DATE: November 8, 2012
TO: Amy Neches
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2012.1187U for 501-505 Brannan Street

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Nicholas Perry, at (415) 575-9066 or nicholas.perry@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Joshua Switzky, Senior Planner
Preliminary Project Assessment

Date: November 8, 2012
Case No.: 2012.1187U
Project Address: 501-505 Brannan Street
Block/Lot: 3786/038
Zoning: MUO
Area Plan: East SoMa (adopted) & Central Corridor (under development)
Project Sponsor: Amy Neches
                TMG Partners
                415 400 2480
Staff Contact: Nicholas Perry – 415 575 9066
                nicholas.perry@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 proposal is to construction a new 6-story office project on a portion of a 39,035 square foot lot occupied by a Bank of America branch and parking lot. The development would take place on a newly subdivided 26,724 lot where the bank’s 76-space surface parking lot currently exists. The existing drive-through Bank of America branch on the corner of 4th Street and Brannan Street would remain in place as an existing non-conforming use on the remaining portion of the original lot. Drive-through ingress would be moved from Brannan Street to Bluxome Street. The proposed project conforms to current 85-X zoning. It would contain 125,000 square feet of office space and 1,600 square feet of retail space. The project would also include two levels of subterranean parking with 69 parking stalls, of which 26 spaces would be allocated for the Bank of America. The project would have its main lobby and a retail space fronting on Brannan Street with an additional office entry fronting Bluxome Street. 51 Class-I bicycle parking spaces would be provided on the ground-level. A new public plaza is proposed between the new office building and the existing bank branch.
ENVIRONMENTAL REVIEW:

An Environmental Evaluation Application is required for the full scope of the project. 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 under the “Publications” tab.

Pursuant to the California Environmental Quality Act (CEQA), this project may qualify for a Community Plan Exemption (CPE) under the Eastern Neighborhoods Rezoning and Area Plan. Section 15183 of the 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. However, to the extent that new impacts and/or mitigation measures are identified that were not included in the Eastern Neighborhoods Final Environmental Impact Report1 (“Eastern Neighborhoods FEIR”), and are “peculiar” to the project, the CPE would require an attached Focused Initial Study and Negative Declaration, or a Focused Environmental Impact Report (EIR) depending on whether or not the peculiar impacts can be fully mitigated. To determine fees for environmental review, please refer to page one of the Planning Department’s Fee Schedule, under “Studies for Project inside of Adopted Plan Areas – Community Plan Fees.” If a Focused Initial Study and a Negative Declaration or Focused EIR is required, additional fees would be assessed based on construction cost. Results of the required technical studies discussed below, will determine whether a Focused Initial Study and a Negative Declaration or Focused EIR is required.

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted:

a) **Archeological Resources.** Archeological studies are generally not required unless the project includes grading or foundation work to a depth of five feet or more. If the site is found to be sensitive, less ground disturbance may trigger mitigation requirements. The Eastern Neighborhoods FEIR was programmatic and did not analyze specific development projects in the project area; therefore, specific physical project evaluations, such as 505 Brannan Street, would undergo individual environmental review in accordance with Mitigation Measure J-2: Properties with No Previous Studies. Implementation of this prescribed mitigation measure would reduce the potential adverse effect on archeological resources of the project area to a less-than-significant level and would not prompt the need for a Negative Declaration or Focused EIR.

Mitigation Measure J-2 applies to the entirety of the study area outside of Archeological Mitigation Zones A and B. Because the project site is outside Archeological Mitigation Zones A and B, a Preliminary Archeological Sensitivity Study must be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. The archeological consultant has to be selected from the Planning Department’s Archeological Review Consultant Pool and in accordance with the Planning Department’s consultant selection procedure. The Sensitivity Study should: 1) determine the historical use of the project site based on any previous archeological

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documentation and Sanborn maps; 2) determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the California Register of Historical Resources (CRHR); 3) determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources; 4) assess potential project effects in relation to the depth of any identified potential archeological resource; and 5) assess whether any CRHR-eligible archeological resources could be adversely affected by the proposed project and recommend appropriate further action.

b) Noise. With the implementation of Noise Mitigation Measures F-2 and F-5, the project is not expected to result in any peculiar impacts not identified in the Eastern Neighborhoods FEIR with respect to noise. In addition, the proposed project would include the construction of a new 6-story office building which would not add any new noise-sensitive uses within the project area. Application of these following mitigation measures would reduce any noise-related impacts to a less-than-significant level.

Mitigation Measure F-2: Construction Noise. The area plan EIR noted that where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Thus, Mitigation Measure F-2 from the area plan EIR may apply to the proposed project. Additional information regarding construction activities and the equipment to be used as well as the proximity of noise sensitive uses will be reviewed as part of the environmental review process. If deemed necessary based upon the proximity of sensitive receptors, this mitigation measure requires the sponsors of the subsequent development projects to develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved.

Mitigation Measure F-5: Siting of Noise-Generating Uses. The area plan EIR noted that where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that noise generating-uses may be in proximity to noise sensitive uses, the Mitigation Measure F-5 from the area plan EIR would apply. Mitigation Measure F-5 would reduce potential conflicts between existing sensitive receptors and new noise-generating uses, for new development including commercial, industrial or other uses that would be expected to generate noise levels in excess of ambient noise, either short-term, at nighttime, or as a 24-hour average, in the proposed project site vicinity. Therefore, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-sensitive uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action.

c) Hazardous Materials. The proposed project would include the construction of a new 6-story building on an existing parking lot. No existing structures would be modified and the existing building
located on the project site would remain. Given the proposed scope of work, including excavation
and grading for foundations, the proposed project is not expected to result in any peculiar impacts
not identified in the Eastern Neighborhoods FEIR, provided that Hazardous Materials Mitigation
Measure L-1 is implemented. Application of the following mitigation measure would reduce any
noise-related impacts to a less-than-significant level.

Mitigation Measure L-1: Hazardous Building Materials. The existing building on the project site
was constructed in 1936. Pursuant to this mitigation measure, development proposals within the
Eastern Neighborhoods require that the subsequent project sponsors ensure that any equipment
containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of
according to applicable federal, state, and local laws prior to the start of renovation, and that any
fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according
to applicable federal, state, and local laws. This mitigation measure would apply to the proposed
project, if any interior demolition of the building is proposed.

d) Air Quality (AQ) Analysis. The proposed project, which includes the construction of a new building
at a total of 191,475 square feet, does not exceed the Bay Area Air Quality Management District’s
(BAAQMD) construction 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.

The project proposes demolition, grading and construction across a 0.9-acre project site. 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 prepare a Construction Dust Control Plan for
review and approval by the San Francisco Department of Public Health (DPH) or comply with
applicable dust control requirements outlined in the ordinance.

The project site is located within an area that the Planning Department, through modeling in
association with the Department of Public Health and BAAQMD, has been identified as a “hot spot”
where existing ambient concentrations of TACs from nearby roadways and stationary sources are in
excess of 100 in one million. As a result, if the construction of the proposed project requires the use of
off-road construction equipment, implementation of Construction Emissions Minimization measures
would be required in addition to Mitigation Measure G-1: Construction Air Quality as identified in
the Eastern Neighborhoods Area Plan EIR. It should be noted that the Construction Emissions
Minimization measures are an amendment to Mitigation Measure G-1: Construction Air Quality.
The amended language will be provided at the time that the environmental review for the proposed
project is commenced.
Further, if the proposed project includes a new operational source of toxic air contaminants such as a diesel back-up generator, the proposed project would be required to implement Best Available Control Technology (BACT) measures in addition to Mitigation Measure G-3: Siting of Uses that Emit DPM as identified in the Eastern Neighborhoods Area Plan EIR. It should be noted that the Best Available Control Technology (BACT) measures are an amendment to Mitigation Measure G-3: Siting of Uses that Emit DPM. If needed, the amended language will be provided at the time that the environmental review for the proposed project is commenced, based on the source that is proposed.

e) **Greenhouse Gases.** The 2010 CEQA Air Quality Guidelines provide CEQA thresholds of significance for greenhouse gas (GHG) emissions. On August 12, 2010, the San Francisco Planning Department submitted to the BAAQMD a draft of the City and County of San Francisco’s Strategies to Address Greenhouse Gas Emissions. This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco’s Qualified Greenhouse Gas Reduction Strategy. The BAAQMD reviewed San Francisco’s GHG reduction strategy and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD’s CEQA Guidelines (2010). Therefore, 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 project sponsor will be required to submit a completed checklist as part of the environmental review process.

f) **Transportation.** The Department has preliminarily determined that a transportation study would be required for the proposed project. The project includes the construction of 125,000 square feet of office space and 10,075 square feet of retail space that would generate approximately 3,774 new daily person trips of which more than 328 would be in the PM Peak Hour. About 66 of the PM peak hour person trips would be automobile trips. The additional peak hour trip potential would require additional transportation analysis. Request a formal determination from the E Case Planner, once assigned.

The transportation report would need to be prepared by a qualified consultant working at the direction of the Planning Department staff. This process would be initiated after the Environmental Evaluation Application has been filed. The Planning Department’s list of approved transportation consultants is available at [http://www.sf-planning.org/ftp/files/MEA/Transportation_consultant_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Transportation_consultant_pool.pdf). Please see “Transportation Impact Analysis Guidelines for Environmental Review” on the Planning Department’s website and “Miscellaneous Fees” in the Planning Department’s current Fee Schedule for Applications. As noted on the Fee Schedule, there is a separate fee to SFMTA for review of the transportation report. The qualified professional must be selected from one of three transportation consultants assigned by the Planning Department during the submittal of the Environmental Evaluation Application. Prior to initiating this report, please consult with the assigned Transportation Planner and obtain sign off on the scope of work.

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g) **Geotechnical Investigation.** The project site is located near or within an area subject to liquefaction potential, a Seismic Hazards Study Zone designated by the California Division of Mines and Geology. The investigation of geotechnical and soil conditions and the application of the building codes for new development based on these conditions could reduce the potential for impacts related to structural damage and surface settlement to a less-than-significant level. To assist Department staff in their determination, it is recommended that you provide a preliminary geotechnical investigation with boring logs and foundation recommendations for the proposed project.

h) **Shadow Study.** 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. In addition, the preliminary shadow analysis prepared by Planning Department staff has determined that the project would cast no shadows on any existing recreational resources. However, Section 295 of the Planning Code requires that buildings over 40 feet conduct a formal shadow study. As the proposed project would result in construction of a building approximately 85 feet in height, a shadow study would be required.

i) **Historic Resources.** The project site has been included in the *South of Market Historic Resource Survey*, which was conducted as a part of the Eastern Neighborhoods Rezoning and Area Plans. 505 Brannan Street was given a rating of 6Z (“Found ineligible for NR, CR or Local designation through survey evaluation.”). As such, the subject property would not be considered a historic resource pursuant to California Environmental Quality Act (CEQA). Therefore, there are no historic resource issues with the subject property.

j) **Flood hazards.** The project site is located on a block that has been identified by the San Francisco Public Utilities Commission (SFPUC) as having the potential to flood during storms. 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 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 SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, the Department of Building Inspection, or the Successor Agency to the San Francisco Redevelopment Agency. Please see the attached information and contact Cliff Wong of the SFPUC at 415-554-8339.

k) **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 at the initiation of the Community Plan Exemption process. Please provide these mailing labels at the time of submittal.

If any of the additional analyses determine that mitigation measures not identified in the Eastern Neighborhoods FEIR are required to address peculiar impacts of the proposed project, the environmental document will be a community plan exemption plus a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a community plan exemption with a focused EIR. A community plan exemption and a
community plan exemption plus a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but a community plan exemption with a focused EIR would need to be prepared by a consultant on the Planning Department’s environmental consultant pool list. If this is necessary, the project sponsor will be provided with three environmental consulting firms from which to choose to have the focused EIR prepared (http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

Please see “Studies for Project inside of Adopted Plan Areas - Community Plan Fees” in the Planning Department’s current Fee Schedule for Applications. Environmental evaluation applications are available 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.

1. Large Project Authorization from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet in size.

2. Conditional Use authorization from the Planning Commission is required per Planning Code Section 842.41, subject to the criteria of Planning Code Section 157.1, to establish an automobile parking garage within the MUO (Mixed Use Office) Zoning District.

3. An Office Allocation from the Planning Commission is required per Planning Code Section 321 for the development of office space in excess of 25,000 square feet.

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

Large Project Authorization applications, Office Development / Office Allocation applications, and Conditional Use authorization 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 Inspections at 1660 Mission Street.

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.
The 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.

The project will also be required to conduct notification in conformance with the requirements for a Large Project Authorization, a Conditional Use authorization and an application for Office Development.

PRELIMINARY PROJECT COMMENTS:

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

1. **Floor Area Ratio.** Planning Code Section 124 limits the floor area ratio within an MUO zoning district in an 85 foot height district to 6.0 to 1. Please note that while permitted accessory parking is not considered in the Floor Area Ratio calculation, space used for non-accessory parking will be considered in the Floor Area Ratio calculation.

2. **Nonconforming Uses.** Planning Code Section 181(a) does not allow a nonconforming use to be relocated to another lot. Locating the Bank’s Drive Through Aisle on the lot to be subdivided results in the location of a nonconforming use on another lot. Within the MUO Zoning District the proposed Drive Through Aisle would be considered a Drive Up Facility which is not allowed.

3. **Useable Open Space For Uses Other Than Dwelling Units.** Planning Code Section 135.3 requires at least one square foot per 250 square feet of occupied floor area of new or added retail square footage and at least one square foot per 50 square feet of occupied floor area of new, converted or added office square footage. According the submitted plan set, it appears that the minimum Useable Open Space required is 2,505 square feet. Please refer to Section 135.3(b) for the types of open space that may meet this requirement.

The Useable Open Space requirements of Section 135.3 may be fulfilled by providing publicly accessible Usable Open Space. The required minimum amount of publicly accessible Usable Open Space shall be reduced by 33 percent if it is publicly accessible and meet the standards of Section 135(h). Up to 50 percent of the publicly accessible Useable Open Space may be provided off-site, subject to Section 329 and be provided within 800 feet of the project. The publicly accessible off-site Usable Open Space shall be constructed, completed, and ready for use no later than the project itself, and shall receive its Certificate of Final Completion from the Department of Building Inspection prior to the issuance of any Certificate of Final Completion or Temporary Certificate of Occupancy for the project itself.

4. **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 140 lineal feet on Brannan, seven street trees are required on that frontage and given the approximately 95 lineal feet on Bluxome, five street trees are required on that frontage.
5. **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](http://www.sfbetterstreets.org).

6. **Standards for Bird Safe Buildings.** Please note that the proposal will be subject to Planning Code Section 139, Standards for Bird Safe Buildings. Please note the Feature Related requirements, under subsection (c)(2).

7. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 requires that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. The total street frontage dedicated to parking and loading access should be minimized, and combining entrances for off-street parking with those for off-street loading is encouraged. The placement of parking and loading entrances should minimize interference with street-fronting active uses and with the movement of pedestrians, cyclists, public transit, and autos.

   Section 145.1 requires that space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located must be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Please confirm that the uses on Bluxome Street conform to this requirement.

   Section 145.1 requires that frontages with active uses that are not residential or PDR 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. The use of dark or mirrored glass shall not count towards the required transparent area.

8. **Off-Street Parking.** Planning Code Section 151.1 allows up to seven percent of the gross floor area of the offices uses in the MUO zoning district and up to one off-street parking space for each 1,500 square feet of gross floor area of retail use. Given the approximately 125,000 gross square feet of office use, up to 8,750 square feet of off-street parking space for the office use is allowed (without limitation on the number of spaces therein) and given the approximately 1,600 square feet of retail, one off-street parking space is allowed for the retail use.

9. **Vehicle Parking.** Planning Code Section 842.41 requires Conditional Use authorization to establish an automobile parking garage pursuant to Planning Code Section 890.10 and subject to the criteria of Planning Code Section 157.1. This use is required as the relocation of non-conforming off-street parking to another lot is prohibited by Planning Code Section 181(a). As such, the proposed parking would constitute a separate use. Please refer to the criteria in Section 157.1(c) for the granting of such Conditional Use. Note that criterion (4) requires that “such parking shall be available for use by the
general public on equal terms and shall not be deeded or made available exclusively to tenants, residents, owners or users of any particular use or building."

10. **Bicycle Parking and Showers.** Planning Code Section 155.4 requires a minimum of 12 bicycle parking spaces where the gross square footage of the office floor area exceeds 50,000 square feet. Planning Code Section 155.3 requires a minimum of four showers and eight clothes lockers where the gross square footage of the floor area exceeds 50,000 square feet. You are encouraged to follow the requirements set forth in Section 155.1(d) (Layout of Spaces) in installing Class 1 and Class 2 bicycle parking. Currently the bicycle parking requirements in the Code are under review for significant changes which would likely affect the requirements for this project. For further review of potential changes, please look at: [http://commissions.sfplanning.org/cpcpackets/2011.0397T.pdf](http://commissions.sfplanning.org/cpcpackets/2011.0397T.pdf). These proposals are currently under review and are subject to change.

11. **Car Sharing.** Planning Code Section 166 requires one car share parking space for projects proposing at least 50 off-street parking spaces plus one for every 50 parking spaces over 50. Please indicate the car share parking space on the floor plans.

12. **Shadow.** Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. A preliminary shadow fan for the proposed building indicated that it would not cast shadow on any property subject to the protection of Planning Code Section 295.

13. **Height Limits.** Planning Code Section 260 establishes the method of height measurement on lots that slope laterally. A site survey is necessary to provide an accurate height measurement given the slope of the subject lot.

14. **Transit Impact Development Fee.** The proposal is subject to Planning Code Section 411, the Transit Impact Development Fee, for the proposed office and retail development. The Fee is based upon the Economic Activity Category, which for the proposal is considered to be Management, Information and Professional Services and Retail/Entertainment and is paid on a gross square foot basis.

15. **Jobs Housing Linkage Program.** The proposal is subject to Planning Code Section 413, the Jobs Housing Linkage Program, as it increases by 25,000 or more gross square feet the total amount of office and retail. The Jobs Housing Linkage Program requirements may be met by contributing a sum or land of value at least equivalent to the in-lieu fee, according to the formulas set forth in Section 413.1, to one or more housing developers who will use the funds or land to construct housing units pursuant to Section 413.5; or paying an in-lieu fee to the Development Fee Collection Unit at DBI according to the formula set forth in Section 413.6; or combining the above options pursuant to Section 413.8.

16. **Child Care Requirements for Office Development.** The proposal is subject to Planning Code Section 414, the Child Care Requirements for Office Development, as the proposal will add 50,000 or more gross square feet of office space. One of the six options listed under Section 414.4(c) may be elected to fulfill the requirements of Section 414.
17. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhoods Impact Fee as a Tier 3 project. The tiers for specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods Plan. Please note that Project Sponsors may propose to directly provide community improvements to the City by entering into an In-Kind Improvements Agreement subject to the requirements of Planning Code Section 423.3(d).

The Eastern Neighborhoods 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.

18. **Option for In-Kind Provision of Community Improvements and Fee Credits.** Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Eastern Neighborhoods Impact Fee from the Planning Commission. This process is further explained in Section 412.3(d) of the Planning Code.

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

19. **Public Art.** The project is subject to the Public Art requirement under Planning Code Section 429 as the project proposes construction of a new building of floor area in excess of 25,000 square feet. To meet the requirements of Section 429, an amount equal to one percent of the construction cost of the building or addition as determined by the Director of DBI (the "Public Art Fee") shall be dedicated and expended. Please refer to Section 429.3(d) for alternate options to fulfill the requirements.

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

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

21. **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.

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

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 system areas.
water use areas for new construction projects larger than 40,000 square feet. Please see the attached SFPUC document for more information.

24. **Stormwater.** 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.

**Central Corridor Plan**

The Planning Department is currently developing the Central Corridor Plan - an integrated community vision for the southern portion of the Central Subway rail corridor. This area, located generally in the vicinity of 4th St between Townsend and Market Streets, offers a unique opportunity for integration of transportation and land use. 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. These changes will be based on a synthesis of community input, past and current land use efforts, and analysis of long-range regional, citywide, and neighborhood needs. For more information on the Central Corridor Plan please visit [www.centralcorridor.sfplanning.org](http://www.centralcorridor.sfplanning.org)

The 501-505 Brannan Street property has been identified via the Central Corridor planning process as a key opportunity site for new development. Although the proposed project’s timeline is scheduled for entitlement and possible completion prior to the adoption of the Central Corridor plan’s policies (anticipated in late 2014), the Department encourages the project sponsor to take the following current draft plan concept proposals into consideration:

**Bluxome Linear Park.** The Central Corridor Plan proposes using excess street-right-of-way on Bluxome Street to create a linear park. This would be achieved by narrowing the roadway, converting perpendicular parking to parallel, and significantly widening the sidewalk on the north side of the street (adjacent to the proposed project). This widened north-side pedestrian area would be designed as public open space with landscaping and other amenities. This proposal is currently only conceptual, and will require additional community vetting and design for implementation to proceed. The Department appreciates the project sponsor’s consideration of this potential open space.

**Bluxome-Brannan Linkage.** Pending resolution of zoning issues with the project’s bank drive-thru driveway described previously in this letter (Page 8, Item 2), the driveway’s design should be integrated with the proposed mid-block plaza and include a graceful design that prioritizes pedestrian movement between Brannan Street and the proposed Bluxome Street Park. A single-surface “shared-street” design could be considered for the driveway. The design should also be flexible, allowing for easy conversion to pedestrian-only use in the future. The width of the pedestrian-only zone running along the building edge adjacent to the driveway should be maximized.
**Brannan Street Redesign.** The Central Corridor Plan is developing concepts for changes to Brannan Street; the draft concept calls for one travel lane in each direction with turn pockets, bicycle lanes or cycle tracks, and widened sidewalks that bring the street into conformance with Better Streets Plan standards.

**Height Limit Changes.** The Planning Department is considering raising the height limits on the site from the current 85-foot limit to as high as 250-feet to allow for the construction of a slender tower above a large-footprint podium that is up to 130 feet in height. The potential for this feature to be added to 501-505 Brannan in the future should be taken into consideration.

**Future development of adjacent lots.** Assuming the Central Corridor Plan’s policies are adopted, it is anticipated that the single-story, auto-oriented uses fronting 4th Street adjacent to the project-site will eventually be replaced with more urban, transit-oriented development, including the bank branch. Although redevelopment of these sites is not anticipated in the immediate future, the project sponsor should consider how the design of 501-505 Brannan would visually and spatially interact with eventual redevelopment of these sites.

**PRELIMINARY DESIGN COMMENTS:**

**Building Massing, Location, and Orientation.** Because this building will be visible as a stand-alone object (due to its location fronting three streets) the rare opportunity exists to sculpt it three dimensionally rather than treat it as a façade design. The Planning Department recommends exploring a design that takes advantage of this condition -- perhaps adding more variation to the height, massing, and material treatment on four facades.

**Ground Level Street Front.** The project will be subject to the “Better Streets” streetscape improvements per Planning Code Section 138.1. A streetscape plan will be required to illustrate proposed public realm improvements.

The retail space on Brannan is relatively small. Consider expanding this to provide a more substantial amount of active use. The Planning Department recommends exploring opening the retail space to the plaza.

Enhance definition of the lobby as a focal point and portal into the building to strengthen the connection between the public realm and the building. The double-height lobby is an attractive feature that should be clearly expressed on the façade to identify the entry to the building and establish a relative hierarchy of the various entrances (e.g. retail, garage, egress).

Planning Code Section 145.1 requires that the minimum floor to floor height for the ground floor be 14’ at street frontages.

**Architecture.** Although the proposed building is not in an historic district, the design should takes cues from the character defining attributes of the existing buildings, especially those found on Bluxome. The character of the surrounding buildings is defined by gravity frame buildings with large glazed openings. The new building should harmonize with, and reference the existing frame and fenestration patterns in both scale and proportions.

The Planning Department encourages the design to respond to the context of the by using the following strategies: reference the scale and proportion of the existing building forms and components; along with contrast with a stronger, simpler, and lighter form.
It is expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to a successful project.

**Parking.** The garage serves 65 spaces, of which, 26 are dedicated for the branch bank. Based on this number of spaces, the garage entrance seems excessively wide. The anticipated user frequency and unfamiliarity may necessitate clear and legible entrances and exits from the garage. Consider providing two smaller garage openings that carry the logic and width of the fenestration down to the base.

**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 **May 8, 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: Flood notification
Interdepartmental project review
Recycled Water
Shadow Fan

cc: Amy Neches, TMG Partners, Project Applicant
    Diego Sanchez, Current Planning
    Christopher Espirtu, Environmental Planning
    David Winslow, Design Review Team
PLANNING BULLETIN

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.
San Francisco Public Utilities Commision
Blocks of Interest

Legend
freeway
Highway
arterial
SF Shoreline
SF Blocks

Blocks Of Interest
Blocks of Interest
Fill Areas
Historical Marsh Areas
Liquifaction areas
INTERDEPARTMENTAL PROJECT REVIEW
Effective: February 1, 2009

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. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

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

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

Interdepartmental Project Review fees:

1. $1,059 for five or fewer residential units and all affordable housing projects.
2. $1,530 for all other projects.

Please note that $345 of these fees are non-refundable. If your project falls under the second type of fee, and you cancel your meeting, $1,185 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, Ste. 400, San Francisco, CA 94103-2414. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at (415) 575-6926.

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:

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

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

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

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

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

**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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<th>Existing</th>
<th>Proposed</th>
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Previously contacted staff ________________________________
Will this project be publicly funded? (specify) __________________________________________
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.

RESPOSIBILITY 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: ___________________________

DRAWN: ___________________________

CHECKED: ___________________________

DATE: 05/28/08

SCALE: NTS

DRAWING NO.: A-1290.2

REV. NO.: 2
The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Title: 2012.1187U 501 Brannan Shadow Analysis
Comments: Height modeled at 101 Feet; Slopes taken into account
Assumes full lot coverage
Printed: 27 September, 2012