DATE: December 6, 2016
TO: Marsha Maytum-Leddy, Maytum, Stacy Architects
FROM: Richard A. Sucre, Planning Department
RE: PPA Case No. 2016-011292PPA

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kimberly Durandet at (415) 575-6816 or kimberly.durandet@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Richard A. Sucre, Team Leader
Preliminary Project Assessment

Date: December 6, 2016
Case No.: 2016-011292PPA
Project Address: 1830 17th Street
Block/Lot: 3956/003
Zoning: UMU (Urban Mixed-Use) Zoning District
48-X Height and Bulk District
Area Plan: Showplace Square/Potrero Hill
Project Sponsor: Marsha Maytum, Leddy Maytum Stacy Architects
(415) 495-1700 x302
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@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 August 26, 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 would demolish the existing 7,275 square-foot (sf) one-story industrial building and construct an 18,130 sf three-story, 48-foot-tall mixed-use building. The existing building on the 5,898 sf subject lot was constructed in 1949. The proposed new building would include 5,620 sf (ground floor) dance studio and performance rehearsal space and 1,375 mezzanine for storage, 5,620 sf (2nd floor) arts activity and accessory office space, and 5,515 sf (3rd floor) office space.
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, (location of project site), 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.1 2 The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

ENVIRONMENTAL REVIEW:

Community Plan Exemption

The proposed project requires environmental review either individually, with a project-specific Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR), or in a Community Plan Exemption (CPE) if the project is consistent with an adopted community plan. 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 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).

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

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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.** 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](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 update the EEA project description as necessary to reflect feedback provided in this PPA letter, and include any additional documents requested herein. Furthermore, please include the following information regarding the proposed project:

- Detailed information on the project's programming, including whether or not the project would include rehearsals or performances with amplified music and/or that would occur at nighttime.
- Detailed information on proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation, include sections.
- Detailed information related to construction, including construction equipment, phasing and duration of each phase, and volume of excavation.
- Detailed information related to any proposed stationary sources.

Preliminary Project Assessment

- Dimensions of existing and proposed sidewalks, indicate on plans.
- Indicate where passenger loading will occur.
- A copy of the submitted Maher Application and Phase I ESA.
- Any available geotechnical/soils and/or Phase I ESA with boring logs.

If you have already filed your EEA, you may provide the requested information and documents as supplements to your application.

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 previously evaluated in the Showplace Square Historical Resources Survey and found ineligible for national, state, or local listing. Thus, the proposed project is not subject to review by the Department’s Historic Preservation staff; no additional analysis of historic architectural resources is required.

2. **Archeological Resources.** The project site lies within 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. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant
adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs. It should be noted that a tribal cultural resources evaluation will only be conducted if an Initial Study or EIR is required for the proposed project.

4. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated. However, an official determination will be made subsequent to submittal of the EEA. However, the Planning staff have reviewed the proposed site plans and offer the following recommendations:

- Transportation Demand Management Measures are likely to be required of the project sponsor (see below for further information).
- Include dimensions of existing and proposed sidewalk on plans.
- Remove the existing curb cut.
- Indicate where passenger loading will occur.

**Transportation Demand Management**

On August 4, 2016, the Planning Commission adopted a resolution to recommend approval of Planning Code amendments that would require development projects to comply with a proposed Transportation 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 proposed. To meet each target, the project sponsor must select TDM measures from a menu of options. In general, the number of TDM measures that the project sponsor must implement would increase in proportion to the number of accessory vehicle parking spaces proposed. 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 5,620 sf of dance studio and performance rehearsal space, 5,620 sf of arts activity and accessory office space, and 5,515 sf of office, and thus would be subject to the proposed TDM Program. The proposed project does not include accessory parking for any of these land uses. Based on the fact that no parking spaces are proposed for any of these land uses the project would be required to meet or exceed a target of 13 points for land use categories B and D.

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)
The project may be required to select and incorporate additional TDM measures to meet the target(s) 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.

5. **Noise.** Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise addresses requirements related to the use of pile-driving. The project sponsor has not indicated whether the project would involve pile driving. If pile driving is involved, 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 DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

   Based on the Eastern Neighborhoods PEIR, the project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). Eastern Neighborhoods PEIR Noise Mitigation Measure F-3: Interior Noise Levels requires that the project sponsor conduct a detailed analysis of noise reduction measures for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. Noise insulation features recommended by the analysis to reduce interior noise levels must be included in the project’s design. However, since office and dance rehearsal spaces are not considered to be noise-sensitive uses, this mitigation measure would not apply.

   Eastern Neighborhoods PEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses would not likely apply to the proposed project because the project would not likely include commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity. However, if the programming at the project site would include rehearsals or performances with amplified music and/or that which would occur at nighttime this mitigation measure could apply. Please provide more information on the project’s programming with the EEA application.

6. **Air Quality.** The proposed project includes 5,620 sf of dance studio and performance rehearsal space, 5,620 sf of arts activity and accessory office space, and 5,515 sf of office space which do not exceed the Bay Area Air Quality Management District’s (BAAQMD) construction screening levels for criteria air
pollutants. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA.

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 would 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.

The project site is also 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, since the proposed project would not involve the construction of new sensitive land uses (i.e., residential), the proposed project would not be subject to enhanced ventilation measures pursuant to Health Code Article 38. However, equipment exhaust measures during construction will likely be required. Please provide detailed information related to construction equipment as part of the EEA.

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Given the proposed project's height of 48 feet, the proposed project would not likely require a backup diesel generator. However, if any stationary sources are included in the proposed project additional measures will likely be necessary to reduce emissions. Please provide detailed information related to any proposed stationary sources with the EEA.

7. **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.

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4 BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.
8. **Wind.** The proposed project would not involve construction of a building over 80 feet in height, therefore no wind study is required.

9. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. However, a preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadows on Jackson Playground. Therefore, a detailed shadow study is not required.

10. **Geology.** Part of the project site is located within a Liquefaction Hazard Zone. 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.

11. **Hazardous Materials.** The project site is occupied by an industrial building in an area with prior industrials uses, and several known LUFT sites on surrounding parcels. This geographic area is also covered by the Maher Ordinance. 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.


_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

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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. 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.

12. Disclosure Report for Developers of Major 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. A Building Permit Application is required for the demolition of the existing building on the subject property.

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

1. 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.

2. The project is located within the Eastern Neighborhoods Mixed Use District and requires Neighborhood Notification to owners and occupants within 150 feet of the project site prior to approval of the site permit, in accordance with Planning Code Section 312.

3. 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. Eastern Neighborhoods — Showplace Square/Potrero Hill Area Plan. The subject property falls within the area covered by the Showplace Square/Potrero Hill 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 may be needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency.

The project is located in the Urban Mixed Use (UMU) district, a zoning designation created under the Showplace Square/Potrero Hill Area Plan to provide a transition between residential neighborhoods and production, distribution, and repair (PDR) areas. The UMU district allows for a range of uses and encourages activities that are consistent with PDR, including the arts. The project conforms with Objective 1.1 of the Area Plan, encouraging “the transition of portions of [the Plan Area] to a more mixed use and neighborhood-serving character, while protecting the core of design-related PDR uses.” The plan also encourages community facilities built “to create a strong sense of community and identity.” Such facilities include, “community anchors like schools and libraries, child care
facilities, community centers, cultural and arts centers, clinics and a range of other amenities.” A proposed dance studio that encourages interactions with the public closely matches this objective. Moreover, the project is located within three blocks of the Arts and Design Educational Special Use District and will contribute to the overall arts orientation of this area.

The project sponsor is encouraged to read the full plan, which can be viewed at: http://generalplan.sfplanning.org/Showplace_Square_Potrero.htm

2. **Land Use-Arts Activity & Office.** The proposed project is located in the Urban Mixed Use (UMU) Zoning District, in which the proposed arts activity and office use would be allowed pursuant to Planning Code Section 843.55 and 843.66, respectively. However, the office use is subject to vertical controls per Section 803.9(h) which will require a Notice of Special Restriction be filed to designate the story the location of the office use. For a three-story building, one-story of office use is permitted and may be designated on either the second or third floors. Office use is not permitted on the ground floor.

3. **Floor Area Ratio (FAR).** Per Planning Code Section 124, the subject lot has a FAR of 3.0 to 1. Therefore, non-residential uses are limited to a maximum square footage of 17,694 square feet. Currently, the project appears to exceed the FAR requirement. Please revise the project and ensure your formal entitlement application complies with this requirement.

4. **Open Space – Non-Residential.** Section 135.3 requires this project to provide one foot of open space for every 250 sf of retail (and similar) uses and one sf per 50 sf of occupied floor area of new, converted or added square footage. The proposal includes 18,130 square feet of arts activity and office space. Therefore, up to 49 sf and 91 sf of open space is required for the arts activity and office use, respectively. The project proposes a roof deck of 1,558 sf which exceed the required amount. Alternatively, per Section 426, an in-lieu fee per square foot may be paid instead of providing the open space on site.

5. **Permitted Obstructions.** Planning Code Section 136 and 136.1 outlines the requirements for permitted obstructions over streets, setbacks, rear yards, and useable open space and awnings, canopies and marquees. Upon submitting your site permit application, please provide additional information, including dimensions of any architectural elements that project to ensure that they meet the requirements of the Planning Code.

6. **Shadow Analysis (Section 295).** 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 preliminary shadow fan that indicates the project does not cast shadow on property under the jurisdiction of the San Francisco Recreation and Park Commission.

7. **Standards for Bird Safety.** Adopted on July 14, 2011, the Standards for Bird Safe Buildings, Section 139, specify requirements for a bird safe building. Please review the standards and indicate the method of glazing treatment where applicable.
8. **Street Frontage.** Planning Code Section 145.1 outlines requirements for street frontages to ensure that they are pedestrian-oriented, fine-grained, and are appropriate and compatible with the buildings. As the design of the proposed project is developed, please ensure that the ground floor street frontage meets these requirements as related to use. Ground floor non-residential uses in UMU Districts shall have a minimum floor-to-floor height of 17 feet, as measured from grade. The project is proposing a ground floor height of 22.5 feet. Furthermore, all ground floor uses shall be active uses in the first 25 feet of building depth, storage is not considered an active use. The ground floor contains a mezzanine level that does not meet this Code requirement. Please setback the storage area and maintain an open railing area of the mezzanine level within the first 25 feet of the building depth. Also, frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. The plans show a ballet barre located along the street front windows. Please ensure that the windows will meet transparency requirements and add an architectural note to any further submittals.

9. **Bicycle Parking.** Planning Code Section 155 requires this project to provide bicycle parking spaces at a ratio of 1 Class 1 space per 5,000 sf of occupied floor area (ofa) for both arts activity and office uses. Currently, the plans only show gross floor area (gfa) of 18,130 which would require 4 Class 1 bicycle parking spaces and 2 Class 2 spaces for the arts activity only. The proposed project contains 3 Class 1 and 4 Class 2 bicycle parking spaces. Therefore, please revise the project to meet the bicycle parking requirements.

10. **Diaper Changing Stations.** Please be advised that pursuant to Section 168, a new retail sales and service use that is 5,000 sf or greater requires baby diaper-changing accommodations. Please ensure the appropriate floor plan(s) in your formal entitlement application complies with this requirement.

11. **SFPUC Requirements & Project Review.** The SFPUC administers San Francisco’s various water, sewer, and stormwater requirements such as the Stormwater Design Guidelines, construction site runoff, sewer connections, recycled water and onsite water reuse, water efficient irrigation, and hydraulic analysis for fire suppression systems. To assist developers and property owners in meeting these requirements, the SFPUC provides project plan review, technical assistance, and incentives. The SFPUC also has a separate project review process for projects that propose to use land owned by the SFPUC or are subject to an easement held by the SFPUC, or projects that propose to be constructed above, under, or adjacent to major SFPUC infrastructure. For projects meeting these criteria, please contact SFProjectReview@sfwater.org for a SFPUC Project Review and Land Use Application. For more information regarding SFPUC Project Review or any of the SFPUC requirements, please visit www.sfwater.org/reqs.

12. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property is located.
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13. **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 (TSF), (§411A)
- b. Eastern Neighborhoods Impact Fees (§423)

**PRELIMINARY DESIGN COMMENTS:**

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

**Site Design, Open Space, and Massing**

The Planning Department supports the general site design and massing as shown at the PPA stage.

**Architecture**

At this point the architecture is assumed to be schematic and the Planning Department will provide further detailed design review on subsequent submission. Planning Department appreciates the significant expression of depth and high-quality materials on the façade and expects the quality of detailing will augment the architecture and character of the neighborhood. Planning Department applauds the high degree of active use and transparency on the ground floor.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of 18 months. A Building Permit Application, as listed above, must be submitted no later than June 2, 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
- Interdepartmental Project Review Application
- Flood Notification: Planning Bulletin
- SFPUC Recycled Water Information Sheet
- Shadow Fan

**cc:** Smuin Ballet, Property Owner
Kimberly Durandet, Current Planning
Rachel Schuett, Environmental Planning
Pedro Peterson, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Preliminary Project Assessment

Case No. 2016-011292PPA
1830 17th Street

Jerry Sanguinetti, Public Works
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June Weintraub and Jonathan Piakis, DPH
Planning Department Webmaster (webmaster.planning@sfgov.org)
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San Francisco, CA 94107

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Chair
Potrero Hill Neighbors/Save the Hill
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Self-Help for the Elderly
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Telegraph Hill Dwellers - Planning & Zoning Committee
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Friends of Appleton-Wolfard Libraries
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San Francisco, CA 94133

Norman Fong
Executive Director
Chinatown Community Development Center (CCDC)
1525 Grant Avenue
San Francisco, CA 94133

Sarah Stocking
President
Jackson Square Historic District Assn.
368 Jackson Street
San Francisco, CA 94111
DATE: April 1, 2007 (V1.3)

TITLE: Review of Projects in Identified Areas Prone to Flooding

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

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

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

The SFPUC and/or its delegate (SFDPW, Hydraulics Section) will review the permit application and comment on the proposed application and the potential for flooding during wet weather. The SFPUC will receive and return the application within a two-week period from date of receipt.

The permit applicant shall refer to PUC requirements for information required for the review of projects in flood prone areas. Requirements may include provision of a pump station for the sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters.

www.sfplanning.org
San Francisco Public Utilities Commission
Blocks of Interest

Legend
- Freeway
- Highway
- Miscellaneous
- SF Shoreline
- SF Blocks
- Historical Marsh Areas
- Fill Areas
- Liqufaction areas

Nov, 2006
Interdepartmental Project Reviews are mandatory for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

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

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

**Interdepartmental Project Review fees:**

1. $1,308 for five or fewer residential units and all affordable housing projects.
2. $1,859 for all other projects.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at (415) 575-9091.

Please note: All returned checks are subject to a $50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.

www.sfplanning.org
Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

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

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

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

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

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

PROJECT CONTACT:
Name ___________________________ Phone No. ( ) __________________________
Address ______________________________________________________________________________________
City ___________________________ Zip Code ____________
FAX No. ( ) ___________________________ E-Mail Address ______________________________________________________________________________________
Name of Property Owner __________________________________________________________________________

PROJECT INFORMATION:
Address ______________________________________________________________________________________
How many units does the subject property have? ______________________________________________________
Assessor’s Block/Lot(s) ___________________________ Zoning District ____________________________
Height and Bulk Districts ___________________________ Located within Geologic Hazard Zone? Y❑ N❑

PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:
(Use separate sheet, if necessary)
__________________________________________________________________________________________

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<tr>
<th>Land Use Type</th>
<th>Existing</th>
<th>Proposed</th>
<th>Net Change</th>
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<td>Number of Hotel Rooms</td>
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<td>Number of Stories</td>
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Will this project be publicly funded? (specify) _________________________________________________
Previously contacted staff (if applicable) _______________________________________________________
(Please submit four (4) copies/sets of the Application Form, Floor Plans, Pictures, etc.)

SAN FRANCISCO PLANNING DEPARTMENT
San Francisco Public Utilities Commission  
Recycled Water Installation Procedures for Developers

The City and County of San Francisco (CCSF) requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas under the following circumstances:

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

The following are procedures to guide developers and property owners with the installation of recycled water service lines. The diagram on the reverse, shows how and where the lines are to be installed, and the required backflow prevention.

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

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

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

All backflow preventers must be approved by the SFPUC’s Water Quality Bureau.

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

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

Pipe Type
- Transmission lines and mains – ductile iron
- Distribution and service lines – purple PVC or equivalent
- Irrigation lines – purple PVC or equivalent
- Dual-plumbing – piping described in Chapter 3, Appendix J of the City and County of San Francisco Plumbing Codes

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

Temporary Potable Water Use Until Recycled Water Becomes Available
The potable water line will be used to feed the recycled water line(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 line(s).

If you have questions, or would like additional information:

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

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

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

New Service Line Permits
San Francisco Public Utilities Commission  
Customer Service Bureau
(415) 551-3000
NOTE:
1. ALL BACKFLOW PREVENTERS MUST BE APPROVED BY SFPUC WATER QUALITY BUREAU.
2. BACKFLOW PREVENTION FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.
3. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.

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

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

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

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

DESIGNED BY:
Cheryl Munoz

DRAWN:
W. Villasica

DRAWING NO.
A-1290.2

DATE: 05/28/08
CHECKED:
M. Gardiner

REV. NO. 2