Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Esmeralda Jardines, at (415) 575-9144 or esmeralda.jardines@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Richard Sucre, Acting Team Leader & Preservation Technical Specialist, Southeast Quadrant, Current Planning Division
Preliminary Project Assessment

Date: September 28, 2016
Case No.: 2016-008651PPA
Project Address: 600 20th Street
Block/Lot: 4058/002
Zoning: Urban Mixed-Use (UMU) Zoning District
Life Science and Medical Special Use District
68-X Height & Bulk District
Area Plan: Central Waterfront (Eastern Neighborhoods)
Project Sponsor: William Mollard, Workshop1
(415) 409-9267
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@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 June 30, 2016, 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 9,200-square-foot (sf) industrial building and construct a 6-story, 68-foot-tall mixed use building (measuring approximately 33,950 square feet). The existing building on the 5,500-sf subject lot was constructed in 1972. The proposed new building would include 24 dwelling units, 17 off-street parking spaces via mechanical stackers in a subterranean garage, and 3,933 sf of
commercial space along both Illinois and 20th Streets. The site is located on a parcel bounded by 20th Street and Illinois Street in San Francisco’s Central Waterfront neighborhood.

**BACKGROUND:**

The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission, East South of Market (SoMa), Showplace Square/Potrero Hill, and Central Waterfront (location of project site) 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.

As discussed above, 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 adopted 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 $14,427) and (b) the CPE certificate fee (currently $8,005).

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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 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 *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 $14,427) 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 $14,427); (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](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.

Formal environmental review begins with Planning Department review of the **Environmental Evaluation Application (EEA)** filed by the Project Sponsor. The EEA can be submitted at the same time as the PPA application or subsequent to issuance of the PPA letter.

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.** EEAes are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org) under the “Publications” tab. See “Environmental Applications” on page 2 of the current Fee Schedule for a calculation of environmental application fees.³

A detailed and accurate description of the proposed project is essential for adequate environmental review. Please provide additional information describing the parking stackers with pits, specifically how they would operate. Furthermore, please update the EEA project description as necessary to reflect feedback provided in this PPA letter, and include any additional documents requested herein. If you have already filed your EEA, you may provide the requested information and documents as supplements to your application.

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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 project site was previously surveyed in the Central Waterfront Historic Resources Survey which identified no age-eligible buildings on the site. The project site, however, is located within the boundaries of the Third Street Industrial Historic District. As there is an historical resource present in the form of the historical district, the proposed new construction is subject to review by the Department’s Historic Preservation staff for compatibility with this district. The Department’s Historic Preservation staff will review the proposed project for compatibility with the historic district and a Historic Resource Evaluation (HRE) is not 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. 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. 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.

3. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated to be required. However, the project site is adjacent to existing projects (e.g. Pier 70) that will impact street networks in the area, including the intersection at 20th Street and Illinois Street. Therefore, Planning staff request that the following information be included in the EEA submittal in order to facilitate an official determination:
   - Show existing and proposed curb cuts and dimensions
   - Show existing and proposed sidewalks and dimensions
   - Identify location of bike parking
   - Provide parking stacker specifications

**Transportation Demand Management Program.** On April 28, 2016, the Planning Commission adopted a resolution to initiate Planning Code amendments that would require development projects to comply with a proposed Travel Demand Management (TDM) Program. The intent of the proposed
TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces that the project intends to provide for that land use category. To meet each target, the Project Sponsor must select TDM measures—each worth a specified number of points—from a menu of options. In general, if a Project Sponsor proposes more parking, the target for that land use category—and thus, the number of TDM measures that the sponsor must implement to meet it—would increase. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project’s target(s). Project sponsors would be required to implement and maintain TDM measures for the life of the project.

The proposed project includes 24 dwelling units and thus would be subject to the proposed TDM Program. Based on the proposed 18 parking spaces associated with the residential use, the project would be required to meet or exceed a target of 13 points for land use category C.

The Planning Code would currently require the project, as described in the PPA, to provide the following TDM measures:

- Bicycle Parking (Planning Code Section 155.2; TDM Menu ACTIVE-2 – option a)
- Parking unbundling (Planning Code Section 167; TDM Menu PKG-1)

The project may be required to select and incorporate additional TDM measures to meet the target listed above. A full list of the TDM measures included in the menu of options is available on this website. When an environmental planner is assigned, he or she will provide additional guidance regarding the proposed TDM Program and next steps.

4. **Noise.** The proposed project may be subject to Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2. **Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise** addresses requirements related to the use of pile-driving. If the proposed project would involve pile-driving, **Noise Mitigation Measure F-1** would apply. This mitigation measure requires that contractors use 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. Please indicate in your EEA submission whether the project would involve the use of pile-driving.

**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 DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

5. **Air Quality.**

*Criteria Air Pollutants.* The proposed project at 24 dwelling units falls below the Bay Area Air Quality Management District’s (BAAQMD) construction and operational screening levels for criteria air pollutants. Therefore, an analysis of the project’s criteria air pollutant emissions is not likely to be required. However, please provide detailed information related to construction equipment, phasing and duration of each phase, and the volume of excavation as part of the EEA to facilitate a final determination.

In addition, project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the 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 Risks and Hazards.* 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 modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. 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. Please provide detailed information related to any proposed stationary sources with the EEA.

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 may be 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. **Shadow.** The proposed project would result in construction of a building exceeding 40 feet in height. However, a preliminary shadow fan analysis prepared by Planning Department staff indicates that

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4 BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.
the proposed project would not cast shadows on any recreational resources subject to Planning Code Section 295 or otherwise. Therefore, the Project Sponsor will not be required to hire a qualified consultant to prepare a detailed shadow study.

8. **Geology.** The proposed project would involve more than 5,000 sf of excavation to a maximum depth of 16 feet on a site with a slope greater than 20 percent at the rear of the property. Therefore, a geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address and 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.

9. **Hazardous Materials.** The proposed project is located near numerous hazardous materials cleanup sites, the largest being Pier 70, a former shipyards site with soil contaminants including lead, polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs). 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.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp](http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp). Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH’s fee schedule, available at: [http://www.sfdph.org/dph/EH/Fees.asp#haz](http://www.sfdph.org/dph/EH/Fees.asp#haz). Please 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. This 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 BAAQMD is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age
(constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

10. **Naturally Occurring Asbestos.** Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock. Project construction activities could release serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105, and are enforced by BAAQMD. The proposed project would be required to comply with the requirements of the Asbestos ATCM, which include measures to control fugitive dust from construction activities, in addition to the requirements of the Construction Dust Control Ordinance discussed above.

11. **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 an EIR; adoption of a Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. 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](http://www.sfethics.org).

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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. A Large Project Authorization (LPA) from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet in an Eastern Neighborhoods Mixed Use Districts. Under the LPA, the project would require exceptions from certain Planning Code requirements, including: rear yard, dwelling unit exposure, and street frontage. Overall, the Department recommends that the project be redesigned to minimize the exceptions from the Planning Code.

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

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

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. 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 under the “Permits & Zoning” tab. All registered neighborhood group mailing lists are available online at 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.

Neighborhood Notification (312). In all UMU and Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use shall be subject to the provisions of Subject 312. Upon determination that an application is in compliance with the development standards of the Planning Code, the Planning Department shall cause a written notice, to be posted on the site, describing the proposed
project and to be sent to the notification group. The notification area shall be all properties within 150 feet of the subject lot in the same Assessor’s Block and on the block face across from the subject lot.

**PRELIMINARY PROJECT COMMENTS:**

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

1. **Central Waterfront Area Plan.** The subject property falls within the area covered by the Central Waterfront Area Plan (“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:


2. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 5:1 for properties within the UMU Zoning District and a 68-X Height and Bulk District. The project site measures 5,500 square feet; thus, resulting in a maximum allowable floor area of 27,500 square feet for non-residential uses. The Project would construct approximately 3,933 square feet of retail sales and service use, and would comply with Planning Code Section 124.

3. **Rear Yard.** Per Planning Code Sections 134 and 843.04, the project is required to provide a rear yard of at least 25 percent of the lot depth, extending the full width of the lot at the lowest story containing a dwelling unit, and at each succeeding level or story of the building. Because this project is located on a corner site, one of the street frontages (20th Street or Illinois Street) must be designated as the front of the property, and the rear yard would then be provided based on that determination. The Planning Department holds the discretion to determine where the rear yard is located, for the purposes of calculating the requirement. Currently, the project does not provide a code-complying rear yard, since the proposed courtyard on the second floor does not extend the width of the lot. Therefore, the project requires an exception from the rear yard requirements under a Large Project Authorization. If the project chooses to seek an exception for rear yard, please ensure that the project provides code-complying open space equivalent to and/or exceeding the amount of open space that would have been provided via a code-complying rear yard.

4. **Open Space – Residential.** Planning Code Sections 135 and 843.11 outline the requirements for usable open space per residential unit. In the UMU Zoning District, at least 80 square feet of usable open space is required per dwelling unit, or 54 square feet of useable open space is required per dwelling unit, if publicly accessible. For the proposed 24 dwelling units, the project is required to provide 1,920 square feet of usable open space.
A roof plan is not provided; however, a landscape roof deck is referenced in the building section. Demonstrate compliance with the usable open space requirements including the additional dimensional requirements of Subsections (f) and (g) in Planning Code Section 135.

5. **Open Space – Non-Residential.** Planning Code Section 135.3 requires the project to provide one foot of open space for every 250 square feet of retail (and similar) uses. The proposal includes 3,933 square feet of retail sales and service space; therefore, 16 square feet of open space would be required for the retail use. Please demonstrate where this usable open space is being provided on site.

   Alternatively, per Planning Code Section 426, the project may pay an in-lieu fee for required usable open space not provided.

   To assist in the review of this proposal, please identify the amount of non-residential open space and the overall dimensions for all open space elements on the project in your formal submittal. Please demonstrate compliance with the additional standards for both private and common usable open space.

6. **Street Trees.** The Department of Public works requires the planting of Street Trees pursuant to Article 16, Section 805(a) and (d) and 806 (d). Generally, one street tree for every 20 feet of frontage or new construction will be required. You may contact Carla Short at the Department of Public Works for additional information (carla.short@sfdpw.org). Additional information on this requirement may be obtained from the Department of Public Works’ website.

7. **Green Benefits District.** The project site is within a Green Benefits District. A Green Benefit District is like a homeowner’s association, but on a neighborhood scale. Each Green Benefit District provides additional maintenance and capital improvements to parks, sidewalks, and open spaces within a designated neighborhood, supplementing the City’s existing level of baseline services. The services, improvements, and administration of Green Benefit Districts are funded by a local property assessment and governed by a nonprofit association that advocates on behalf of the neighborhood. Please demonstrate compliance with the Green Benefits District requirements. Additional information can be obtained from:

   [http://dnwph-gbd.org](http://dnwph-gbd.org)

8. **Bird Safety.** Planning Code Section 139 includes feature-related standards for Bird-Safe buildings. Depending on the proposed glazing in the formal submittal, the project may be required to implement Bird-Safe measures into the façade glazing. Further information is available on the Department’s website at:


   The formal plan submittal will need to include details and specifications to demonstrate that the project complies with the requirements of the Planning Code.
9. **Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed rear yard is not code-complying and does not provide a large enough courtyard to meet the exposure requirement for those units that only have windows fronting the rear yard area. Therefore, the proposed project requires a revision to meet the minimum exposure requirement, or you may request and justify an exception from the dwelling unit exposure requirements through the Large Project Authorization process. The Department generally encourages projects to minimize the number of units needing an exposure exception.

10. **Street Frontages in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 17 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The project provides subterranean off-street parking through a garage opening measuring 15′-6” with a 50-ft of frontage along 20th Street. The project does not meet the ground floor ceiling height requirements, since the proposed ground floor ceiling height measures 13-ft. Please revise the project to meet all street frontage requirements.

Alternatively, the project may request and justify an exception from the street frontage requirements through the Large Project Authorization process. However, the Department would not support an exception to the street frontage requirements.

11. **Off-Street Parking and Curb Cuts.** Planning Code Sections 151.1 and 843.10 do not require any off-street parking within the UMU Zoning District. Off-street parking is principally permitted up to .75 cars for each dwelling unit.

As proposed, the Project would comply with Planning Code Section 151.1 by constructing the 17 off-street parking spaces with car stackers. Upon submittal of an entitlement application, please provide a full site plan that indicates the location and dimension of curb cuts. This will assist the Department in further assessing the impacts on pedestrians, bicyclists, and overall site design.

12. **Shadow Analysis.** Planning Code Section 147 requires that new buildings and additions to existing buildings in the Eastern Neighborhoods Mixed Use Districts that exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. A preliminary shadow study, at 84 feet to include the elevator and stair penthouse heights, was conducted by Staff in conjunction with this PPA Application, and it indicated that the project will not cast a shadow on any park or open space protected under Planning
Preliminary Project Assessment

Case No. 2016-008651PPA

600 20th Street

Code Section 295. The aforementioned shadow study also indicated there are no public plazas and other publicly accessible spaces within the vicinity; therefore, the project would not cast new shadows and is not required to submit a Shadow Application.

13. **Bicycle Parking:**

   Residential: Planning Code Sections 155.2 and 843.07 outline the bicycle parking requirements for Class I and II bicycle parking spaces for dwelling units. For dwelling units, one Class I space for every dwelling unit and two Class II spaces are required for every 20 dwelling units are required. Currently, the proposed project does not demonstrate compliance with neither Class I nor Class II bicycle parking requirements. Upon determining an appropriate location for the aforementioned, please consider active use requirements per Street Frontage controls. Bicycle parking is not considered an active use within the first 25 feet from a street frontage. Please ensure that all bicycle parking locations comply with Zoning Administrator Bulletin No. 9.

   Retail Sales and Service: Planning Code Sections 155.2 and 843.07 outline the bicycle parking requirements for Class I and II bicycle parking spaces for retail sales and services. For retail sales and services, one Class I for every 7,500 square feet of occupied floor area and one Class II space for every 2,500 square feet of occupied floor area, with a minimum of two spaces, are required. For a proposed retail space of 3,933 square feet, one Class I bicycle parking space is required and two Class II bicycle parking spaces are required. As proposed, no bicycle parking spaces are designated for the retail unit. Please demonstrate compliance with this requirement. If Class II bicycle racks are proposed in the public right of way along either 20th Street or Illinois Street, please demonstrate preliminary approval from the San Francisco Municipal Transportation Authority to ensure their guidelines and standards are met.

14. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units. The Project is providing off-street parking that is accessory to the dwelling units. Please demonstrate compliance and indicate that these spaces will be unbundled and sold and/or leased separately from the dwelling units.

15. ** Dwelling Unit Mix.** Planning Code Sections 207.6 and 843.25 outline requirements for minimum dwelling unit mixes for new residential units in the Eastern Neighborhoods Mixed Use Districts. In an UMU Zoning District, no less than 40 percent of the total number of proposed dwelling units 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. Currently, the project proposes: four one-bedroom units, 10 two-bedroom units, and 10 three-bedroom units. To meet the dwelling unit mix requirement, the project is required to provide at least 7 two-bedroom units or 10 three-bedroom units. As proposed the project complies; however, please provide the final dwelling unit mixes in tabular form as well.

16. **Height.** Planning Code Section 260 specifies how building height is measured and allows the Project Sponsor to choose the street frontage for height measurement (§260(a)(1)(D)). Please clarify on the formal submittal which street frontage is being used, best displayed in the longitudinal section.
Ensure the longitudinal section extends to the street curb. Further, per Planning Code Section 260, elevator, stair, and mechanical penthouses up to a certain height are exempted from the height limits established by the Planning Code. The existing plans do not demonstrate the proposed heights of the stair and elevator penthouses; therefore, compliance cannot be assessed. Upon incorporating stair and elevator penthouse(s); ensure the aforementioned are limited to the footprint of the elevator shaft, do not exceed 20 percent of the horizontal area of the roof and comply with the exempted height limits. Please revise the project to ensure that the elevator and stair penthouse(s) meet the requirements of the Planning Code.

17. **Adjacent to Port Jurisdiction.** This property fronts a right-of-way that is under the jurisdiction of the Port of San Francisco. Projections over that right-of-way (e.g. bay windows, projecting signs, etc.) require additional review and authorization from the Port, in addition to any permit required by the Planning Department and/or the Department of Building Inspection. Please demonstrate compliance and coordination with the Port of San Francisco.

For further information, please refer to: [http://sfport.com/permit-services](http://sfport.com/permit-services)

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

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

19. **Inclusionary Affordable Housing.** Inclusionary Affordable Housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,’ to the Planning Department identifying the method of compliance, on-site, off-site, or affordable housing fee. The following Inclusionary Affordable Housing requirements are those in effect at the time as of issuance of this letter. In the event that the requirements change, the Project Sponsor shall comply with requirements in place at the time of the issuance of first construction document. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units; unless a Costa Hawkins exception agreement is secured by the Project Sponsor. Affordable units designated as on-site units shall be affordable units for the life of the project. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application has not been submitted; therefore, pursuant to Planning Code Sections 415 through 415.9 as well as 419, the Inclusionary Affordable Housing Program requirement for a Tier B project within the UMU Zoning District is 25% affordable housing fee, 16% on-site, or 25% off-site. As proposed, the project would have a minimum requirement of four units if provided on-site, and six units if provided off-site.
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:

- direct financial construction from a public entity
- 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 the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

20. **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](http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf).

21. **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/sg](http://sfwater.org/sg). Applicants may contact stormwaterreview@sfwater.org for assistance.

22. **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.

23. **Non-Potable Water Reuse.** Beginning November 1, 2015, all new buildings of 250,000 square feet or more of gross floor area, located within the boundaries of San Francisco’s designated recycled water use area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. This requirement expands to the entire city the following year, on November 1, 2016. Your project will need approvals from the San Francisco Public Utilities Commission and permits from both the Department of Public Health and DBI to verify compliance with the requirements and local health and safety codes. To view more information about the requirements, please visit http://www.sfwater.org/np. Project teams may contact nonpotable@sfwater.org for assistance.

24. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process (Ordinance Number 070-015). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that the Planning Department will not consider an entitlement application complete until the following are completed:

   (A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and

   (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when those comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at http://www.sfgov2.org/index.aspx?page=338 for additional information regarding the outreach process.

25. **Anti-Discriminatory Housing:** Pursuant to Administrative Code Section 1.61, all permit applications for residential or mixed-use projects of ten dwelling units or more that the Planning Department or Planning Commission processes must complete and submit an Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application.

26. **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. Transportation Sustainability Fee (411A)  
b. Residential Child Care Impact Fee (414A)  
c. Affordable Housing Fee (415) / UMU Affordable Housing Fee (419): Tier B  
d. Eastern Neighborhoods Impact Fee: Tier 1 if Residential, Tier 2 if non-residential (423)  
e. Non Residential Open Space In-Lieu Fee (426)

PRELIMINARY DESIGN COMMENTS:

The project is located in a UMU – Urban Mixed Use zoning district, Life Science and Medical special use district, and Central Waterfront (EN) planning area. The project requires a Large Project Authorization (LPA) and therefore is subject to the Interim Controls (Additional Design Standards for LPAs within the Showplace Square, Potrero Hill, and Central Waterfront Area Plans).

**Large Project Authorization: Additional Design Standards for LPAs within the Central Waterfront Area Plan.** Per the Board of Supervisors File No. 151281, the Planning Commission must consider additional design standards for projects in the Central Waterfront Area Plans receiving a Large Project Authorization. Approvals for a Large Project Authorization under Planning Code 329 in the Central Waterfront Area Plan must conform to the existing provisions of the Planning Code and must also demonstrate the following:

1. An awareness of urban patterns, and harmonizes visual and physical relationships between existing buildings, streets, open spaces, natural features, and view corridors;
2. An awareness of neighborhood scale and materials, and renders building facades with texture, detail, and depth; and
3. A modulation of buildings vertically and horizontally, with rooftops and facades designed to be seen from multiple vantage points.

Please demonstrate compliance with the Interim Controls regarding Additional Design Standards for LPAs within the Central Waterfront Area Plan. You may submit this additional material with the Large Project Authorization Application.

The project is within the Central Waterfront: Third Street Industrial District and across Illinois from the Union Iron Works Historic District. It shares the intersection with the Union Iron Works and the American Can Buildings, and the future gateway to Pier 70.

The following comments address preliminary design issues that may substantially affect the proposed project:

A. **Site Design, Open Space, and Massing.** The Planning Department has no objection to the proposed height or holding the street wall on both streets, but does not support the non-conforming rear yard. In light of the preservation districts and interim controls, bay windows may be contrary to demonstrating awareness with the context.
The Department recommends incorporating a bulb-out at the corner to reduce pedestrian crossing distances at this large intersection which will be the gateway to the Pier 70 development. Please show Pier 70 on the site plan on the next submittal. Upon formal submittal, please ensure compliance with the plan submittal guidelines. Because of the generous street frontage, any transformer required for this project should be located within the property and not in a sidewalk vault.

B. Parking and Circulation. The Planning Department supports placing the garage along 20th Street as Illinois Street will have a bike lane. Auto parking should be minimized to the greatest extent possible while bicycle parking should be maximized in this relatively flat part of town. The proposed Transportation Demand Management (TDM) Ordinance that has passed the Planning Commission and is at the Board of Supervisors would apply to this project.

C. Architecture. At this point the architecture is assumed to be preliminary and the Planning Department will provide further detailed design review on the subsequent submission. The Department encourages use of high quality, compatible materials. Innovative architecture is encouraged.

Preliminary Project Assessment Expiration:
This Preliminary Project Assessment is valid for a period of 18 months. An Environmental Evaluation, Historic Resource Evaluation, Large Project Authorization, Building Permit Applications for Demolition and New Construction, and a Maher Application, as listed above, must be submitted no later than March 28, 2018. 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
600 20th Street Shadow Fan Analysis
Places of Entertainment within 300 Feet from 600 20th Street
Flood Notification: Planning Bulletin
SFPUC Recycled Water Information Sheet

cc: Illinois Partners, LLC, Property Owner
Esmeralda Jardines, Current Planning
Jennifer McKellar, Environmental Planning
Paolo Ikezoe, Citywide Planning and Analysis
Matthew Priest, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)
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<td>Woods</td>
<td>0</td>
<td>Mission Creek Harbor Association</td>
<td>300 Channel Street, Box 10</td>
<td>San Francisco</td>
<td>CA</td>
<td>94158</td>
<td>415-902-7635</td>
<td><a href="mailto:corinnewoods@cs.com">corinnewoods@cs.com</a></td>
<td>Potrero Hill, South of Market</td>
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<td>Janet</td>
<td>Carpinelli</td>
<td>Board President</td>
<td>Dogpatch Neighborhood Association</td>
<td>934 Minnesota Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94107</td>
<td>415-282-5516</td>
<td><a href="mailto:jc@jcarpinelli.com">jc@jcarpinelli.com</a></td>
<td>Potrero Hill, South of Market</td>
</tr>
<tr>
<td>Joyce</td>
<td>Book</td>
<td>President</td>
<td>Vermont St. Neighborhood Association</td>
<td>740 Vermont Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94107</td>
<td>415-206-9537</td>
<td><a href="mailto:joyce@vermontneighbors.com">joyce@vermontneighbors.com</a></td>
<td>Potrero Hill</td>
</tr>
<tr>
<td>Keith</td>
<td>Goldstein</td>
<td>0</td>
<td>Potrero-Dogpatch Merchants Association</td>
<td>800 Kansas Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94107</td>
<td>0 <a href="mailto:keith@everestsf.com">keith@everestsf.com</a></td>
<td>Mission, Potrero Hill, South of Market</td>
<td></td>
</tr>
<tr>
<td>Malia</td>
<td>Cohen</td>
<td>Supervisor, District 10</td>
<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>415-554-7670</td>
<td><a href="mailto:Malia.Cohen@sfgov.org">Malia.Cohen@sfgov.org</a>; <a href="mailto:Yoyo.Chan@sfgov.org">Yoyo.Chan@sfgov.org</a>; <a href="mailto:Andrea.Bruss@sfgov.org">Andrea.Bruss@sfgov.org</a>; <a href="mailto:cohenstaff@sfgov.org">cohenstaff@sfgov.org</a> <a href="mailto:editor@sfbayview.com">editor@sfbayview.com</a></td>
<td>Bayview, Potrero Hill, Visitacion Valley</td>
</tr>
<tr>
<td>Mary</td>
<td>Ratcliff</td>
<td>Editor</td>
<td>SF Bay View Newspaper</td>
<td>4917 Third Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94124</td>
<td>415-671-0789</td>
<td><a href="mailto:editor@sfbayview.com">editor@sfbayview.com</a></td>
<td>Bayview, Potrero Hill, Visitacion Valley</td>
</tr>
<tr>
<td>Rodney</td>
<td>Minott</td>
<td>Chair</td>
<td>Potrero Hill Neighbors/Save the Hill</td>
<td>1206 Mariposa Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94107</td>
<td>415-553-5969</td>
<td><a href="mailto:rodmnott@hotmail.com">rodmnott@hotmail.com</a></td>
<td>Potrero Hill</td>
</tr>
<tr>
<td>Scott</td>
<td>Simons</td>
<td>Friend</td>
<td>Friends of Kansas Street</td>
<td>903 Kansas Street #201</td>
<td>San Francisco</td>
<td>CA</td>
<td>94107</td>
<td>415-704-4747</td>
<td><a href="mailto:friendsofkansasstreet@gmail.com">friendsofkansasstreet@gmail.com</a></td>
<td>Potrero Hill</td>
</tr>
<tr>
<td>Sean</td>
<td>Quigley</td>
<td>President</td>
<td>Valencia Corridor Merchant Association</td>
<td>766 Valencia Street, 3rd Floor</td>
<td>San Francisco</td>
<td>CA</td>
<td>94110</td>
<td>0 <a href="mailto:seanq@paxtongate.com">seanq@paxtongate.com</a></td>
<td>Castro/Upper Market, Mission, Potrero Hill</td>
<td></td>
</tr>
<tr>
<td>Sue</td>
<td>Mortensen</td>
<td>Secretary</td>
<td>Esprit Owners Association</td>
<td>900 Minnesota Street</td>
<td>San Francisco</td>
<td>CA</td>
<td>94107</td>
<td>916-316-3555</td>
<td><a href="mailto:smortens@earthlink.net">smortens@earthlink.net</a></td>
<td>Potrero Hill</td>
</tr>
<tr>
<td>J.R.</td>
<td>Eppler</td>
<td>President</td>
<td>Potrero Boosters Neighborhood Association</td>
<td>1459 - 18th Street, Suite 133</td>
<td>San Francisco</td>
<td>CA</td>
<td>94107</td>
<td>650-704-7775</td>
<td><a href="mailto:president@poteroboosters.org">president@poteroboosters.org</a></td>
<td>Mission, Potrero Hill, South of Market</td>
</tr>
<tr>
<td>Francesca</td>
<td>Panullo</td>
<td>Manager</td>
<td>Sherwin Williams</td>
<td>1415 Ocean Ave</td>
<td>San Francisco</td>
<td>CA</td>
<td>94112</td>
<td>203-376-6868</td>
<td><a href="mailto:sw8644@sherwin.com">sw8644@sherwin.com</a></td>
<td>Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks</td>
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Title: 600 20th Street
Comments: Shadow Fans taken both at 68' and 84'; the latter of which is inclusive of a 16' penthouse.
Printed: 23 August, 2016
Review of Projects in Identified Areas Prone to Flooding

**PURPOSE:**
This bulletin alerts project sponsors to City and County review procedures and requirements for certain properties where flooding may occur.

**BACKGROUND:**
Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather), and there can be backups or flooding near these streets and sewers. The attached graphic illustrates areas in the City prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or, more importantly, below the hydraulic grade line or water level of the sewer. The City is implementing a review process to avoid flooding problems caused by the relative elevation of the structure to the hydraulic grade line in the sewers.
PERMIT APPLICATION PROCESS:

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

The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The SFPUC will receive and return the application within a two-week period from date of receipt. The permit applicant must comply with SFPUC requirements for projects in flood-prone areas. Such requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, special sidewalk construction, and deep gutters.
San Francisco Public Utilities Commission
Blocks of Interest

Legend
- freeway
- Highway
- arterial
- SFO Shoreline
- SFO Blocks

Navy 2005

Blocks of Interest
- Blocks of Interest
- Fill Areas
- Historical Mining Areas
- Seismic Hazards

Review of Projects in Identified Areas Prone to Flooding
FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479
TEL: 415.558.6378
FAX: 415 558-6409
WEB: http://www.sfplanning.org

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479
TEL: 415.558.6377
Planning staff are available by phone and at the PIC counter.
No appointment is necessary.
San Francisco Public Utilities Commission  
Recycled Water Installation Procedures for Developers

The City and County of San Francisco’s (CCSF) Recycled Water Ordinance requires property owners to install dual plumbing for recycled water use within the designated recycled water use areas in these situations:

- New or remodeled buildings and all subdivisions with a total cumulative area of 40,000 square feet or more
- New and existing irrigated areas of 10,000 square feet or more

For more information on the Recycled Water Ordinance and the designated recycled water use areas, please visit www.sfpuc.org/recycledwater

The following are procedures to guide developers and property owners with the installation of recycled water service lines. Drawings A and B show how and where the lines are to be installed, and the required backflow prevention assembly for development when recycled water mains have been installed in the streets (Drawing A), and when the mains have not been installed in the streets (Drawing B).

**Number of Water Lines Coming onto a Property**
Three to four lines:
1) Fire
2) Potable water domestic
3) Recycled water domestic
4) Recycled water irrigation (if property has landscaping)

**Number of Water Meters**
One water meter is required for each water line.

**Required Backflow Prevention Assembly**
- Fire line – reduced pressure principle backflow preventer
- Potable water domestic – reduced pressure principle backflow preventer
- Recycled water domestic – reduced pressure principle backflow preventer
- Recycled water irrigation line – reduced pressure principle backflow preventer

All backflow prevention assemblies must be approved by the SFPUC’s Water Quality Division.

The backflow prevention assembly for domestic water plumbing inside the building and for the recycled water system must meet the CCSF’s Plumbing Code and Health Code.

**Pipe Separation**
California Department of Public Health regulations require new water mains and new supply lines to be installed at least 4-foot horizontally from, and one-foot vertically above a parallel pipeline conveying recycled water.

**Pipe Type**
- Transmission lines and mains – ductile iron
- Distribution and service lines – purple PVC or equivalent
- Irrigation lines – purple PVC or equivalent
- Dual-plumbing – described in the CCSF’s Plumbing Codes

**SFPUC’s City Distribution Division must sign off on pipe type prior to installation.** Contact the City Distribution Division at (415) 550-4952.

**Temporary Potable Water Use Until Recycled Water Becomes Available**
The potable water line will be used to feed the recycled water lines(s) until such time that recycled water becomes available. When recycled water becomes available, the cross-connection will be broken by the SFPUC, and the potable and recycled water lines will be totally separated. Before recycled water is delivered to the property, cross-connection and backflow testing will take place to assure separation.

Under no circumstances are developers or property owners to “t-off” of the potable water line to the recycled water lines(s).

**If you have questions, or would like additional information:**

**Recycled Water Ordinances and Technical Assistance**
San Francisco Public Utilities Commission
Water Resources Division
(415) 554-3271

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

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

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

11/15
NOTES:

1. BACKFLOW PREVENTER TO BE APPROVED BY SFPUC WQ.3.

2. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET TITLE 17, CCR. REQUIREMENTS AND PUBLIC HEALTH SAFETY CODE.

3. BFA INSTALLED, OWNED AND MAINTAINED BY SFPUC

RESPONSIBILITY OF INSTALLATION OF HEAVY LINES:
OWNER PAYS FOR NEW SERVICE INSTALLATION. SFWD RETAINS OWNERSHIP OF NEW SERVICE UP TO THE END OF METER ASSEMBLY.

LIGHT LINES:
HOUSE PIPE
OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
SAN FRANCISCO WATER DEPARTMENT

RESPONSIBILITY FOR SERVICE LINES
FOR DEVELOPMENT WITH RECYCLED WATER MAIN LINES

APPROVED BY: [Signature]
SCALE: NTS
DESIGNED BY: K. PAYNE
DRAWN: [Signature]
DATE: 10/23/15
CHECKED: [Signature]
REV. NO.: 1
DRAWING NO. A-1290c.1
NOTE:
1. ALL BACKFLOW PREVENTERS MUST APPROVED BY SFPUC WATER QUALITY BUREAU.
2. BACKFLOW PREVENTION FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.
3. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.

RESPECTIBILITY OF INSTALLATION OF

HEAVY LINES:
PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION, SFPUC RETAINS OWNERSHIP OF NEW SERVICE UP TO THE END OF METER ASSEMBLY.

LIGHT LINES: &
PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.