DATE: February 27, 2015
TO: Warner Schmalz
FROM: Delvin Washington, Planning Department
RE: PPA Case No. 2014.002035PPA for 2140 Market Street

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Michael Smith, at (415) 558-6322 or michael.e.smith@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

[Signature]
Delvin Washington, Senior Planner
Preliminary Project Assessment

Date: February 27, 2015
Case No.: 2014-002035PPA
Project Address: 2140 Market Street
Block/Lot: 3542/008, 009
Zoning: Upper Market NCT
Upper Market SSD
40-X/ 50-X
Area Plan: Market and Octavia
Project Sponsor: Warner Schmalz
Forum Design
415-252-7063
Staff Contact: Michael Smith – (415) 558-6322
michael.e.smith@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, San Francisco Public Utilities Commission, 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 demolish the existing one story commercial building at 2140 Market Street that is occupied by the “Lucky 13” bar and demolish the adjoining commercial patio and surface parking lot and construct a new five story, 55-foot tall, mixed-use building. The proposed new building would include 31 dwelling units, no off-street parking spaces, and approximately 1,200 square-feet of commercial space on the ground floor fronting Market Street. The tenant for the commercial space has not been determined. The existing building to be demolished, located on lot 008, was constructed in 1906.
ENVIRONMENTAL REVIEW:

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:

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

The proposed project is located within the Market and Octavia Plan area, which was evaluated in the Market and Octavia Neighborhood Plan Final Environmental Impact Report certified in 2008. Because the proposed project is consistent with the development density identified in the area plan, it is eligible for a community plan exemption (CPE). Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination. Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Market and Octavia Neighborhood Plan Environmental Impact Report (hereafter Market and Octavia EIR), and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the Market and Octavia EIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently $13,659); (b) the CPE certificate fee (currently $7,580); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Market and Octavia EIR.

2. **CPE + Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the Market and Octavia EIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Market and Octavia EIR, with all pertinent mitigation measures and CEQA findings from Market and Octavia EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently $13,659); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the Market and Octavia EIR.

3. **CPE + Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the
Market and Octavia EIR, with all pertinent mitigation measures and CEQA findings from the
Market and Octavia EIR also applied to the proposed project.

In order to begin formal environmental review, please submit an **Environmental Evaluation
Application**. The Environmental Evaluation Application can be submitted at the same time as the
Preliminary Project Assessment Application. The environmental review may be done in conjunction with
the required approvals listed below, but must be completed before any project approval may be granted.
**Note that until an approval application is submitted to the Current Planning Division, only the
proposed Project Description will be reviewed by the assigned environmental Coordinator.** See page 2
of the current **Fee Schedule** for calculation of environmental application fees.

Below is a list of topic areas that would require additional study based on the preliminary review of the
project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated 11/24/14.

- **Historic Preservation**. The project proposes demolition of a contributor to the Upper Market Street
  Commercial Historic District; therefore, the proposed demolition is subject to review by the
  Department’s Historic Preservation staff. To assist in this review, the project sponsor must hire a
  qualified professional to prepare a Historic Resource Evaluation (HRE) report. The HRE scope will
  require a compatibility analysis of the new construction with the historic district and an impact
  analysis of the new construction on the historic district. The HRE scope will also require an
  individual evaluation of the subject building which was not completed as part of the previous survey.
  The qualified professional must be selected from the Planning Department’s Historic Resource
  Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email
  ([tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)) for a list of three consultants from which to choose.
  The selected consultant must scope the HRE in consultation with Department Historic Preservation staff.
  Please contact the HRE scoping team at [HRE@sfgov.org](mailto:HRE@sfgov.org) to arrange the HRE scoping.
  The historic resource consultant should submit the draft HRE report for review to Environmental Planning
  after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter.
  Historic Preservation staff will not begin reviewing your project until a complete HRE is received.

- **Archeological Resources**. Project implementation would entail soil-disturbing activities to a depth of
  approximately 12 feet associated with excavation, grading, building construction as well as other
  types of soils movement. The proposed project would require a Preliminary Archeological Review
  (PAR) which would be conducted in-house by Planning Department archeologist. During the PAR it
  will be determined what type of soils disturbance/modification will result from the project, such as,
  excavation, installation of foundations, soils improvement, site remediation, etc. Any available
  geotechnical/soils or phase II hazardous materials report prepared for the project site will be
  reviewed at this time. Secondly, it will be determined if the project site is in an area that is
  archaeologically sensitive. The results of this review is usually in the form of a memorandum to the
  Environmental Planner assigned to the project. When it is found that the project has the potential to
  affect an archeological resource, the PAR memorandum will identify appropriate additional actions
  to be taken including the appropriate archeological measure and/or if additional archeological studies
  will be required as part of the environmental evaluation.
**Geology.** The project site is underlain by Alluvium, which is loose, unconsolidated soil or sediments that has been eroded by water and redeposited in a non-marine setting. This alluvial layer dates from the Pleistocene era (2.5 million to 11,700 years before the present). The General Plan identifies the project site and nearby area as within an Area of Liquefaction Potential (Map 4). As indicated on the Preliminary Project Assessment application, the project’s structural and foundation type has not yet been determined. A geotechnical study prepared by a qualified consultant must be submitted with the Environmental Evaluation Application. The study should address foundation and structural recommendations related to the potential liquefaction risk identified at the site as well as any other geotechnical concerns. In general, compliance with the building codes, as assured through DBI’s permit review process, would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction and surface settlement. As noted above, this study will also help inform the Planning Department Archeologist of the project site’s subsurface geological conditions.

**Transportation.** Based on review of the PPA submittal, the need for a transportation study is not anticipated for this project. However, an official determination will be made subsequent to submittal of the EEA. In its preliminary review of the proposed project, the Planning Department has made the following observations and recommendations:

- Include existing curb cut closure as part of Project Description and show width of existing curb cut on plans;
- Describe where residential and commercial loading would occur; and
- Coordinate a site visit with Current Planning to assess bicycle and pedestrian issues.

If, after formal review of the EEA, a transportation study is determined to be necessary, the scope of work and the transportation report must be prepared by a qualified consultant working at the direction of the Planning Department staff. The consultant must be selected from one of three transportation consultants assigned to this project by the Department during the environmental review process. The Planning Department’s list of approved transportation consultants is available at:


**Air Quality.** The project proposes residential uses and would be constructed in the vicinity of existing residential uses, which are considered “sensitive receptors” for purposes of air quality analyses. The proposed project’s 31 dwelling units would not exceed the Bay Area Air Quality Management District’s (BAAQMD) construction screening levels for criteria air pollutants. Therefore an analysis of the project’s criteria air pollutant emissions is likely not required.

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

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on an inventory and modeling assessment of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given the project site is not within an Air Pollutant Exposure Zone, additional measures or analysis related to local health risks are not likely to be required. However, if the project would include new sources of toxic air contaminants including, but not limited to emissions from: 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. Detailed information related to any proposed stationary sources shall be provided with the EEA.

Lastly, the proposed project may require a diesel back-up generator which would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. During the environmental review process the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required and whether any additional mitigation measures identified in the underlying Market and Octavia EIR will be required. Should the project include stationary sources of air pollutants including, but not limited to, diesel boilers or back-up generators, an Air Quality Technical Report may be required for additional air pollutant modeling. If an Air Quality Technical Report 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.

- **Greenhouse Gases.** The City and County of San Francisco’s Strategies to Address Greenhouse Gas Emissions presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco’s Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco’s Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco’s Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco’s Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.

- **Hazards and Hazardous Materials.** The proposed project includes demolition and construction activities entailing soils disturbing activities on a parcel (APN 3540-009) where hazardous materials may be present. 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 would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit. DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp.

Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH’s fee schedule, available at: http://www.sfdph.org/dph/EH/Fees.asp#haz

All projects disturbing more than 50 cubic yards of soil and located in an area with suspected soil/groundwater contamination are automatically subject to Maher. For projects disturbing less than 50 cubic yards of soil DPH has the authority to require that project/site be subject to Article 22A. Under this circumstance, Environmental Planning requests a Phase I and/or Phase II to determine the potential for site contamination and would engage DPH as necessary. Please see the “Environmental Planning Maher Ordinance Processing Procedures” for more information.

- **Noise.** The proposed project would introduce residential uses to the project site. Based on the City’s GIS-based traffic noise model map, the project site is located along street segments with noise levels in excess of 70 dBA Ldn (a day-night averaged sound level). The Land Use Compatibility Chart for Community Noise in the San Francisco General Plan, Environmental Protection Element states that construction of new residential uses should be undertaken after a detailed analysis of the noise reduction requirements are made and needed noise insulation features included in the design of the building. As part of the environmental review process for the proposed proposal, the following shall be undertaken to address potential effects related to ambient noise in the vicinity:

  Land Use Compatibility for Sensitive Receptors: For new residential development located along streets with noise levels above 75 dBA Ldn, the Department shall require the following: 1. The Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of 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 completion of the environmental review.

  The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the individual project site that appear to warrant heightened concern about noise levels in the vicinity. The analysis shall be conducted prior to completion of the environmental review process. Should the Planning Department conclude that such concerns be present, the San Francisco Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.
Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during project construction, measures to reduce construction noise may be required as part of the proposed project.

- **Shadow Study.** The proposed project would result in construction of a building greater than 40 feet in height. Planning Code Section 295 requires a shadow analysis be conducted for any project greater than 40 feet in height. The preliminary shadow analysis for the proposed project indicates that it would not cast shadow on any nearby park. Therefore, further shadow analysis is not required.

- **Wind Study.** The proposed project would involve construction of a building 55 feet in height below which the Planning Department requires wind tunnel analysis to determine whether the project would create or contribute considerably to wind hazards in its vicinity.

- **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 to owners and to the extent feasible occupants of properties within 300 feet of the project site at the initiation of the environmental review. Please be prepared to provide mailing addresses on a CD upon request following submittal of the Environmental Evaluation Application.

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a focused initial study/mitigated negative declaration with a supporting CPE checklist. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a focused EIR with a supporting CPE checklist. A community plan exemption and a focused initial study/mitigated negative declaration can be prepared by Planning Department staff, but focused EIR with supporting CPE checklist would need to be prepared by a consultant on the Planning Department’s environmental consultant pool [http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf](http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf).

If any of the additional analyses determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, 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 initial study/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 initial study/EIR would need to be prepared by a consultant on the Planning Department’s environmental consultant pool [http://www.sf-planning.org/ftp/files/MEA/Environmental_consultant_pool.pdf](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](http://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. **Rear Yard.** Pursuant to Section 733.12 of the Code, the Upper Market NCT District requires a 25% rear yard at grade level and above. The forward edge of the required rear yard shall be expressed parallel to the rear property line. Because the lot is irregularly shaped, its depth shall be measured at its centerline. Your reduced plans are not to scale; therefore, the rear yard requirement could not be determined.

2. **Dwelling Unit Mix.** Pursuant to Section 207.6 of the Code, no less than 40 percent of the total number of dwelling units on site shall contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms. The proposed project would need to provide either nine two-bedroom units or twelve three-bedroom units. Modifications to this requirement are permitted through the conditional use process.

3. **Dwelling Unit Exposure.** Every dwelling unit in every use district is required per Planning Code Section 140 to face either a public street, a public alley at least 25 feet in width, a rear yard meeting the requirements of the Planning Code, or an open area at least 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase in five feet in every horizontal dimension at each subsequent floor. All dwellings at the rear of the building must face a Code complying rear yard or an open area that is minimum of 25 feet in depth to satisfy the exposure requirement. You must obtain a variance from this requirement for any dwelling(s) that do not comply with the above requirement.

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

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

Please note that all required hearings would be combined into one joint hearing before the Planning Commission and the Zoning Administrator.

All applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). Building Permit applications are available at the Department of Building 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.

This project is required to conduct a Pre-application meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org under the “Permits & Zoning” tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the “Resource Center” tab.

PRELIMINARY PROJECT COMMENTS:
The following comments address specific Planning Code and other general issues that may significantly impact the proposed project. For the purpose of providing these comments, the ground floor units along Clara Street are considered non-residential. Designation of these units as residential may alter some of the comments below.

1. **Market Octavia Area Plan.** The subject property falls within the area covered by the market Octavia Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The project sponsor is encouraged to read the full plan, which can be viewed at http://www.sf-planning.org/ftp/General_Plan/Market_Octavia.htm

2. **First Source Hiring.** Chapter 83 of the San Francisco Administrative Code, passed in 1998, established the First Source Hiring Program to identify available entry-level jobs in San Francisco and match them with unemployed and underemployed job-seekers. The intent is to provide a resource for local employers seeking qualified, job-ready applicants for vacant positions while helping economically disadvantaged residents who have successfully completed training programs and job-readiness classes.

   The ordinance applies to (1) any permit application for commercial development exceeding 25,000 square feet in floor area involving new construction, an addition or a substantial alteration which results in the addition of entry level positions for a commercial activity; or (2) any application which requires discretionary action by the Planning Commission relating to a commercial activity over 25,000 square feet, but not limited to conditional use; or (3) any permit application for a residential development of ten units or more involving new construction, an addition, a conversion or substantial rehabilitation.

   The project proposes more than ten dwelling units and therefore, is subject to the requirement. For further information or to receive a sample First Source Hiring Agreement, please see contact information below:

   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
   Direct: 415.581.2303
3. **Anti-Discriminatory Housing Policy.** Pursuant to Administrative Code Section 1.61, the Planning Department must collect an application with information about an applicant’s internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more. (ideally the link to the form is found in this sentence)

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission. For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or mullane.ahern@sfgov.org.

Please note that all building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

3. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any “major project.” A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding $1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at http://www.sfethics.org.

4. **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.
5. **Priority-Planning Policies.** Code Section 101.1 establishes eight priority-planning policies and requires review of conditional use, variance, and change of use applications for consistency with said policies.


7. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction, with an additional tree required for every remaining 10 feet of street frontage. In total, the project site includes approximately 75 feet of frontage on Market Street, which requires four street trees, with credit towards this requirement given for any existing street tree(s).

   Please note that the trees must be a 24-inch box size and meet the following additional requirements: (1) have a minimum 2 inch caliper, measured at breast height; (2) branch a minimum of 80 inches above sidewalk grade; (3) be planted in a sidewalk opening at least 16 square feet, and have a minimum soil depth of 3 feet 6 inches; (4) include street tree basins edged with decorative treatment, such as pavers or cobbles; (5) be planted in a continuous soil-filled trench parallel to the curb, such that the basin for each tree is connected.

8. **Tree Planting and Protection.** Completion of a tree planting and protection checklist is required. No permit will be approved by the Planning Department before satisfying all applicable tree-related requirements. Before any application is made to the Planning Department, you may choose to go directly to the Department of Public Works (DPW) to determine whether or not the required trees mentioned above can feasibly be planted. In order to do this, you should bring to DPW: (1) a completed Tree Planting and Protection Checklist [this need NOT be signed by Planning Department staff]; (2) project plans [11”x17” is acceptable]; and (3) a DPW tree planting application. Submittals can be made to DPW’s offices at 1155 Market Street or electronically at www.sfdpw.org -> “Services A-Z” -> “Trees”. After DPW does their analysis and fieldwork, DPW will provide you with a signed referral form with their determination which should then be provided to the Planning Department. Prior to permit approval, you will need to obtain a street tree removal permit from the Bureau of Urban Forestry for the removal of any street tree.

9. **Open Space.** Sections 135 and 733.93 of the Code require 60 square-feet of private usable open space per dwelling unit or 80 square-feet of common usable open space per dwelling unit or any combination thereof for those dwellings located within the portion within the Upper Market NCT District. The open space must also meet certain exposure requirements. It is unclear whether the private open space within the rear yard meets exposure requirements.

10. **Height Limit Compliance.** The proposed building’s fourth and fifth floors include bay windows at the rear. These bay windows do not comply with the height limit because they do not maintain
7 ½ feet of clearance from the surface beneath them. Building height is not a variable development standard.

11. **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** Market Street from the Embarcadero to Castro Street is a protected pedestrian, cycling and transit-oriented street frontage per Planning Code Section 155. Subsection 155(r)(4) specifies that no curb cuts shall be utilized on any protected street frontage, therefore, removal of the existing curb cut(s) along the a Market Street frontage will be required for the project to proceed.

12. **Market Street Special Sign District.** Please note that this project is located within the Market Street Special Sign District, pursuant to Planning Code Section 608.8. The more stringent of these controls and those outlined in Planning Code Section 607.1 will apply to this project.

13. **Formula Retail Use.** Be advised that the establishment of a formula retail use, as defined in Section 703.3, in any Neighborhood Commercial District, as identified in Article 7, shall require conditional use authorization pursuant to the criteria of Sections 303(c) and 303(i) and be subject to the terms of Sections 703.3(g) and (i).

14. **Interim Zoning Controls.** For an 18-month period, there are interim zoning controls in the District requiring Conditional Use authorization for Limited Financial Service and Business or Professional Service uses.

15. **Market and Octavia Affordable Housing Fee.** The Market and Octavia Affordable Housing Fee applies to the Project Area. Per Section 416 of the Code, the project requires payment per net new gross square foot of residential development. The Market and Octavia Plan Area and Upper Market NCD Affordable Housing 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.

16. **Market and Octavia Impact Fees.** The Market and Octavia Community Improvement Impact Fees applies to the Project Area. These fees shall be charged on net additions of gross square feet which result in a net new residential unit, contribute to a 20 percent increase of non-residential space in an existing structure, or create non-residential space in a new structure. Fees shall be assessed per net new gross square footage on residential and non-residential uses within the Plan Area. Fees shall be assessed on mixed use projects according to the gross square feet of each use in the project.

The Market and Octavia Plan Area and Upper Market NCD Community Improvement Impact Fees 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.
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 Market and Octavia Community Improvements Impact Fee from the Planning Commission. This process is further explained in Section 412.3(d) of the Planning Code.

17. Inclusionary Housing Program. Projects proposing ten or more dwelling units are subject to the Inclusionary Affordable Housing Program outlined in Section 415 of the Code. The Project Sponsor must submit an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program’ to the Planning Department identifying the method of compliance, on-site, off-site, or in-lieu fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

a. direct financial construction from a public entity
b. development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to Jeff Joslin, Chief of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

18. Invest in Neighborhoods. This project is located on an Invest In Neighborhoods Corridor. Invest in Neighborhoods is an interagency partnership to strengthen and revitalize neighborhood commercial districts around San Francisco. The initiative, currently being piloted in 25 commercial districts, aims to strengthen small businesses, improve physical conditions, increase quality of life, and increase community capacity. Each corridor is appointed an IIN Point Person. This staff member is responsible for advocating for the neighborhood, leveraging City services and working with community partners to develop customized service plans for each corridor. Additionally the IIN Point Person keeps track of vacant retail spaces and development projects. More information on the Invest in Neighborhoods program, including the IIN Point Person, can be found at http://investsf.org/.

19. Stormwater. If the project results in a ground surface disturbance of 5,000 ft² or greater, it is subject to San Francisco’s stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines.
(Guidelines). Projects that trigger the stormwater management requirements must prepare of a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to http://sfwater.org/sdg. Applicants may contact stormwaterreview@sfwater.org for assistance.

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

**General.** The project proposes a five-story mixed-use building on Market Street in the Upper Market area. Adjacent properties consist of fine grain three-story residential buildings with ground floor commercial uses with a two-bay vertical pattern. The site is within the Upper Market Street Community Plan area.

1. **Site Design, Open Space, and Massing.** Overall, The Planning Department supports the height, bulk, open space and site design of the project. The relation of the at-grade rear yard to the existing adjacent rear yard and light wells is appropriate.

2. **Street Frontage.** The Upper Market Street design guidelines require a minimum 15’ commercial ground floor ceiling height. The Planning Department recommends providing a wider lobby, and explore locating it on the lower end of the site (where the current transformer is located) to achieve a higher floor to ceiling height and therefore greater expression of its importance. The lobby entrance should be highlighted with prominent entry features, such as a deeper and wider setback, and an overhead projection such as an awning. The Planning Department recommends exploring locating the transformer in a sub-sidewalk vault to preserve more street frontage for active use such as commercial.

3. **Architecture.** The Upper Market Street Community Plan stipulates that projects should incorporate balconies and terraces. While the roof terrace fulfills part of this intent, the Planning Department encourages the design to incorporate individual balconies on the façade.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**
This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no
later than **August 27, 2016**. 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  
SFPUC Recycled Water Information Sheet  
Preliminary Shadow Analysis

c:  Frank Cafferkey, Property Owner  
    Michael Smith, Current Planning  
    Michael Jacinto Environmental Planning  
    Audrey Desmuke, Citywide Planning and Analysis  
    Jonas Ionin, Planning Commission Secretary  
    Jerry Robbins, MTA  
    Jerry Sanguinetti, DPW  
    Pauline Perkins, PUC (tentative, pending email response)  
    Planning Department Webmaster (webmaster.planning@sfgov.org)
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<th>Organization Name</th>
<th>Address</th>
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<th>State</th>
<th>ZIP Code</th>
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<tr>
<td>Castro/Eureka Valley Neighborhood Association</td>
<td>P.O. Box 14137</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114-2827</td>
<td>415-244-5152</td>
<td><a href="mailto:alan.beach@evna.org">alan.beach@evna.org</a>; <a href="mailto:jhoyem@sbcglobal.net">jhoyem@sbcglobal.net</a></td>
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<tr>
<td>Castro Upper Market Community Benefit District</td>
<td>584 Castro Street #336</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-500-1181</td>
<td><a href="mailto:ExecDirector@CastroCBD.org">ExecDirector@CastroCBD.org</a></td>
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<tr>
<td>Sharon Street Neighborhood Association</td>
<td>46 Sharon Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>925-890-8841</td>
<td><a href="mailto:Btannenbaum@arws.com">Btannenbaum@arws.com</a></td>
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<tr>
<td>Eureka Valley Trails/Art Network</td>
<td>170 Yukon Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114-2306</td>
<td>415-863-0207</td>
<td><a href="mailto:luckylaowai.sf@gmail.com">luckylaowai.sf@gmail.com</a></td>
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<tr>
<td>Mt. Olympus Neighbors Association</td>
<td>290 Upper Terrace</td>
<td>San Francisco</td>
<td>CA</td>
<td>94117</td>
<td>415-564-6516</td>
<td><a href="mailto:cg2906@earthlink.net">cg2906@earthlink.net</a></td>
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<tr>
<td>Heart of the Triangle</td>
<td>P.O. Box 642201</td>
<td>San Francisco</td>
<td>CA</td>
<td>94164</td>
<td>415-921-4192</td>
<td><a href="mailto:admin@communityleadershipalliance.net">admin@communityleadershipalliance.net</a></td>
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<tr>
<td>Twin Peaks Eastside Neighborhood Alliance (TPENA)</td>
<td>70 Crestline Drive, #11</td>
<td>San Francisco</td>
<td>CA</td>
<td>94131</td>
<td>415-643-0480</td>
<td><a href="mailto:muni37@aol.com">muni37@aol.com</a></td>
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<tr>
<td>Eureka/17th Street Neighbors</td>
<td>4134 17th Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-431-4551</td>
<td><a href="mailto:jteamj@comcast.net">jteamj@comcast.net</a></td>
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<td>Corbett Heights Neighbors</td>
<td>78 Mars Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-279-5570</td>
<td><a href="mailto:gary@corbettheights.org">gary@corbettheights.org</a></td>
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<tr>
<td>Market/Octavia Community Advisory Comm.</td>
<td>300 Buchanan Street, Apt. 503</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102</td>
<td>415-722-0617</td>
<td><a href="mailto:jhenders@sbcglobal.net">jhenders@sbcglobal.net</a></td>
</tr>
<tr>
<td>Friends of Upper Douglass Dog Park</td>
<td>750 27th Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94131</td>
<td>415-215-1711</td>
<td><a href="mailto:limehouse10@gmail.com">limehouse10@gmail.com</a></td>
</tr>
<tr>
<td>Castro Area Planning + Action</td>
<td>584 Castro Street, Suite 169</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-621-0120</td>
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<td>Mission Dolores Neighborhood Association</td>
<td>3676 20th Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94110</td>
<td>415-863-3950</td>
<td><a href="mailto:missiondna@earthlink.net">missiondna@earthlink.net</a>; <a href="mailto:pletter@missiondna.org">pletter@missiondna.org</a></td>
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<tr>
<td>Dolores Heights Improvement Club-DRC</td>
<td>P.O. Box 14426</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-824-2346</td>
<td><a href="mailto:pam.hemphill@gmail.com">pam.hemphill@gmail.com</a></td>
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<tr>
<td>Duboce Triangle Neighborhood Association</td>
<td>2261 Market Street PMB #301</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-295-1530</td>
<td><a href="mailto:president@dtna.org">president@dtna.org</a></td>
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<tr>
<td>Noe Street Neighbors</td>
<td>33 Noe Street</td>
<td>San Francisco</td>
<td>CA</td>
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<td><a href="mailto:pcohen6@gmail.com">pcohen6@gmail.com</a></td>
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<tr>
<td>Liberty Hill Neighborhood Association</td>
<td>30 Hill Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94110</td>
<td>0</td>
<td><a href="mailto:libertyhillneighborhood@gmail.com">libertyhillneighborhood@gmail.com</a></td>
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<tr>
<td>Eureka Heights Neighborhood Association</td>
<td>382 Eureka Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-643-4414</td>
<td><a href="mailto:prbotsford@yahoo.com">prbotsford@yahoo.com</a></td>
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<tr>
<td>Merchants of Upper Market &amp; Castro (MUMC)</td>
<td>584 Castro Street #333</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114</td>
<td>415-431-2359</td>
<td><a href="mailto:MUMC-SF@earthlink.net">MUMC-SF@earthlink.net</a></td>
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<tr>
<td>Board of Supervisors</td>
<td>1 Dr. Carlton B Goodlett Place, Room #244</td>
<td>San Francisco</td>
<td>CA</td>
<td>94102-4689</td>
<td>415-554-6968</td>
<td><a href="mailto:scott.wiener@sfgov.org">scott.wiener@sfgov.org</a>; <a href="mailto:Adam.Taylor@sfgov.org">Adam.Taylor@sfgov.org</a>; <a href="mailto:Andres.Power@sfgov.org">Andres.Power@sfgov.org</a>; <a href="mailto:Jeff.Cretan@sfgov.org">Jeff.Cretan@sfgov.org</a></td>
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<tr>
<td>Valencia Corridor Merchant Association</td>
<td>1038 Valencia Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94110</td>
<td>0</td>
<td><a href="mailto:seandq@paxtongate.com">seandq@paxtongate.com</a></td>
</tr>
<tr>
<td>Market/Octavia Community Advisory Comm.</td>
<td>30 Sharon Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94114-1709</td>
<td>415-407-0094</td>
<td><a href="mailto:olsonted@yahoo.com">olsonted@yahoo.com</a></td>
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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 abovementioned 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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<td>Other Uses: __________________</td>
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Previously contacted staff ____________________________________________
Will this project be publicly funded? (specify) _________________________________
San Francisco’s Stormwater Design Guidelines

The San Francisco Stormwater Design Guidelines (Guidelines) describe the requirements for stormwater management for development and redevelopment projects subject to the San Francisco Stormwater Management Ordinance and give project proponents the tools to achieve compliance.

THE GOAL OF THE GUIDELINES IS TO PROTECT AND ENHANCE THE FUNCTION OF THE CITY AND COUNTY OF SAN FRANCISCO’S SEWER SYSTEM AND THE QUALITY OF RECEIVING WATERS BY:

• managing stormwater runoff from development that would otherwise mobilize pollutants and degrade local water quality;
• reducing stormwater run-off rates, volume, and nonpoint source pollution whenever possible, through stormwater management controls, and ensuring that these management controls are safe and properly maintained.

DOES MY PROJECT NEED TO COMPLY?

All projects disturbing 5,000 square feet or more of the ground surface or surface over water must comply with these Guidelines if they filed for a site permit application or building permit application on or after January 12, 2010.

IN ORDER TO PROVE COMPLIANCE WITH THE GUIDELINES YOUR PROJECT MUST:

1. Determine if it is located in an area served by combined sewer or the separate sewer.
2. Meet the applicable Performance Measures (see reverse).
3. Submit a Preliminary Stormwater Control Plan (SCP) in accordance with the SCP Instructions (available on our website) to the SFPUC for review and approval prior to receiving a Site or Building Permit.
4. Submit a Final SCP to the SFPUC for review and approval to the SFPUC prior to receiving the Certificate of Final Completion.
5. Develop a maintenance plan for all proposed stormwater controls and submit it as part of the Preliminary and Final SCP.
6. Sign and record a Maintenance Agreement.

Stormwater Design Guidelines Resources

STORMWATER CONTROL PLAN APPLICATION Each project subject to the Guidelines is required to submit a Stormwater Control Plan (SCP) to the SFPUC for review and approval to ensure project compliance. The SFPUC has developed a Project Information Form, SCP Instructions and SCP Technical Report Template to assist with the development of the SCP.

BMP SIZING CALCULATORS The SFPUC has developed two Best Management Practices (BMPs) Sizing Calculators (one for combined sewer areas and one for separate sewer areas) to help project applicants estimate the appropriate size of selected BMPs to achieve the required performance standards.

MAINTENANCE AGREEMENT The Guidelines requires a maintenance agreement for all projects to ensure that treatment and control facilities continue to provide effective stormwater management. The SFPUC has developed a Maintenance Agreement Template and Recordation Instructions.

STORMWATER BMP FACT SHEETS The BMP Fact Sheets provide design guidance for several stormwater BMPs that can be used to meet the stormwater management requirements outlined in the Guidelines.

FREQUENTLY ASKED QUESTIONS The Guidelines FAQs clarify common questions regarding the Guidelines procedure, including performance measures, stormwater management control design, BMP size calculation methods, and SCPs.

To access these resources and find more information, please visit www.sfwater.org/sdg or email us at stormwaterreview@sfwater.org

October 2013
The City of San Francisco is encouraging the development of green infrastructure throughout its urban landscape via the Stormwater Design Guidelines, including green roofs, bio-retention basins and pervious pavement.

**PERFORMANCE MEASURES**

To comply with the Guidelines, projects must meet the applicable performance measures, depending on the type of sewer system serving the project:

**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 pre-development conditions for the 2-year 24-hour design storm.
- This requirement is equivalent to LEED Sustainable Sites Credit 6.1.

**Separate Sewer Areas:**
- Capture and treat the rainfall from a design storm of 0.75 inches.
- This requirement is equivalent to LEED Sustainable Sites Credit 6.2.

**Integrating BMPs into San Francisco’s Urban Landscape**

**Example: Former Shipyard**

1. Vegetated Roof
2. Cisterns to Harvest Rainwater for Reuse
3. Bioretention
4. Constructed Wetland
5. Urban Stormwater Plaza/Detention Pond

San Francisco Stormwater Design Guidelines

The Guidelines describe an engineering, planning, and regulatory framework for developing new infrastructure in a manner that reduces pollution in stormwater runoff as well as stormwater flow rate and volume. The Guidelines include in-depth information on design, plan approval, and ongoing maintenance requirements.

Please visit [www.sfwater.org/sdg](http://www.sfwater.org/sdg) to download a copy of the Stormwater Design Guidelines.