marsh Areas
 - Liquefaction areas

Nov, 2006



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

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

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

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

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

Number of Water Lines Coming onto a Property

Three to four lines:

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

Number of Water Meters

One water meter is required for each water line.

Required Backflow Prevention Assembly

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

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

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

Pipe Separation

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

Pipe Type

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

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

Temporary Potable Water Use Until Recycled Water Becomes Available

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

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

If you have questions, or would like additional information:

Recycled Water Ordinances and Technical Assistance

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

Backflow Prevention

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

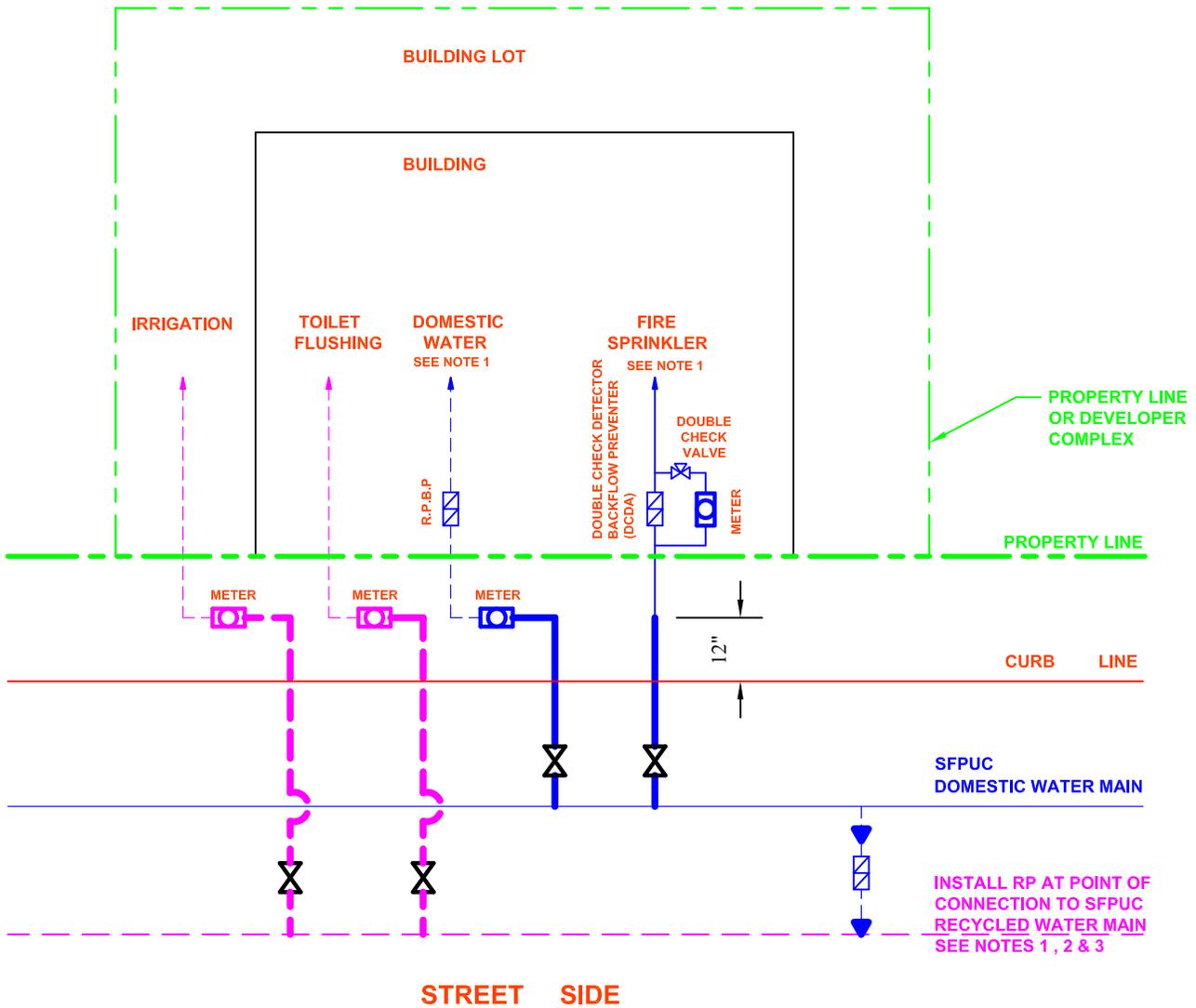
Recycled Water Plumbing Codes

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

New Service Line Permits

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

DRAWING A



NOTES:

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

RESPONSIBILITY OF INSTALLATION OF HEAVY LINES:

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

LIGHT LINES:

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

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

RESPONSIBILITY FOR SERVICE LINES FOR DEVELOPMENT WITH RECYCLED WATER MAIN LINES

APPROVED BY:

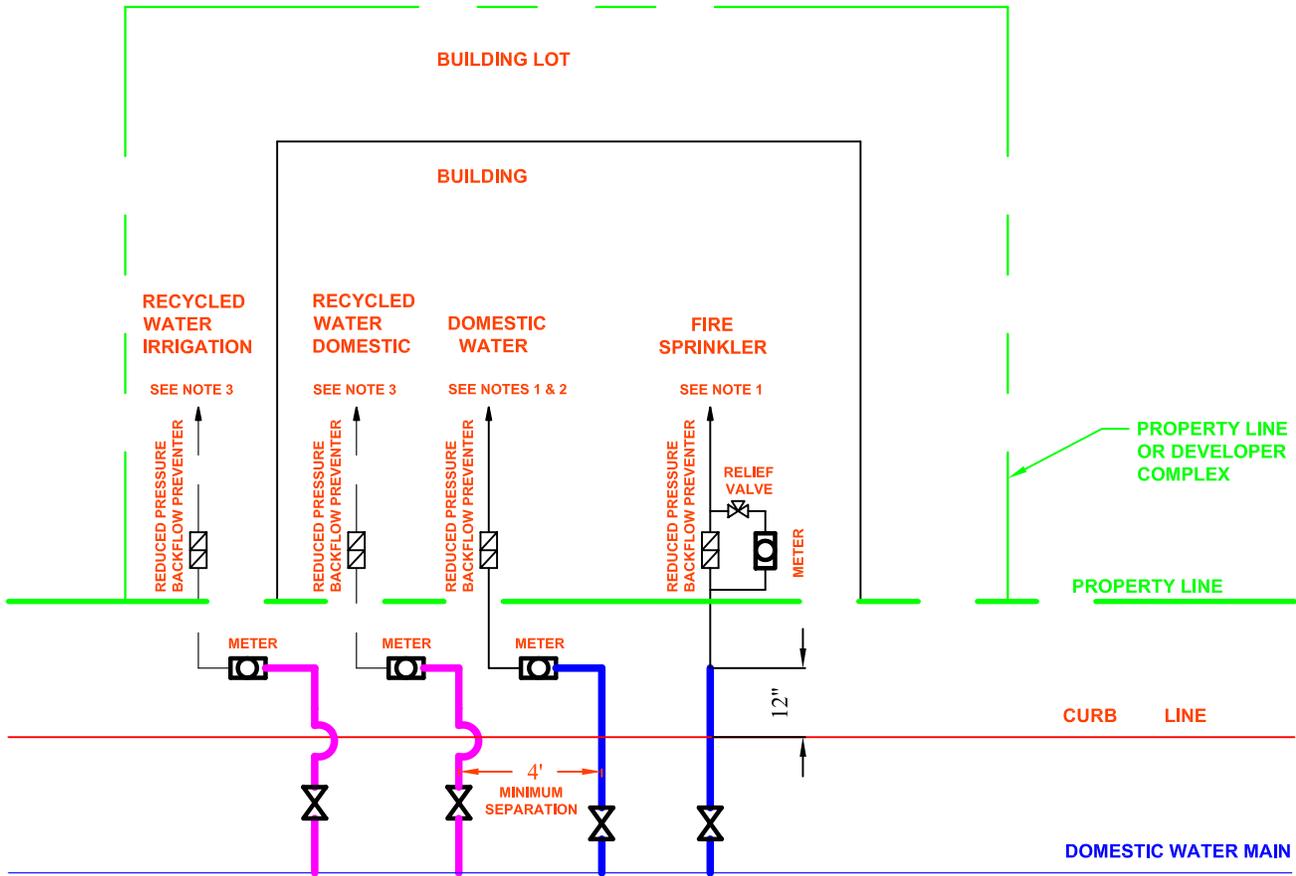
SCALE:
NTS

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

DRAWN:
CHECKED:

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

DRAWING B



STREET - SIDE

NOTE:

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

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

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

LIGHT LINES: & _____

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

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

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

Cheryl Munoz

DATE: 05/28/08

DRAWN:

W.Villasica

CHECKED:

M.Gardiner

DRAWING NO.

A-1290.2

REV. NO.

2

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Andrew	Chandler		0 Lower Polk Neighbors	PO BOX 642428	San Francisco	CA	94164-		0	0 Downtown/Civic Center, Nob Hill
Alexandra	Goldman	Community Planner	Tenderloin Neighborhood Development Corporation - CO Department	201 Eddy Street	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org	Downtown/Civic Center, South of Market
Donald	Savoie	Executive Director	Civic Center Community Benefit District	234 Van Ness Avenue	San Francisco	CA		94102 415-626-1819	info@sfciviccenter.org	Downtown/Civic Center
Eric	Lopez	President	SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA		94141 415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA		94102	0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
James	Haas	Chairman	Civic Center Stakeholder Group	100 Van Ness Avenue	San Francisco	CA	94102	415-285-5048	JWHaasESQ@AOL.com	Downtown/Civic Center
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-	415-554-7970 4689	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; Ivy.Lee@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
London	Breed	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-	415-554-7630 4689	London.Breed@sfgov.org; conor.johnston@sfgov.org; vallie.brown@sfgov.org; Ahmad.Elnajjar@sfgov.org	Bernal Heights, Downtown/Civic Center, Haight Ashbury, Inner Sunset, Western Addition
Marlayne	Morgan	President	Cathedral Hill Neighbors Association	1200 Gough Street	San Francisco	CA	94109	415-572-8093	marlayne16@gmail.com	Downtown/Civic Center, Russian Hill
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-	415-674-1935 6526	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Randy	Shaw	Director	Tenderloin Housing Clinic	126 Hyde Street	San Francisco	CA	94102	415-771-9850	randy@thclinic.org	Downtown/Civic Center
Ted	Olsson	Member	Market/Octavia Community Advisory Comm.	30 Sharon Street	San Francisco	CA	94114-	415-407-0094 1709	olssorted@yahoo.com	Castro/Upper Market, Downtown/Civic Center, Mission
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 tiffany.bohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitation Valley
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
Claude	Imbault	Director of Strategic Initiatives	Union Square Business Improvement District	323 Geary Street, Suite 203	San Francisco	CA		94102 415-781-7880	claud@unionsquarebid.com	Downtown/Civic Center
Mark	Moreno	Co-Director	Market/Van Ness Neighborhood Association	77 Van Ness Avenue	San Francisco	CA	94102	415-286-3492	mmoreno@citiscapesf.com	Downton/Civic Center
Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA	94102	415-552-3242	info@ahasf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, South of Market, Western Addition
David	Lal	Executive Director	SF CityWide	870 Market Street, #815	San Francisco	CA	94102	415-735-4609	info@sfcitywide.org	Downtown/Civic Center, Financial District, South of Market, Treasure Island
Moe	Jamil	Chair	Middle Polk Neighborhood Association	PO Box 640918	San Francisco	CA		94164	0 moe@middlepolk.org	Chinatown, Downtown/Civic Center, Financial District, Marina, Nob Hill, North Beach, Pacific Heights, Russian Hill, South of Market, Western Addition
Jeffrey	Kwong	Organizer	874 Sacramento Street Tenants Association	874 Sacramento Street, Apt. 42	San Francisco	CA	94108	415-290-5595	cardinals@gmail.com	Chinatown, Downtown Civic Center, Financial District, Nob Hill, North Beach
Ramon	Quintero	Community Planner	Tenderloin Neighborhood Development Corporation	149 Taylor Street	San Francisco	CA	94102	415-358-3900	rquintero@tndc.org	Downtown/Civic Center, South of Market

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Aaron	Peskin		-	470 Columbus Avenue, Ste. 211	San Francisco	CA	94133	415-986-7014	aaron.peskin@earthlink.net	Citywide
Adrian	Simi	Local Field Representative	Carpenters Local 22	2085 Third Street	San Francisco	CA	94107	415-355-1322	ASimi@nccrc.org	Citywide
Alex	Lantsberg	Research Analyst	Carpenters Local 22 c/o NCCRC Research	265 Hegenberger Road, Ste. 220	Oakland	CA	94621	510-430-9706 x109	alantsberg@nccrc.org	Citywide
Chuck	Turner	Director	Community Design Center	5 Thomas Mellon Circle, #128	San Francisco	CA	94134	415-586-1235	hn3782@earthlink.net	Citywide
David	Villa-Lobos	Executive Director	Community Leadership Alliance	P.O. Box 642201	San Francisco	CA	94109	415-921-4192	admin@communityleadershipalliance.net	Citywide
Lynn	Sousa	Public Works Coordinator	AT&T Construction and Engineering	795 Folsom Street, Rm.426	San Francisco	CA	94107-1243	415-644-7043	1s4524@att.com	Citywide
Mary	Miles		0 Coalition for Adequate Review	364 Page Street, #36	San Francisco	CA	94102		0	0 Citywide
Michael	Theriault	Secretary-Treasurer	SF Building and Construction Trades Council	1188 Franklin Street, Ste.203	San Francisco	CA	94109	415-345-9333	mike@sfbctc.org	Citywide
Stephen	Williams	Attorney	Law Office of Stephen M. Williams	1934 Divisadero Street	San Francisco	CA	94115	415-292-3656	SMW@stevewilliamslaw.com	Citywide
Sue	Hestor	Attorney at Law	-	870 Market Street, #1128	San Francisco	CA	94102	415-362-2778	hestor@earthlink.net	Citywide
Ted	Gullicksen	Office Manager	San Francisco Tenants Union	558 Capp Street	San Francisco	CA	94110	415-282-5525	ted@sftu.org	Citywide
Dee	Seligman	Acting Director	SF Forest Alliance	P.O. Box 460668	San Francisco	CA	94146	415-668-6308	sfforestnews@gmail.com	Citywide