DATE:       July 25, 2015  
TO:         Michael Stanton, Stanton Architecture  
FROM:       Julian J. Bañales, Planning Department  
RE:         PPA Case No. 2015-005200PPA for 1025 Howard Street  

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may reach the staff contact, Doug Vu, at (415) 575-9120 or Doug.Vu@sfgov.org to answer any questions you may have, or to schedule a follow-up meeting.

Julian J. Bañales, Senior Planner
Preliminary Project Assessment

Date: July 24, 2015
Case No.: 2015.005200PPA
Project Address: 1025 Howard Street
Block/Lot: 3731/095
Zoning: MUG (Mixed Use, General)
SoMA Youth and Family Zone Special Use District
65-X & 85-X
Area Plan: East SoMA Area Plan
Project Sponsor: Michael Stanton, Stanton Architecture
415-865-3600
Staff Contact: Douglas Vu – 415-575-9120
Doug.Vu@sfgov.org

DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on April 23, 2015, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

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

PROJECT DESCRIPTION:

The proposal is to demolish the existing 18,387 square foot (sq. ft.) two-story building on the 13,181 sq. ft. corner parcel and construct an 8-story, 85 ft. tall mixed use building that includes a tourist hotel with 183 guest rooms, 781 sq. ft. of ground floor commercial/retail space, and a below grade basement-level garage with thirteen parking spaces.
BACKGROUND:

The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission, East South of Market (location of project site), Showplace Square/Potrero Hill, and Central Waterfront neighborhoods. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR) by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors. The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

ENVIRONMENTAL REVIEW:

Community Plan Exemption

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 Eastern Neighborhoods Area Plan, which was evaluated in the Eastern Neighborhoods PEIR. If the proposed project is consistent with the development density identified in the area plan, it would be 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 Eastern Neighborhoods PEIR, 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 Eastern Neighborhoods PEIR 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) and (b) the CPE certificate fee (currently $7,580).

2. Mitigated Negative Declaration. If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the Eastern Neighborhoods PEIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated

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positive declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods PEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods PEIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently $13,659) and (b) the standard environmental evaluation fee (which is based on construction value).

3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Eastern Neighborhoods PEIR, with all pertinent mitigation measures and CEQA findings from the Eastern Neighborhoods PEIR 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) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department’s environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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

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

1. **Historic Resources.** The existing building on the project site was analyzed as part of the South of Market Historic Resource Survey and found not to be ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department’s Historic Preservation staff, and no additional analysis of historic architectural resources is required.

2. Archeological Resources. The project site lies within the Archeological Mitigation Zone J-2: Properties with No Previous Studies of the Eastern Neighborhoods PEIR. Therefore, the proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required.

3. Transportation. Based on the Planning Department’s Transportation Impact Analysis Guidelines for Environmental Review, the project would likely require additional transportation analysis to determine whether the project may result in a significant impact; an official determination will be made subsequent to submittal of the EEA.

If further analysis is necessary, the Planning Department requires that a consultant listed in the Planning Department’s Transportation Consultant Pool prepare a Transportation Impact Study. You are required to pay additional fees for the study; please contact Virnala Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared study.

Additionally, the proposed project is located on a high injury corridor as mapped by Vision Zero. The Eastern Neighborhoods Plan designates Howard Street between 6th St and 7th St as an “area for improved pedestrian connections.” The plan recommends signalized mid-block crosswalks along Howard, and bulb-outs and refuge islands throughout the Plan Area. Howard Street is one way. The project would likely increase pedestrian volumes. Increasing pedestrian volumes in this area before improvements recommended by the Plan are completed could negatively affect pedestrian safety.

Planning staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and bicycling to and from the project site and vicinity:

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• Show existing and proposed curb cuts on plans, including dimensions.

• Describe the types of events and programming (conferences, etc.) planned for the hotel and their frequency, with particular attention to transportation requirements.

• Clearly define the two loading spaces on the plans, and include dimensions.

• Clarify whether the existing use on the site is currently active, and, if so, describe the use, with particular attention to the transportation characteristics of the current use.

4. Noise. *Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise* addresses requirements related to the use of pile-driving. If the project will involve pile driving, *Noise Mitigation Measure F-1* would apply to the proposed project. This mitigation measure prohibits the use of impact pile drivers wherever feasible and requires that contractors use pile driving equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.

*Eastern Neighborhoods PEIR Noise Mitigation Measure F-2: Construction Noise* requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to the San Francisco Department of Building Inspection (DBI) prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

*Eastern Neighborhoods PEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses* is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use. *Noise Mitigation Measure F-4* 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). The analysis must demonstrate with reasonable certainty that the California Noise Insulation Standards in Title 24 of the California Code of Regulations can be met.

5. Air Quality

*Criteria Air Pollutants*

The proposed project, with 183 hotel rooms, is below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria air pollutants. However, detailed information related to cubic yards of excavation must be provided as part of the EEA.

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6 BAAQMD, CEQA Air Quality Guidelines, May 2011, chapter 3.
Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6.

Local Health Risk and Hazards
If the project would generate 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 and additional measures will likely be required to reduce stationary source emissions.

6. 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.

7. Wind. The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel analysis if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.

8. Shadow. The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project could cast shadows on Gene Friend Recreation Center at 270 6th Street. The project sponsor is therefore required to hire a qualified consultant to prepare a detailed shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department's website (http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=539). A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis.

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9. Geology. The project site is located within a Seismic Hazard Zone (Liquefaction Hazard Zone likely underlain by artificial fill). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review. 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 geological hazards, 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.

10. Hazardous Materials. The proposed project would be located in an area with a history of industrial uses. 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.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: http://www.sfph.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.sfph.org/dph/EH/Feas.asp#haz. 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 polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (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, must 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 with asbestos-containing materials.

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materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact DBI for requirements related to the demolition of buildings that may contain lead paint.

11. Tree Planting and Protection. The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the Tree Planting and Protection Checklist with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under “Street Trees.”

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.

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. Conditional Use Authorization from the Planning Commission is required per Planning Code Section 121.6 for the establishment of a single retail use in excess of 50,000 gross square feet (including tourist hotels) in any zoning district other than the C-3 Zoning Districts, and Section 840.51 for the establishment of a tourist hotel.
2. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet. The proposed project meets this requirement.

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

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

Conditional Use and 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). Demolition and Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

**NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:**

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

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

**Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

**PRELIMINARY PROJECT COMMENTS:**

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

1. **East SoMa Area Plan.** The subject property falls within the area covered by the East SoMa Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to
read the full plan, which can be viewed at: http://www.sf-planning.org/ftp/General_Plan/East_SoMa.htm

2. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, which includes the subject property. Additional information regarding, and the application for this meeting can be found at http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522.

3. **Usable Open Space.** Section 135.3 requires one sq. ft. of usable open space per 250 sq. ft. of occupied floor area. Although it appears the minimum required 290 sq. ft. is proposed through an inner courtyard, the configuration and location of the open space must comply with Section 135(g) to be deemed usable. Please dimension any open space on the appropriate plans in your entitlement application so this requirement can be verified. Alternatively, the project can satisfy this requirement by providing publicly accessible open space per Sections 135(h) and 135.3(a) or pay an in-lieu fee per Section 426.

4. **Permitted Obstructions.** Section 136 identifies all permitted obstructions that extend beyond the subject lot’s property line and encroach into the public right-of-way. To confirm any proposed obstructions (including balconies, bay windows and habitable projections) comply with this Section, please provide detailed and scaled plans and elevations in your development application.

5. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction, and none of the thirteen required street trees are shown on the site plan. Please revise your project to meet this requirement in your development application.

6. **Vision Zero.** The project is located on a “high-injury corridor”, identified through the City’s Vision Zero Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project as discussed above.

7. **Rooftop Screening.** Section 141 requires rooftop mechanical equipment and appurtenances used in the operation or maintenance of a building to be arranged so as not to be visible from any point at or below the roof level of the subject building and therefore be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Please ensure the design submitted with your development application complies with this Section.

8. **Ground Floor Frontages.** Section 145.1 requires building frontages with active uses be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Please provide scaled and dimensioned floor plans and elevations with your development application to verify the project meets this requirement, along with any others identified under Section 145.1.
9. **Bicycle Parking.** Planning Code Section 155.5 requires this project to provide at least six Class 1 and six Class 2 bicycle parking spaces. Please revise your project to meet this requirement in your development application.

10. **Special Height Exemptions.** Section 263 limits the type of features (including, but not limited to, mechanical equipment and elevator & stair penthouses) that can exceed the building height limit to no more than 20 percent of the horizontal area of the roof on which such features are located. Please dimension these areas on the appropriate plans in your development application so this requirement can be verified.

11. **Shadow Analysis.** Section 295 requires that a shadow analysis must be performed to determine whether the Project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project may cast new shadow on the Gene Friend Recreation Center. Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow in that results in an adverse impact to the Gene Friend Recreation Center. If this detailed shadow analysis finds that the project would cast shadow on the Gene Friend Recreation Center, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the Center.

12. **SOMA Youth and Family Special Use District.** Please be advised that Section 249.40A(c) of the Code establishes the SOMA Youth and Family Special Use District, and requires conditional use authorization by the Planning Commission if a restaurant, bar, or other identified use is proposed for this property.

13. **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 Avenue, San Francisco, CA 94102  
   (415) 581-2303

14. **Flood Notification.** The project site is in a block that has the potential to flood during storms. The SFPUC will review the permit application to comment on the proposed application and the potential for flooding during wet weather. Applicants for building permits for either new construction, change of use, or change of occupancy, or for major alterations or enlargements must contact the SFPUC at the beginning of the process to determine whether the project would result in ground-level flooding during storms. Requirements may include provision of measures to ensure positive sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters. 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. For
information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4: http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf.

15. Stormwater. If the project results in a ground surface disturbance of 5,000 sf 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 a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. 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.

16. Recycled Water. Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit sfwater.org/index.aspx?page=687.

17. Impact Fees. This project will be subject to various impact fees. Please refer to the Planning Director's Bulletin No. 1 for an overview of Development Impact Fees, and to the Department of Building Inspection's Development Impact Fee webpage for more information about current rates.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

a. Transit Impact Development Fee or TIDF (Section 411)
b. Jobs-Housing Linkage (Section 413)
c. Child-Care (Section 414)
d. Eastern Neighborhoods Impact Fees (Section 423)
e. Public Art (Section 429)

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:
1. **Site Design, Open Space and Massing.** The Planning Department supports the project as shown, provided it complies with all applicable development controls in the Planning Code.

2. **Street Frontage.** The Planning Department recommends reconfiguring the uses at the ground floor to provide active uses on both facades. The project sponsor should consider providing multiple doorways and more engaging uses, in particular along the Harriet Street side. For example, the project could take advantage of the smaller street space and locate the breakfast room at this location with a terrace that expands the sense of public realm activity. Additionally, the Planning Department encourages the sponsor to consider hotel rooms that open onto the street including small stoops which would provide more eyes on the street, greater accessibility, and a more engaging small street environment. Additionally, the parking entrance should be a minimum 12-ft. wide opening with a closing door to minimize conflict with pedestrians.

3. **Architecture.** The Planning Department suggests that the architectural feature at the corner be more subtle, more integrated and less decorative in nature, and part of the overall architecture as the corner is not a highly prominent one. The Planning Department also suggests a more distinctive architecture that provides a fine-grained texture and high quality materials at the facade. The façade should also have greater depth and recesses at window and doorway openings, in particular along the ground level Harriet Street side.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months.** An Environmental Evaluation, Conditional Use Authorization, Large Project Authorization or Building Permit Application, as listed above, must be submitted no later than **January 24, 2017.** 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: Preliminary Shadow Fan
Neighborhood Group Mailing List
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: COGAC, LLC., Property Owner
Doug Vu, Current Planning
Justin Horner, Environmental Planning
Paula Chiu, Citywide Planning and Analysis
Maia Small, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (planning.webmaster@sfgov.org)