DATE: March 1, 2013
TO: Naveen Mathur, Project Sponsor
FROM: Sarah Jones, Planning Department
RE: PPA Case No. 2013.0007U – 81-85 Bluxome Street

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Don Lewis, at (415) 575-9095 or don.lewis@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Sarah Jones, Acting Environmental Review Officer
Preliminary Project Assessment

Date: March 1, 2013
Case No.: 2013.0007U
Project Address: 81-85 Bluxome Street
Block/Lot: 3786/018
Zoning: Western SoMa Mixed-Use Office
65-B Height and Bulk District
Project Sponsor: Naveen Mathur, RIM Architects
(415) 247-0400
Staff Contact: Don Lewis – (415) 575-9095
don.lewis@sfgov.org

DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or 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, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and 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 approximately 11,000-square-foot project site is located on the west side of Bluxome Street, on a block bounded by 4th Street to the north, Townsend Street to the east, Brannan Street to the west, and 5th Street to the south in the Western South of Market (SoMa) area. The project site is currently occupied by a two-story industrial building, comprising approximately 27,646 square feet with no off-street parking. The project sponsor proposes the demolition of the existing industrial building and the construction of a 65-foot-tall, five-story, office building approximately 53,074 square feet in size. No parking or loading is proposed. The project would provide approximately 3,141 square feet of common useable open area at the roof level. The existing building was constructed in 1910, and based on the South of Market survey is not considered a historic resource. The project site is located within the Western SoMa Community Plan.

1 It should be noted that in the South of Market area, streets that run in the northwest/southeast direction are generally considered north-south streets, whereas streets that run in the southwest/northeast direction are generally considered east-west streets.
BACKGROUND:

The project site is within the Western SoMa Community Plan area. The Western SoMa Community Plan covers two connected areas: one area is ("north of Harrison Street") roughly bounded by 13th, Bryant, Seventh and Minna Streets; and the second area is ("south of Harrison Street") roughly bounded by Townsend, Fourth, Harrison and Seventh Streets. The Western SoMa Community Plan and its associated rezoning were approved by the Planning Commission on December 6, 2012 and was heard at the Land Use Committee (LUC) of the Board of Supervisors on February 25, 2013. The second, and probably final, LUC hearing will be on March 4, 2013. If it passes then, it could have its two required readings at the Board of Supervisors in March, and could be effective in April 2013. Given the project site’s location in the Plan Area, this PPA evaluates the proposed project with respect to the Planning Commission-adopted Western SoMa Community Plan. These policies are subject to change and are contingent on the eventual approval of the Plan rezoning by the Board of Supervisors.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), this project is likely to qualify for a Community Plan Exemption under the Western SoMa Community Plan. An Environmental Evaluation Application is required for the full scope of the project (demolition and construction). To determine fees for environmental review, please refer to page one of our fee schedule, under “Studies for Project inside of Adopted Plan Areas – Community Plan Fees.” Required fees for a Community Plan Exemption would be the following: Environmental Document Determination $13,004; Community Plan Exemption/Exclusion $7,216; and the Western SoMa Community Plan EIR placeholder fee $10,000. If a Focused Initial Study and a Negative Declaration or Focused EIR is required, additional fees would be assessed based on construction cost.

Below is a list of studies that would be required based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated January 2, 2013:

a. Archeological Review. The proposed project would require a Preliminary Archeological Review (PAR) which would be conducted in-house by the Planning Department archeologist. During the PAR it will be determined what type of soils disturbance/modification will result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. Any available geotechnical/soils or Phase II hazardous materials report prepared for the project site will be reviewed at this time. Secondly, it will be determined if the project site is in an area that is archeologically sensitive. The results of this review will be provided in a memorandum to the Environmental Planner assigned to the project. When it is found that the project has the potential to affect an archeological resource, the PAR memorandum will identify appropriate additional actions to be taken including the appropriate archeological measure and/or if additional archeological studies will be required as part of the environmental evaluation.

b. Shadow. Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park
Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. To determine whether the proposed project would conform to Section 295, Staff has prepared a preliminary shadow fan that indicates the project would not cast new shadow on any properties under the jurisdiction of the Parks and Recreation Department. Therefore, no further analysis is required.

c. **Phase I Environmental Site Assessment.** The context of existing environmental hazards in the immediate setting must be reviewed and a Phase I ESA needs to be provided. If the Phase I ESA determines that there are Recognized Environmental Conditions, a Phase II Study may be required by the Department of Public Health (DPH). If so, it must be completed before environmental clearance. If project construction has the potential to disturb existing toxins, specific mitigation measures may be required and a Focused Initial Study could be required. If so, the Initial Study will help determine that either (1) the project is issued a Negative Declaration stating that the project would not have a significant effect on the environment, or (2) an Environmental Impact Report (EIR) is required to determine the project's significance on the environment. DPH is typically able to identify measures to reduce any significant impacts to a less than significant level.

d. **Air Quality.** The proposed project does not exceed the Bay Area Air Quality Management District's (BAAQMD) construction and/or operational screening levels for criteria air pollutants. Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required and whether any additional mitigation measures identified in the underlying Western SoMa Community Plan Final EIR will be required.
e. **Greenhouse Gas Compliance Checklist for Private Development Projects.** BAAQMD’s San Francisco’s *Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs and ordinances that collectively represent 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 GHG emissions.

In order to facilitate a determination of compliance with San Francisco’s GHG reduction strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The planner or CEQA consultant in coordination with the project sponsor would prepare this checklist.

f. **Transportation Impact Study.** Based on the PPA submittal, a transportation study is not anticipated. Please note that an official determination will be made subsequent to submittal of the environmental evaluation application.

g. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site. Please provide these mailing labels at the time of submittal.

h. **Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any tree identified in this Disclosure Statement must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy dripline. Please submit an Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.

i. **Compliance with Stormwater Management Ordinance.** The City and County of San Francisco Stormwater Management Ordinance became effective on May 22, 2010. This ordinance requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan, consistent with the November 2009 Stormwater Design Guidelines. Responsibility for review and approval of the Stormwater Control Plan is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program.

The initial CEQA evaluation of a project will broadly discuss how the Stormwater Management Ordinance will be implemented if the project triggers compliance with the Stormwater Design Guidelines. The project’s environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality.

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2 San Francisco’s *Strategies to Address Greenhouse Gas Emissions* is available online at:
Environmental Evaluation 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.

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. Note that the subject parcel is within the Central Corridor Plan area, with associated rezoning tentatively scheduled to be completed in mid to late 2014. Please be advised that this review is based on the Western SoMa Community Plan. Comments in this PPA related to the Central Corridor planning process are concepts presented to the public at a public workshop on June 13, 2012. These concepts are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors.

1. **Rezoning.** The new zoning approved by the Planning Commission as part of the Western SoMa Plan is WMUO (WSoMa Mixed-Use Office). The proposed office use complies with the current zoning (SSO) and the proposed Western SoMa zoning, but the proposed Floor Area Ratio (FAR) of 5:1 exceeds the maximum allowed under current (SSO) zoning – 4:1 in 65 or 80 foot height districts. In order for the project to proceed, the Board of Supervisors needs to approve the new Western SoMa zoning controls which would change the FAR in the WMUO to 5:1.

   The draft zoning concepts published in June 2012, as part of the Central Corridor planning process, indicate that a reclassification to MUO (Mixed-Use Office) is being considered for the site. The proposed office use would be permitted in MUO (as it is currently an allowed use in the already existing MUO zoning), and the allowed FAR under this zone would be aligned with the FARs allowed under Section 124 of the Planning Code, which correspond to 6:1 in 85 foot height districts and 7.5:1 in height districts above 85 feet. Please see further discussion in the Preliminary Project Comments section regarding the Central Corridor Plan.

2. **Height District Reclassification.** The new height and bulk designation approved by the Planning Commission as part of the Western SoMa Plan is 65-B.

   The draft zoning concepts published in June 2012 as part of the Central Corridor planning process indicate that height limits of 85/130 (proposed height limit alternative) are being considered for this site. The proposed project’s height (65 feet) is not greater than these scenarios. While the Planning Department will analyze the higher height limit alternatives in the Central Corridor Plan EIR, this analysis is not an indication of which height scenario will ultimately be adopted as part of the Plan (should the proposed project revise the proposed heights in the future) and is not a guarantee that the Planning Commission or the Board of Supervisors will approve anything higher than the current 65 feet. Please see further discussion in the Preliminary Project Comments section regarding the Central Corridor Plan.
3. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet.

4. An **Office Allocation** from the Planning Commission is required per Planning Code Section 321 et seq. to establish more than 25,000 gross square feet of new office use.

5. A **Shadow Analysis** is required under Planning Code Section 295 as the project proposes a building height in excess of 40 feet, as measured by the Planning Code. The attached shadow analysis indicates that no public space under the jurisdiction of the Recreation and Parks Department will be shadowed by the proposal, as represented in the plan set submitted with the PPA. Therefore, a shadow analysis application should not be required.

6. A **Building Permit Application** is required for the proposed demolition of the existing structure on the subject property.

7. A **Building Permit Application** is required for the proposed new construction on the subject property.

Applications for the actions listed above 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).

**NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:**

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

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.
PRELIMINARY PROJECT COMMENTS:

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

1. **General Land Use.** The office use is generally consistent with key objectives of the Western SoMa Plan and the Central Corridor Plan, which include providing support for substantial development in a transit-rich area and favoring office development over other kinds of growth, particularly on large parcels.

2. **Existing Zoning.** The subject property is currently in the SSO Zoning District, which permits the proposed office use. The property is also within a 65-X Height and Bulk District which limits the maximum FAR density to 4:1. The proposed FAR is 4.82:1; therefore, the project could not be approved under existing zoning.

3. **Western SoMa Community Plan.** The subject property falls within the Western SoMa Community Plan area. The Western SoMa Community Plan, which was approved by the Planning Commission on December 6, 2012 and will likely be before the Board of Supervisors in March, would rezone the subject property to WMUO (WSoMa Mixed-Use Office zoning district), and would change the height and bulk district designation of the subject property to 65-B. The new zoning controls would also increase the maximum FAR density to 5:1. Therefore, the Western SoMa Community Plan must be adopted for the project to proceed.

4. **Western SoMa Community Plan – Height and Bulk.** Under the current proposal, this property would have a bulk designation of “B,” which would limit any portion of the building above 50 feet in height to a maximum linear dimension of 110 feet and a maximum diagonal dimension of 125 feet. Please be aware that while a “B” bulk designation may limit the bulk of this project, it is possible that the bulk designation for this property will be amended to “X” during the Board of Supervisors’ review. An “X” bulk designation includes no limits on bulk at any height.

5. **Western SoMa Community Plan – Impact Fees.** The Eastern Neighborhoods Infrastructure Impact Fees will apply to the project as outlined in the Western SoMa Public Benefits Program document, when the Plan becomes effective. Fees shall be charged and assessed per net new gross square footage on residential and non-residential uses within the Plan Area. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project, see Planning Code Section 423.3 for more information.

The Eastern Neighborhoods Infrastructure Impact Fee shall be paid before the City issues a first construction document, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.
6. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City and satisfy relevant Area Plan Development Impact fees through such improvements. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Infrastructure Impact Fee from the Planning Commission. The project sponsor, City, and CAC coordinate the design, valuation, and terms of the agreements. This is not a required process; however an in-kind improvement must be determined to be eligible, be prioritized, and recommended by the Planning Department and (when applicable) the relevant CAC. This process is further explained in Section 412.3(d) of the Planning Code. Currently, there are no identified Eastern Neighborhoods priority improvements near the project site that staff would recommend for an in-kind at this time. However, this may change depending on the timeframe of the project and the proposed in-kind improvement.


7. **Central Corridor Plan.** The Central Corridor Plan, generally bounded by 2nd, 6th, Townsend and Market Streets, is currently in plan development, with a draft plan to be released in spring of 2013. The draft plan will be evaluated in an Environmental Impact Report (EIR). The Central Corridor Plan will propose changes to the allowed land uses and building heights, and will include a strategy for improving the pedestrian experience in this area. The Plan’s associated rezoning is tentatively scheduled to be completed in mid to late 2014.

The subject property falls within the Central Corridor Plan Area. The Planning Department has developed preliminary recommendations for new land use controls as well as new height and bulk controls for the subject property, which we anticipate will be included in the draft Plan. The most recent plan concepts were presented at a public workshop on June 13, 2012, are available for download at [http://centralcorridor.sfplanning.org](http://centralcorridor.sfplanning.org), and will form the basis of the draft Central Corridor Plan. Please see the draft Plan concepts for more information about what is planned for that area.

8. **Central Corridor Plan – Height and Bulk.** In recognition of the desire to accommodate more growth in the area, the draft Central Corridor Plan concepts recommend changing the height limit of the subject property to 85/130 feet. In this proposed scenario, any portion of the building exceeding 85 feet in height would be subject to additional setback requirements and bulk restrictions. At minimum 15-foot stepbacks will be required above a height of 85 feet along all property lines. Please note that existing requirements in Eastern Neighborhoods districts for mid-block alleys and massing reduction for large projects will continue to apply.

9. **Central Corridor Plan – Eco-District.** The Central Corridor is a pilot area for implementation of an EcoDistrict, where a variety of opportunities for sustainable infrastructure will be explored and
implemented. An Eco-district is a neighborhood or district where residents, community institutions, property owners, developers, and businesses join together with city leaders and utility providers to meet sustainability goals and co-develop innovative projects at a district or block-level. The City is exploring the potential for the establishment of integrated district-scale utility systems to support performance goals for heat, power, water and waste. In order to accommodate integrated district-scale utility systems, buildings will be required to be compatible with and to maximize the benefits of such systems if and when they become available. The Planning Department has identified the Central Corridor Plan area as a Type 2 Eco-District. All major new development in the Central Corridor Plan area will be expected to participate in the Eco-District program and the Sustainability Management Association set up to guide it. For more information on EcoDistricts, see: http://sustainabledevelopment.sfplanning.org or contact Kate McGee at 558-6367 for more information.

10. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones. The subject property is within a seismic hazard zone, and an application is enclosed.

11. **Open Space – Non-Residential.** Planning Code Section 135.3 requires this project to provide one square foot of open space for every 50 square feet of occupied square feet of office space. The proposed project would require 786 square feet of open space. The PPA plan set includes 3,141 square feet of open space area.

12. **Streetscape and Pedestrian Improvements: Street Trees.** Planning Code Section 138.1 requires at least one street tree for every 20 feet of frontage on each frontage. Given the approximately 91.66 lineal feet on Bluxome Street, 5 street trees are required on that frontage.

13. **Public Realm Improvements: Required Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project sponsor will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements appropriate to the street type, including site furnishings, landscaping, corner curb extensions, and sidewalk widening as appropriate. The Planning Department may require these elements as part of conditions of approval. For more information on process, guidelines, and requirements for street improvements, refer to www.sfbetterstreets.org.

14. **Shower Facilities, Lockers and Bicycle Parking.** The proposal must provide 4 shower facilities, 8 lockers and 12 Class-1 or Class-2 bicycle storage spaces to meet the provisions of Planning Code Sections 155.3 and 155.4. All of these features must be accessible to any tenant. The current proposal does not meet the requirements as stated above. If you do not amend accordingly, you will need to seek and justify a variance.

15. **Standards for Bird Safe Buildings.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards.” Feature-related hazards may create increased risk to birds.
and need to be mitigated. Please refer to the published document "Standards for Bird-Safe Building," available online at www.sfplanning.org, under the "Resource Center/Department Publications" tab.

16. **Shadow Study:** Planning Code Section 147 states that any project over 50 feet in height in the Eastern Neighborhoods Plan Area requires a shadow analysis. In addition, Section 295 requires a shadow analysis for any building over 40 feet in height. The proposed project would result in construction of a building approximately 65 feet in height. A preliminary shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Park Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment. Please note that shadow issues may be reviewed as a part of the CEQA analysis (please refer to the Environmental Section above for more detail).

17. **Public Art.** Under both the WMUO and the MUO zoning in the Central Corridor, the project will be required to include works of art costing an amount equal to one percent of the construction cost of the development, per Planning Code Section 429.

18. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. This project is subject to the requirement. For further information or to receive a sample First Source Hiring Agreement, please contact:

   Ken Nim, Workforce Compliance Officer  
   CityBuild, Office of Economic and Workforce Development  
   City and County of San Francisco  
   1 South Van Ness, San Francisco, CA 94102  
   Direct: 415.701.4853, Email: ken.nim@sfgov.org  
   Website: http://oewd.org/Workforce-Development.aspx

19. **Child Care Requirements.** This project will be subject to the child care requirements of Planning Code Section 429 et seq.

20. **Transit Impact Development Fee (TIDF).** Pursuant to Planning Code Section 411 et seq., the Transit Impact Development Fee will apply to this project. Please be aware that an ongoing process – the Transportation Sustainability Program – may eventually replaces the Transit Impact Development Fee. You can find more information about this program here: http://www.sfplanning.org/index.aspx?page=3035.

21. **Transportation Management Program.** Pursuant to Planning Code Section 163, an agreement will be required to be executed with the Planning Department to ensure that transportation brokerage services are provided for the life of the project.

22. **Jobs-Housing Linkage Program.** The Jobs-Housing Linkage Program and associated fees apply to projects creating more than 25,000 square feet of new non-residential space. The proposed office structure exceeds this threshold and is therefore subject to the Jobs-Housing Linkage Program and associated fees per Planning Code Section 413.
23. **Recycled Water.** The City requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 square feet. Please see the attached SFPUC document for more information.

24. **Flood Notification.** The project site is located in a flood-prone area. Please see the attached bulletin regarding review of the project by the San Francisco Public Utilities Commission.

25. **Stormwater.** As previously mentioned, projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to [http://stormwater.sfwater.org/](http://stormwater.sfwater.org/). Applicants may contact stormwaterreview@sfwater.org for assistance.

**PRELIMINARY DESIGN COMMENTS:**

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

1. **Site Design, Massing, and Open Space.** The form of the building mass is differentiated by upper floor setbacks which appears appropriate.

2. **Architecture.** The Planning Department suggests the design be developed to better respond to its context by a tripartite organization of the façade. Develop the design of the façade with a better defined, stronger base. The Planning Department recommends articulating or projecting the top to make a stronger roof termination. Overall, the building façade lacks an intermediate system of order, scale and articulation. Consider vertically modulating the façade with a rhythm of solid column bays. Additionally, the entrance should be designed to be more gracious – perhaps differentiated from the front elevation with a higher, recessed entry, and change of materials. A high quality storefront and or curtain wall system – one which adds texture to the façade - will be critical in the material execution of the building. It is assumed that the design is preliminary, and Department will review the subsequent design as it is further developed.

3. **Public Realm Improvements.** Per Planning Code Section 138.1, the department may require standard streetscape elements and sidewalk widening for the appropriate street type per the Better Streets Plan, including landscaping, site furnishings, and/or corner curb extensions (bulb-outs) at intersections (see Better Streets Plan Section 4 for Standard Improvements and Section 5.3 for bulb-out guidelines). The project sponsor is required to submit a Streetscape Plan illustrating these features, and the Department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design. Standard street improvement would be part of basic project approvals and would not count for as credit towards in-kind contributions. Consider street improvements on Bluxome Street that includes widening the sidewalks and provides landscape and amenities, such as bike racks and seating.
PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of 18 months. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than August 28, 2014. 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: 
PPA Shadow Fan Analysis
Interdepartmental Project Review Application
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

c: Naveen Mathur, Project Sponsor
Brittany Bendix, Current Planning
Claudia Flores, Long Range Planning
David Winslow, Design Review Team
Jerry Sanguinetti, DPW
Jerry Robins, MTA
Title: 81-85 Bluxome Street 2013.0007U
Comments: Building Height Modeled at 70 feet.
Slopes taken into account.
Printed: 25 February, 2013
INTERDEPARTMENTAL PROJECT REVIEW
Effective: August 31, 2012

Interdepartmental Project Reviews are mandatory for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Project Sponsors may elect to request an interdepartmental review for any project at any time; however, it is strongly recommended that the request is made prior to Planning Department approval of the first construction building permit.

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

Interdepartmental Project Review fees:
1. $1,157 for five or fewer residential units and all affordable housing projects.
2. $1,682 for all other projects.

Please note that $384 of these fees is non-refundable. If your project falls under the first type of fee, and you cancel your meeting, $773 will be refunded to you. If your project falls under the second type of fee, and you cancel your meeting, $1,298 will be refunded to you.

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

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

Interdepartmental Project Reviews are scheduled no sooner than two weeks from the receipt of the request form and check.
Submittal requirements:

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

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

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

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

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

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

PROJECT CONTACT:
Name __________________________________________ Phone No. ( ) __________________________
Address __________________________________________ FAX No. ( ) __________________________
Owner __________________________________________

PROJECT INFORMATION:
Address __________________________________________
How many units does the subject property have? __________________________
Assessor's Block/Lot(s) __________________________ Zoning District __________________________
Height and Bulk Districts __________________________ Located within Geologic Hazard Zone? Y □ N □

PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:
(Use attachments if necessary)

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<td>Industrial Square Footage</td>
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<td>Other Uses:</td>
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<tr>
<td>Number of Parking Spaces</td>
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<td>Number of Stories</td>
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Previously contacted staff __________________________________________
Will this project be publicly funded? (specify) __________________________
(Please submit four (4) copies/sets of the Application Form, Floor Plans, Pictures, etc.)
DATE: April 1, 2007 (V1.3)
TITLE: Review of Projects in Identified Areas Prone to Flooding

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.

PERMIT APPLICATION PROCESS:
Applicants for building permits for either new construction, change of use (Planning) or change of occupancy (Building Inspection), or for major alterations or enlargements shall be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the process, for a review to determine whether the project would result in ground level flooding during storms. The side sewer connection permits for such projects need to be reviewed and approved by the PUC at the beginning of the review process for all permit applications submitted to the Planning Department, the Department of Building Inspection, or the Redevelopment Agency.

The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The SFPUC will receive and return the application within a two-week period from date of receipt.

The permit applicant shall refer to PUC requirements for information required for the review of projects in flood prone areas. Requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters.

www.sfplanning.org
San Francisco Public Utilities Commission
Recycled Water Installation Procedures for Developers

The City and County of San Francisco (CCSF) requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas under the following circumstances:

• New or remodeled buildings and all subdivisions (except condominium conversions) with a total cumulative area of 40,000 square feet or more
• New and existing irrigated areas of 10,000 square feet or more

The following are procedures to guide developers and property owners with the installation of recycled water service lines. The diagram on the reverse, shows how and where the lines are to be installed, and the required backflow prevention.

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 required for each water line

Required Backflow Prevention
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 preventers must be approved by the SFPUC's Water Quality Bureau.

The backflow preventer for domestic water plumbing inside the building, and 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 – piping described in Chapter 3, Appendix J of the City and County of San Francisco Plumbing Codes

**SFPUC 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 Planning
(415) 554-3271

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

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

New Service Line Permits
San Francisco Public Utilities Commission
Customer Service Bureau
(415) 551-3000
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:

DESIGNED BY: Cheryl Munoz

DRAWN: W. Villasca

DRAWING NO. A-1290.2

DATE: 05/28/08

CHECKED: M. Gardiner

REV. NO. 2