DATE: February 18, 2014
TO: Aidin Massoudi, SIA Consulting Corp.
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2013.1773U for 345 6th Street

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kay Cheng, at (415) 575-9094 or kay.cheng@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Joshua Switzky, Acting Director of Citywide Planning
Preliminary Project Assessment

Date: February 18th 2014
Case No.: 2013.1773U
Project Address: 345 6th Street
Block/Lot: 3753/081
Zoning: MUR – Mixed Use Residential 85-X
Area Plan: East SOMA Plan
Project Sponsor: Aidin Massoudi 415-922-0200
Staff Contact: Kay Cheng – 415-575-9094 kaycheng@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 convert an existing parking lot to an 8-story, 85-foot tall mixed use building. The proposed new building would include 89 SRO dwelling units, and 3,090 square feet of commercial retail space along 6th Street and would not include any parking spaces. Other features of the new building includes a 710 square foot bicycle room and 2,344 square foot common courtyard on the ground floor along Shipley.

ENVIRONMENTAL REVIEW:

The proposed project requires environmental review per the California Environmental Quality Act (CEQA) either individually, such as in a project specific Initial Study/Mitigated Negative Declaration (IS/MND) or Environmental Impact Report (EIR), or in a Community Plan Exemption (CPE) under the
Environmental review may be performed in conjunction with the required Planning Department approvals listed in this letter, but must be completed before any project approval may be granted.

Section 15183 of the CEQA Guidelines states that projects that are consistent with the development density established by a community plan for which an 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. Environmental review for such projects is documented in a CPE. The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods EIR*, which was certified in 2008. Pursuant to the CEQA Guidelines, this project is likely to qualify for a CPE under the *Eastern Neighborhoods EIR*. Development on the project site would potentially be subject to the mitigation measures promulgated therein.

The project site also falls within the study area for the ongoing Central SoMa Plan, initiated in 2011. The draft Central SoMa Plan will be evaluated in an EIR, which is currently underway. If the proposed project is determined to be consistent with the development density and building height and bulk limits ultimately adopted as part of the Central SoMa Plan, it may be determined to be eligible for a CPE under the Central SoMa Plan EIR once the EIR is certified. It should be noted that applicable mitigation measures from the *Eastern Neighborhoods EIR*, including those referenced in this letter, could be refined, augmented, or superseded under the Central SoMa Plan EIR.

Under either plan area EIR, there can be three different outcomes within the CPE process, as follows:

1. **CPE Only.** In this case, all potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the underlying area plan EIR, meaning there would be no new “peculiar” significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the underlying area plan FEIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees, based on the current fee schedule, in addition to the Environmental Document Determination of $13,339 are: (a) the $7,402 CPE certificate fee; and (b) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the underlying plan EIR. For the *Eastern Neighborhoods EIR* this fee is $10,000. Fees for the preparation of the Central SoMa Plan EIR have yet to be determined.

2. **CPE and Focused Initial Study/Mitigated Negative Declaration.** In this case, one or more new significant impacts of the proposed project specific to the site or the project proposal are identified that were not identified in the underlying plan area EIR. If any new significant impacts of the proposed project can be mitigated, then a focused Mitigated Negative Declaration to address these impacts is prepared together with a supporting CPE certificate to address all other impacts that were encompassed by the underlying plan area EIR, with all pertinent mitigation measures and CEQA findings from the underlying plan area EIR also applied to the proposed project.

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1 Documents in italics in this PPA are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center (PIC) at 1660 Mission Street, and online on the Planning Department’s website at: http://www.sfplanning.org.
project. With this outcome, the applicable fees, based on the current fee schedule, in addition to the Environmental Document determination of $13,339 are: (a) the standard environmental evaluation (EE) fee based on the cost of construction; and (b) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the underlying plan EIR. For the *Eastern Neighborhoods EIR* this fee is $10,000. Fees for the preparation of the Central SoMa Plan EIR have yet to be determined.

3. **CPE and Focused Environmental Impact Report (EIR).** In this case, one or more new significant impacts of the proposed project specific to the site or the project proposal are identified that were not identified in the underlying plan area EIR. If any new significant impacts of the proposed project cannot be mitigated, then a focused EIR to address these impacts is prepared together with a supporting CPE certificate to address all other impacts that were encompassed by the underlying plan area EIR, with all pertinent mitigation measures and CEQA findings from the underlying area plan EIR also applied to the proposed project. With this outcome, the applicable fees, based on the current fee schedule, in addition to the Environmental Document Determination of $13,339 are: (a) the standard environmental evaluation (EE) fee based on the cost of construction; (b) one-half of the standard EIR fee; and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the underlying plan EIR. For the *Eastern Neighborhoods EIR* this fee is $10,000. Fees for the preparation of the Central SoMa Plan EIR have yet to be determined.

In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA) for the full scope of the project (demolition and construction). EEA forms are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org) under the “Publications” tab. See “Studies for Project inside of Adopted Plan Areas – Community Plan Fees” on page 2 of the current Fee Schedule for calculation of environmental application fees.

Below is a list of the studies that would be required based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) Application dated December 3, 2013:

1. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation for the foundation of a new eight-story building. The project site is located within an area where no previous archeological survey has been prepared. The *Eastern Neighborhoods EIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

The project site lies within the *Archeological Mitigation Zone J-2: Properties with No Previous Studies of the Eastern Neighborhoods EIR* that requires for the proposed project either Preliminary Archeological Review (PAR) conducted in-house by the Planning Department archeologist or the preparation of a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant subject to review and approval by the Planning Department Archeologist. In almost all cases, the project sponsor would choose the PAR process. The PAR will first determine what type of soils disturbance/modifications would result from the proposed project, such as excavation,
installation of foundations, soils improvements, site remediation, etc., second, whether or not the project site is located in an area of archeological sensitivity and, third, what additional steps are necessary to identify and evaluate any potential archeological resources that may be affected by the project. The Planning Department Archeologist will be informed by the geotechnical study of the project site’s subsurface geological conditions (see “Geology” below). The results of this review will be provided in a memorandum to the Environmental Planner assigned to the project. Based on the PAR or the PASS, the Planning Department Archeologist will determine whether additional measures are necessary to address potential effects of the project on archeological resources. These measures may include provisions for accidental discovery, archeological monitoring, and/or archeological field investigations. In cases of potential higher archeological sensitivity, preparation of an Archeological Research Design/Treatment Plan by an archeological consultant from the Qualified Archeological Consultants List may be required.

2. **Historic Resources.** The existing building on the project site was built in 1973 and is less than 45 years old. It was evaluated in the *South of Market Historic Resource Survey*, an area wide survey, and was found ineligible for national, state, or local designation. As such, no additional analysis of historic resources is likely to be required.

3. **Transportation.** The PPA Application indicated that the proposed project would include 89 single room occupancy dwelling units totaling 40,956 square feet (sq ft) and retail space totaling 3,090 sq ft. Based on the Planning Department’s *Transportation Impact Analysis Guidelines*, the project would potentially add approximately 157 PM peak-hour person trips. Based on preliminary analysis, a Transportation Impact Study (TIS) would not likely be required. A formal determination as to whether a TIS is required will be made after submittal of the EEA. At the time of filing of the EEA, please address all of the following:

   a. Site Plan should show adjacent sidewalks and streetscape design
   b. Project should include the removal of existing curb cuts
   c. Show Class II bicycle parking

4. **Hazardous Materials.** The proposed project would disturb in excess of 50 cubic yards of soil in an area with artificial fill and known prior industrial use. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

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2 Kansai Uchida, San Francisco Planning Department, *Transportation Calculations*, December 13, 2013. These calculations are available for review as part of Case File No. 2013.1773U at the San Francisco Planning Department, 1650 Mission Street, Suite 400.
DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: [http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp](http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp). Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: [http://www.sfdph.org/dph/EH/Fees.asp#haz](http://www.sfdph.org/dph/EH/Fees.asp#haz). Please contact Elise D. Heilshorn at DPH if you have any questions about DPH's requirements for the proposed project. Elise D. Heilshorn can be reached at (415) 252-3885. Any hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

*Eastern Neighborhoods EIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials* would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

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

5. **Noise.** The *Eastern Neighborhoods EIR* identified a number of noise mitigation measures applicable to construction as well as siting noise sensitive land uses (such as residential uses) in areas that are substantially affected by existing noise levels.

Application of *Noise Mitigation Measures F-1 and F-2 (Construction Noise)* are intended to reduce construction-related noise impacts. *Mitigation Measure F-1* applies to pile driving activities and would require that piles (if included in foundation design) be pre-drilled. *Mitigation Measure F-2* would require construction projects near noise sensitive land uses implement noise attenuation measures. Project sponsors would be required to submit a plan that outlines the noise attenuation measures to be implemented during the construction phase. The plan must be submitted to the Department of Building Inspection.

The project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). *Noise Mitigation Measure F-3: Interior Noise Levels* requires that the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA Ldn, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. *Noise Mitigation Measure F-3* would not apply to the proposed project as the project would be subject to the California Noise Insulation Standards.
Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses would apply as the project sponsor is proposing to site residential uses in an area that at least partially exceeds 65 dBA Ldn. Mitigation Measure F-4 would require the sponsor to prepare an acoustical study that identifies potential noise-generating uses within 900 feet of, and having a direct line-of-sight to the project site and include at least one 24-hour noise measurement with maximum noise level readings taken at least every 15 minutes. The study should include any recommendations regarding the building design to ensure that the interior noise environment meets Title 24 Building Code acoustical requirements. This study must be completed during the environmental review process for inclusion in the environmental document.

Noise Mitigation Measure F-6: Open Space in Noisy Environments would also apply in order to protect the project’s common open space from existing ambient noise levels. Compliance with this mitigation measure requires that site design consider elements that would shield on-site open space from the greatest noise sources and/or construction of noise barriers between noise sources and open space.

6. **Air Quality.** According to the PPA Application, the proposed project includes 89 dwelling units and 3,090 sq ft of retail space, which is below the Bay Area Air Quality Management District’s (BAAQMD) construction and operational screening levels for criteria air pollutants. Therefore an analysis of the project’s criteria air pollutant emissions is not likely to be required.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved 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.

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed “Air Pollutant Exposure Zones,” were identified. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project’s activities would expose sensitive receptors to substantial air pollutant concentrations. The proposed project is within an Air Pollutant Exposure Zone and includes sensitive land uses (dwelling units). Therefore, exhaust measures during construction and enhanced ventilation measures as part of building design will likely be required. Enhanced ventilation measures will be the same as those required for projects, such as this project, subject to Article 38 of the Health Code. Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation shall be provided as part of the EEA.

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3 BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.
4 Refer to [http://www.sfdph.org/dph/eh/Air/default.asp](http://www.sfdph.org/dph/eh/Air/default.asp) for more information.
If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project’s height is over 75 feet, the proposed project would likely require a backup diesel generator and additional measures will likely be necessary to reduce its emissions. Detailed information related to any proposed stationary sources shall be provided with the EEA.

During the environmental review process, the proposed project will be reviewed to determine whether additional mitigation measures identified in the underlying Eastern Neighborhoods EIR will be required. Because the project would likely be required to include a stationary source of air pollutants (backup diesel generator), an Air Quality Technical Report (AQTR) may be required for additional air pollutant modeling. If an AQTR is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary. The need for an AQTR and its scope of work will be determined after submittal of the EEA.

7. **Greenhouse Gases.** Potential environmental effects related to greenhouse gas (GHG) emissions from the proposed project need to be addressed in a project’s environmental evaluation. The project sponsor would be required to submit a completed GHG Compliance Checklist Cover Sheet and Table 1 for Private Development Projects\(^5\) demonstrating that the project is in compliance with the identified regulations. Please be specific and provide detailed information in the discussion column to clarify how the proposed project would comply with each item. This information will be reviewed by the Environmental Planner during the environmental review process to determine if the project would comply with San Francisco’s Greenhouse Gas Reduction Strategy.\(^6\) Projects that do not comply with a GHG-related regulation may be determined to be inconsistent with San Francisco’s Greenhouse Gas Reduction Strategy.

8. **Wind.** The proposed project would include construction of a building that is over 80 feet in height, and would require initial review by a wind consultant, including a recommendation as to whether a wind tunnel analysis is required. Should a wind tunnel analysis be required, the consultant would be required to prepare a proposed scope of work for review and approval by the Planning Department prior to commencement of the analysis.

9. **Shadow.** The proposed project would include construction of a building that is over 40 feet in height, and would require a shadow fan analysis. If the shadow fan analysis prepared by Planning Department staff determines that the project could cast shadows on recreational resources, you would be required to hire a qualified consultant to prepare a detailed shadow study. The consultant would be required to prepare a scope of work for review and approval by the Planning Department prior to commencement of the analysis.

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10. **Geology.** Any new construction on the project site is subject to a mandatory Interdepartmental Project Review because it is located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill).\(^7\) A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geology, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site’s subsurface geological conditions.

11. **Flooding.** The project site is in a block that has the potential to flood during storms.\(^8\) Please contact Cliff Wong of the San Francisco Public Utilities Commission (SFPUC) at (415) 554-8339 regarding the requirements below. Applicants for building permits for either new construction, change of use or change of occupancy, or for major alterations or enlargements shall contact 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, DBI, or the Successor Agency to the San Francisco 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 permit applicant shall refer to SFPUC 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.

12. **Stormwater Management.** The project must comply with the City’s Stormwater Management Ordinance, which requires the preparation of a Stormwater Control Plan (SCP). Responsibility for review and approval of the SCP is with the San Francisco Public Utilities Commission Wastewater Enterprise, Urban Watershed Management Program. 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. More information on stormwater management may be found at [http://stormwater.sfwater.org](http://stormwater.sfwater.org).

13. **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

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property. Any tree identified in the Affidavit for Tree Disclosure must be shown on the Site Plans with the size of trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit along with the EEA and ensure that trees are appropriately shown on site plans.

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

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 SoMa Plan area (formerly known as the “Central Corridor Plan”). The Central Corridor Draft Plan for Public Review was published in April 2013. The Central SoMa Plan process is anticipated to be completed by early 2015. The proposals in the Draft Plan are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors.

1. **Rezoning.** The project site is located within the MUR, Mixed Use Residential District. The zoning concepts included in the Central Corridor Draft Plan indicate that a reclassification to MUG Mixed Use General District is being considered for the site. The proposed mixed use residential and retail uses would be permitted under the proposed MUG zoning.

2. **Height District Reclassification.** The project site is located within the 85-X height and bulk district. The height of the proposed project would not exceed the height limit of both designations. The zoning concepts published in the Central Corridor Draft Plan (April 2013) indicate that height limits of 85 feet (proposed Mid-Rise Scenario alternative) and 85 feet (proposed High-Rise Scenario alternative) are being considered for this site. These are the two scenarios being analyzed in the Central SoMa Plan EIR; however, this analysis is not an indication of which height scenario will ultimately be adopted as part of the Plan and is not a guarantee that the Planning Commission or the Board of Supervisors will approve changes to height limits. The proposed project would conform with these alternatives.

3. **Large Project Authorization (LPA)** 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. **Shadow Analysis.** 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.

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5. A **Building Permit Application** is required for the demolition of the existing building on the subject property.

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

Large Project 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](http://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.

1. **Pre-Application.** The Project requires a Pre-Application meeting in accordance with the minimum standards of the Pre-Application Process as the project proposes new construction.

2. **Neighborhood Notification.** Because the project proposes new construction, owners and occupants within 150 feet of the project site must also be notified, in accordance with Planning Code Section 312; This notification shall be conducted in conjunction with the notification under the Large Project Authorization (LPA).

3. **Large Project Authorization.** The Large Project Authorization requires notification to owners of property within a 300 foot radius of the project site.

**PRELIMINARY PROJECT COMMENTS:**

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

1. **Central SoMa Plan.** The subject property falls within the ongoing Central SoMa Plan study area generally bounded by 2nd, 6th, Townsend and Market Streets. The Central Corridor Draft Plan was published in April 2013. The draft plan will be evaluated in an Environmental Impact Report (EIR). The draft Plan proposes changes to the allowed land uses and building heights, and includes a strategy for improving the public realm in this area. The EIR, the Plan, and the proposed rezoning and affiliated Code changes are anticipated to be before decision-makers for approval in early 2015.

   The Draft Plan is available for download at [http://centralsoma.sfplanning.org](http://centralsoma.sfplanning.org). Further comments in this section of the PPA are based on the draft Central Corridor Draft Plan.

2. **Eco-District.** 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 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. Please see http://www.sfplanning.org/index.aspx?page=3051 or contact Kate McGee at 558-6367 for more information.

3. **Obstructions into the Front Setback.** Section 136(c)(2) outlines the dimensional limits for bay windows projecting into the front setback. Please note that should any proposed obstruction into the front setback exceed the dimensional limits established in Section 136 an exception may be sought through the Large Project Authorization process under Planning Code Section 329.

4. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. At 6th Street a total of four street trees are required. At Shipley Street a total of six street trees are required.

5. **Standards for Bird Safe Buildings.** Planning Code Section 139 indicates that Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Please note that Feature-related hazards can occur throughout the City and that any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. On subsequent plan submissions, please confirm that any Feature-related hazards are appropriately treated to meet the requirements of Planning Code Section 139.

6. **Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed units labeled #013 and #014 on the second and third floors and the units labeled #012 and #013 on the fourth floor and the units labeled #011 and #012 on the fifth through eighth floors do not meet the requirement for dwelling unit exposure. An exception from the Dwelling Unit Exposure requirement through the Large Project Authorization process is allowed; however the Planning Department generally encourages projects to minimize the number of units needing an exception from the Dwelling Unit Exposure requirement.

7. **Bicycle Parking.** Planning Code Section 155.2 requires the project to provide at least 6 Class 2 bicycle parking spaces in addition to the 89 Class 1 spaces. The plan set submitted to date contains no Class 2 bicycle parking.

8. **Additional Height Limits for Narrow Streets and Alleys.** Section 261.1 requires the Shipley Street façade to have the upper stories which are set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line. This condition is illustrated in Figure 261.1A., for reference. On subsequent plan submissions, please provide a plan sheet that indicates compliance with this Section.

9. **Affordable Housing Requirements.** The project is required to meet the affordable housing requirements under Planning Code Section 415. Please note that the 20% reduction in the number of
units that must be provided as a result of Proposition C only applies to the on-site alternative under Planning Code Section 415. Assuming the on-site alternative, the Proposition C reduction and 89 units, the project would be required to provide 11 on-site affordable units.

10. **SoMa Youth and Family SUD and Affordable Housing.** The project site falls within the SoMA Youth and Family Special Use District (SUD). As such, it is subject to the criteria of Section 249.40A. The SUD requires Conditional Use authorization for a variety of non-residential uses.

11. **Transit Impact Development Fee.** The proposal is subject to Planning Code Section 411, the Transit Impact Development Fee, for the proposed commercial development. The Fee is based upon the Economic Activity Category as outlined in Section 411 and shall be paid on a gross square foot basis.

12. **Eastern Neighborhoods Impact Fees.** This project is subject to the Eastern Neighborhood Infrastructure Impact Fees at a Tier 3 rate as outlined under Planning Code Section 423. The tiers for specific lots are based on height increases or decreases received as part of the Eastern Neighborhoods Plan. Please refer to the current Department of Building Inspection registry for rates, which are subject to change. [http://www.sfdbi.org/modules/showdocument.aspx?documentid=3467](http://www.sfdbi.org/modules/showdocument.aspx?documentid=3467)

13. **Single Room Occupancy Units.** Planning Code Section 890.88(c) defines a Single Room Occupancy use as a dwelling unit or group housing room consisting of no more than one occupied room with a maximum gross floor area of 350 square feet and meeting the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room. Any proposed units not conforming to this definition will not be considered a Single Room Occupancy unit and the physical controls for dwelling units, as defined in Planning Code Section 890.88(a), will apply including useable open space requirements.

14. **Interdepartmental Project Review.** The project is located within a liquefaction zone and is subject to a mandatory Interdepartmental Project Review. Please see the attached document for more information.

15. **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

16. **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.

17. **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.

18. **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.

**PRELIMINARY DESIGN COMMENTS:**

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

1. **Site Design, Open Space, and Massing.** The Planning Department appreciates the rear yard at-grade, but questions the building uses adjacent to the rear yard. The location of the rear yard also leaves an open frontage that the Planning Department believes would be better served with continuous street wall along Shipley with active use at the ground floor.

The massing and height of the building will need to be reduced to comply with height limits for narrow streets. The Planning Department recommends the massing be reduced and redistributed to provide an interior rear yard that contributes to the mid-block open space between other buildings. The rear yard should also provide the equivalent required area that is designed as a usable amenity to residents and provides exposure to the dwelling units.

The stepping of massing from the corner to the lower scale on Shipley is appropriate. The Planning Department appreciates the use of recesses to modulate the massing, and encourages further examination and development of an architectural vocabulary to accomplish that intent.

2. **Vehicle Circulation, Access and Parking.** The Planning Department appreciates the ground level bike parking close to the lobby entrance as well suited to encourage ease of bike use. However, bike storage does not count toward active use.

3. **Street Frontage.** The Planning Department recommends the design consider either moving or enlarging the residential lobby closer to the corner of 6th Street to provide a closer path of access to the elevators. This could also provide more usable residential frontage along Shipley if desired.

If ground floor residential dwellings are located on Shipley the Planning Department recommends they have setback and raised entries that range from three to five feet above grade, to provide direct access from the street. Furthermore, landscaping should be incorporated to soften the transition between the sidewalk and the ground floor dwellings. A setback and raised terrace at the ground level may count toward open space if it meets the minimum dimensional requirements.
The Planning Department recommends modulating the Shipley façade by expressing individual dwelling units.

Please refer to the draft Ground Floor Residential Design Guidelines for treatment of the building along Shipley Street for residential uses on the ground floor. The draft guidelines are located on the Department website under “Resource Center/Department Publications/Guidelines for Ground Floor Residential Design.”

4. **Architecture.** The Planning Department encourages the designer to consider the hierarchy of architectural elements, specifically in relation to the ‘frames’. It appears that the vertical frames should be the more pronounced, while the horizontal frames may be secondary and may be better expressed by receding to articulate another reference or datum.

The Planning Department recommends the re-entrant corner at the ground level be more deliberate and integral with the architectural expression of the corner.

At this point the architecture is assumed to be preliminary and the Planning Department would provide further detailed design review on the subsequent submission of materials and details to insure that the appropriate design intent is achieved.

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 the success of approval of this project.

**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 **July 27th 2015.** Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List  
Interdepartmental Project Review Application  
Flood Notification: Planning Bulletin  
SFPUC Recycled Water Information Sheet

cc: Aidin Massoudi, Authorized Agent  
Diego Sanchez, Current Planning  
Kansai Uchida, Environmental Planning  
Kay Cheng, Citywide Planning and Analysis
Jerry Robbins, MTA
Jerry Sanguinetti, DFW
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

9/09
NOTE:
1. ALL BACKFLOW PREVENTERS MUST BE 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.
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>
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Previously contacted staff __________________________________________
Will this project be publicly funded? (specify) ________________________________
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.
Re: SFPUC Urban Watershed Management Program (UWMP)
Stormwater Requirements

Dear Project Proponent,

Your project may be subject to meeting requirements of the 2010 San Francisco Stormwater Management Ordinance and the San Francisco Stormwater Design Guidelines (Guidelines). The project parameter that triggers compliance with the Guidelines is:

- Projects disturbing 5,000 square feet or more of ground surface are subject to the Stormwater Management Ordinance and must therefore meet the performance measures set within the Guidelines.

If your project triggers the Ordinance your project must:

- Determine if your project is located in the area served by the combined sewer or the area served by the separate sewer and meet the applicable performance measure:
  
  o Combined Sewer Areas:
    - For sites with existing imperviousness of less than or equal to 50%, stormwater runoff rate and volume shall not exceed pre-development conditions for the 1- and 2-year 24-hour design storm.
    - For sites with existing imperviousness of greater than 50%, stormwater runoff rate and volume shall be decreased by 25% from the 2-year 24-hour design storm
      (Equivalent to LEED Sustainable Sites Credit 6.1).
  
  o Separate Sewer Areas:
    - Capture and treat the rainfall from a design storm of 0.75 inches.
      (Equivalent to LEED Sustainable Sites Credit 6.2).

- Develop a Stormwater Control Plan in accordance with the Guidelines and submit it for review and approval to the UWMP prior to receiving a building permit; and

- Develop an operation and maintenance plan for all proposed stormwater controls and submit it as part of the Stormwater Control Plan.

Stormwater requirements can be met using Low Impact Design (LID) or other green infrastructure approaches. LID approaches use stormwater management solutions that promote the use of ecological and landscape-based systems that mimic pre-development drainage patterns and hydrologic processes by increasing retention, detention, infiltration, and treatment of stormwater at its source.
The necessary documents can be found online at:


- Stormwater Design Guidelines (Guidelines) and Appendixes: [http://sfwater.org/sdg](http://sfwater.org/sdg)

- Instructions for completing a Stormwater Control Plan: Refer to Guidelines, Appendix C.

- Municipal separate stormwater sewer system (MS4) and Combined Sewer System Boundary Map: Refer to Guidelines, p.10

Upon receipt of this letter please contact the SFPUC Urban Watershed Management Program (UWMP) to confirm specific Guideline requirements for your project.

    Project Reviewer
    Urban Watershed Management Program
    stormwaterreview@sfwater.org

The UWMP staff looks forward to helping you achieve stormwater management compliance and moving your project forward.

Sincerely,

UWMP Project Review Team

San Francisco Public Utilities Commission
Wastewater Enterprise