



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 29, 2017
TO: Jonathan Pearlman, Elevation Architects - Applicant
FROM: Mark Luellen, Planning Department
RE: PPA Case No. 2016-015997PPA for 820 Post Street

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Carly Grob, at (415) 575-9138 or carly.grob@sfgov.org to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in blue ink, appearing to read "Mark Luellen", written over a horizontal line.

Mark Luellen, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: March 17, 2017
Case No.: **2016-015997PPA**
Project Address: 820 Post Street
Block/Lot: 0300/003C
Zoning: RC-4 (Residential – Commercial, High Density)
Within ¼ Mile of the Fringe Financial Services RUD
Within ¼ Mile of an Existing Fringe Financial Service
80-A Height and Bulk District
Project Sponsor: Jonathan Pearlman
(415) 537-1125
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org

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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 December 8, 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 2,400-square-foot (sf), single-story building and construct an 8-story, 80-foot-tall mixed use building. The existing building on the 2,400-sf subject lot was constructed in 1919, and is currently occupied by a dry cleaner, d.b.a. Unique Cleaners and Laundry. The proposed new building would include 12 dwelling units and approximately 1,150 sf of commercial space along Post

Street. The project does not propose any off-street vehicle parking or associated curb cuts, but does include 12 Class 1 bicycle parking spaces at the ground floor. The project would result in excavation of approximately 178 cubic yards at a depth of approximately two feet.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)** for the full scope of the project. EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for calculation of environmental application fees.¹ **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.**

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Jessica Range at (415) 575-9018 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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 evaluated in a historical resources survey which concluded that the site does not contain any building considered eligible for national, state, or local listing as a historic resource. The project site, however, is located within the National Register Lower Nob Hill Apartment Hotel Historic District. Therefore, the proposed construction is subject to review

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

by the Department's Historic Preservation staff for compatibility with the district. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant may submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.

2. **Archeological Resources.** 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 one of the Department's three standard archeological mitigation measures (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 on 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 Planning Department staff determine 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.

4. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA.
5. **Noise.** Construction noise is subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during the construction, measures to reduce construction noise may be required as part of the proposed project. The EEA application should indicate whether pile driving or other particularly noisy construction methods are required.
6. **Air Quality.**

Criteria Air Pollutants. The proposed project's 12 dwelling units and 1,050 sf of retail space are both below the Bay Area Air Quality Management District's construction and operational screening levels for criteria air pollutants.² 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 will be required to adhere to the dust control requirements set forth in the Construction Dust Control 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 within an Air Pollutant Exposure Zone. Therefore, the proposed project is not subject to the provisions of Health Code Article 38: Enhanced Ventilation Required for Urban Infill Sensitive Use Developments.

If the project would generate new sources of toxic air contaminants (TACs) including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in TACs that may affect both on-site and off-site sensitive receptors, and additional measures will likely be required to reduce stationary source emissions. Based on the information in the PPA application, the proposed project would likely require a backup diesel generator due to the proposed building's height, but this will be confirmed at the time of the EEA submittal.

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.³ 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

² BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

³ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

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.

8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadow on any properties under the jurisdiction of the Recreation and Park Commission, other publicly accessible open spaces, or any school properties. Therefore, the project sponsor is not required to hire a qualified consultant to prepare a detailed shadow study.
9. **Geology.** The project site is located on a slope greater than 20 percent, and the proposed building would contain at least eight stories. Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.⁴ A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The proposed project would replace an existing dry cleaner. Given the presence of a dry cleaner on the project site, it is possible that the soil and/or groundwater underlying the project site is contaminated. In addition, construction of the proposed project would require the excavation and removal of more than 50 cubic yards of soil. For these reasons, 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>. 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>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

⁴ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

The proposed project includes the demolition of an existing building constructed during the early 1900s and would be subject to a mitigation measure addressing the removal of hazardous building materials. The mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. 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.

11. **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 occurs, 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>.

PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

The following comments address preliminary Planning Code issues that may substantially affect the design and massing of the proposed project:

1. **Height above 50 feet.** Pursuant to Planning Code Section 253, projects proposing any building or structure exceeding 50 feet in height in an RC Zoning District require Conditional Use Authorization. The project proposes an eight-story, 80-foot tall building within an RC-4 Zoning District, and therefore requires a Conditional Use Authorization. Please see the "Planning Department Approvals" Section below for additional details.
2. **Height of Rooftop Appurtenances.** Pursuant to Planning Code Section 260(b), rooftop mechanical equipment and rooftop and elevator penthouses are limited to 16 feet in height in Districts that are 65 feet or greater. These features are also limited to 20% of the total rooftop area. The project seems compliant with Section 260(b), but additional information is required to confirm. In future submittals please include the height of the proposed elevator overrun and mechanical equipment as measured from the flat roof, as well as a diagram which shows the area of the proposed mechanical equipment in relation to the area of the roof.
3. **Permitted Obstructions within the Rear Yard.** Certain features are permitted within required open areas to the extent specified in Section 136 of the Planning Code. If the features proposed are not compliant with Section 136, you may revise the plans, or you may seek and justify a Variance from Section 134.
 - **Bay (Projecting) Windows.** Bay windows require 7 ½ feet of headroom. In future submittals please indicate the height between the bottom of the proposed bay and the surface of the open area at the rear.
 - **Stairs.** Steps may extend for no more than six feet into the required rear yard for any portion more than three feet above grade. In future submittals please include the depth and height of the proposed stair which extends into the rear setback at the western side of the lot. Please also indicate if any firewalls or other associated structures are required.
4. **Open Space – Residential.** Section 135 requires 36 square feet of private open space or 48 square feet of common open space for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). The plans provided indicate that there are 540 square feet of common usable open space within the rear yard, as well as a two private balconies, one at the 6th floor and one at the 8th floor. The project seems compliant with the Residential Open Space requirements of Section 135. In future submittals, please include the following information:
 - Please confirm that the proposed common area in the rear yard is equal to 540 square feet. The common open space seems to occupy the entire rear yard setback, which is closer to 600 square feet (15 feet deep and 40 feet wide).
 - In order for a balcony to qualify as private usable open space, it must be at least six feet by six feet, and at least 30% unobstructed. It is unclear if the 8th floor balcony is 6 feet wide or 30% unobstructed. Please include a horizontal dimension in future submittals.
5. **Density.** Pursuant to Sections 207 and 209.3, up to one unit per 200 square feet of lot area is permitted in the RC-4 Zoning District. The subject lot is 2,400 square feet; therefore, 12 dwelling units are

permitted. The project currently proposes the maximum number of units allowed on the lot, and is compliant with density regulations.

6. **Transportation Demand Management Program.** 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 (within a new Planning Code Section 169). The Board of Supervisors is scheduled to hear the legislation in January 2017, which will likely include a phase-in of the requirements of the TDM Program (BOS File #160925). 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 12 dwelling units, and thus would be subject to the proposed TDM Program. The project would not provide any off-street parking for the proposed residential use, so the project would be required to meet or exceed a target of 10 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)

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](#). Once an entitlement application is filed, the assigned Current Planner will provide additional guidance regarding the proposed TDM Program and next steps.

The proposed project includes 1,150 square feet of non-residential use, and thus would not be subject to the TDM Program for non-residential use, as currently proposed.

7. **Bicycle Parking (Class I).** Planning Code Section 155 requires this project to provide at least 12 Class I bicycle parking spaces. The proposed project contains no Class I bicycle parking. Class I bicycle parking spaces that are required by the Planning Code would also qualify as a TDM measure.
8. **Bicycle Parking (Class II).** Planning Code Section 155 requires the project to provide at least two Class II bicycle parking spaces provided through on-street bicycle racks; however SFMTA has final

authority on the type, placement and number of Class II bicycle racks within the public ROW. Prior to issuance of first architectural addenda, you will be required contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code. The SFMTA bicycle parking guidelines can be found at: <https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>. Class II bicycle parking spaces that are required by the Planning Code would also qualify as a TDM measure.

9. **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 the 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.

10. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 10 or more dwelling units. For more information, please contact:

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

11. **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.

12. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (creating and/or replacing 5,000 square feet or more of impervious surface), 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. Compliance may occur through a mix of rooftop, sidewalk, and open space treatments and technologies, and is encouraged to be designed as a comprehensive system that maximizes co-benefits for greening, habitat creation, urban heat island reduction, building energy savings, and beautification. Systems within the public realm should consider adjacencies and opportunities for flow-through systems to neighborhood detention areas. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.
13. **Better Roofs Ordinance.** In 2016, San Francisco became the first major city in the U.S. to require the installation of renewable energy facilities or living roofs on new buildings. The Better Roofs Ordinance will require between 15% and 30% of roof space to incorporate solar (photo voltaic and/or solar thermal systems), living (green) roofs, or a combination of both. The legislation goes into effect January 2017. The Ordinance provides guidance for developers, designers, and/or owners might best utilize rooftop space; ideally, projects should pursue holistic design and amenity enhancements for 100% of usable roof space that include open space, habitat, stormwater management, urban agriculture, and other beneficial uses. Please see the Planning Department's Living Roof Manual to learn more: <http://sf-planning.org/san-francisco-living-roofs>.
14. **Sustainability and Green Building.** San Francisco has a suite of existing sustainability related regulations, including recycling and composting, solar, and more details outlined in the San Francisco Green Building Code (GBC). Per the GBC, this project must meet the standards of LEED Silver or the equivalent GreenPoint rating system. It is recommended that the project sponsor work with the San Francisco Planning, Building, and Environment departments to determine the most beneficial mix of green building strategies that meet or exceed all current requirements, and best fit the local context. This especially includes the provision of renewable energy on site (PV and solar

thermal), living roofs and walls, non-potable water reuse, healthy environments (non-toxic building materials), and other innovative approaches to enhancing performance of the City's environment. The City also encourages projects to maximize energy and water efficiencies, consider zero carbon strategies such as all-electric buildings, and commit to green power purchases for 100% GHG-free electricity. As with non-potable water systems, projects are recommended to consider district-scale energy opportunities on site and in coordination with neighbors.

15. **Refuse Collection and Loading.** San Francisco is a national leader in diverting waste from landfills, has a Mandatory Recycling and Composting Ordinance, and has a goal to achieve zero waste by 2020. In this, the City requires all buildings to be designed with spaces for collecting and loading recycling and composting in common and private areas, and make these options as or more convenient than waste disposal. More information on the complete suite of the City's Zero Waste legislation may be found here: <http://sfenvironment.org/zero-waste/overview/legislation>. Please also see the Guidance on Recycling Design (page 3) resources for designing appropriate areas: http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf. Free design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700.

PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design, Open Space, and Massing.** The gracious ground floor setback seems like an ideal opportunity to activate the ground level by providing sidewalk space for outdoor seating -- please confirm if that is the intent. If not, staff's concern is that the storefront reflects the patterns of storefronts along Post Street. Most buildings directly abut the front property line with small recesses.

The Department generally supports the location and size of the proposed rear yard and the massing but recommends taking the street wall height up another floor, if desired or feasible. This would still be consistent with the existing street wall height, and would better serve to make the upper floors subordinate. Staff recommends also exploring a full height street facing façade with a greater set back or stepping at the rear. However careful restraint and detailing that reinforces the street wall patterns and proportions of the neighboring buildings would be key in determining if this direction would be appropriate.

2. **Architecture.** At this point the design is assumed to be preliminary and staff will provide further detailed design review on the subsequent submission. Staff recommends that the project provide high-quality materials and meet the architectural detailing and character of the neighborhood and contribute to Post St. Staff recommends simplifying the material palette to a primary and secondary material consistent with the context.

3. **Individual Historic Resource.** The project site contains one or more structures considered to be a potential historic resource; therefore, the proposed project is subject to further design review by the

department's Historic Preservation staff. Please refer to the Environmental Planning Review – Historic Resources section of the Preliminary Project Assessment for further instruction.

4. **Vision Zero.** In 2014, the City adopted the [Vision Zero Policy](#) which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like people walking and people on bikes. This project is located on a pedestrian high-injury corridor, and is encouraged to incorporate safety measures into the project.

DEVELOPMENT 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. Please note that this list only reflects fees and requirements referenced in the Planning Code. For projects in ongoing plan areas (e.g. Central SoMa, the Hub, etc.) the below list may not accurately reflect all fees that may become applicable to this project.

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

1. **Transportation Sustainability Fee (TSF) (§411A)**
2. **Residential Child Care Impact Fee (§414A)**

AFFORDABLE HOUSING:

3. **Inclusionary Affordable Housing (§415):** 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 Section 415.3 and 415.6 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12% of the proposed dwelling units as affordable to low-income households as defined by the Planning Code and Procedures Manual.

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.

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. **Environmental Application.** The project proposes twelve dwelling units, as well as demolition and new construction within the Lower Nob Hill Apartment Hotel Historic District; therefore, an Environmental Evaluation Application is required.
2. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 253 for the new construction of a building greater than 50 feet in height in an RC Zoning District.
3. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
4. A **Building Permit Application** is required for the proposed demolition and new construction on the subject property.
5. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.

In order for Planning Department staff to accurately review projects in a timely manner, plan sets must be complete and thorough. All plans submitted as part of an entitlement or building permit application must meet the Department's [Plan Submittal Guidelines](#).

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 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. **Pre-Application Meeting.** 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. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Conditional Use Authorization. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who live within 300' of the project as well as all registered neighborhood organizations for the Downtown/Civic Center neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the aforementioned Planning Commission hearing. The purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Commission taking action on the hearing.
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 ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An, Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **September, 8, 2017**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Interdepartmental Project Review Application
Shadow Fan
Neighborhood Group List

cc: 820 Post Investment LLC, Attn. Jeff Fu, Property Owner
Carly Grob, Current Planning
Michael Li, Environmental Planning
Claudia Flores, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary

Charles Rivasplata, SFMTA

Jerry Sanguinetti, Public Works

Pauline Perkins, SFPUC

Planning Department Webmaster (webmaster.planning@sfgov.org)



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 31, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight (8) 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:

Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's [website](http://www.sf-planning.org) at www.sf-planning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377.

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.

Submittal requirements:

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

Note: No documents or plans should exceed 11" x 17" page size.

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

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

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

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

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

INTERDEPARTMENTAL PROJECT REVIEW MEETING APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT: (Please complete all data fields)

Name _____ Phone No. () _____

Address _____

City _____ Zip Code _____

FAX No. () _____ E-Mail Address _____

Name of Property Owner _____

PROJECT INFORMATION:

Property Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____

PROJECT DESCRIPTION / PURPOSE OF MEETING: (Use a separate sheet, if necessary)

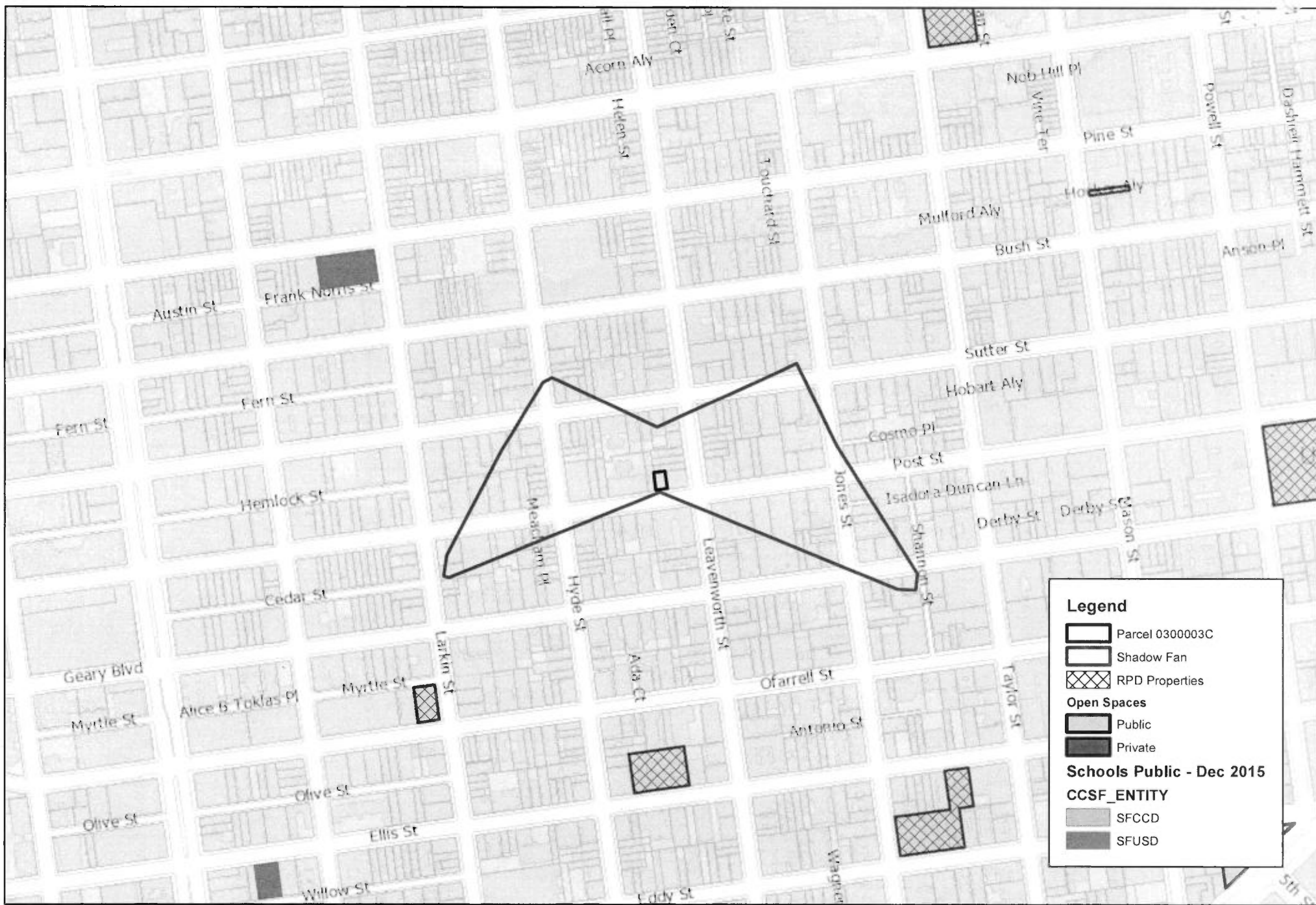
Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted Planning Department staff _____

Will this project be publicly funded? (specify) _____

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

Note: No documents or plans should exceed 11" x 17" page size.



Title: 820 Post Street - Preliminary Shadow Fan Analysis

Comments: Proposed building height ~ 80'
Maximum allowable rooftop appurtenances = 16'
Shadow Fan modeled at 96'

Printed: 12 March 2017



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

0 380 760 1,140 1,520 Feet

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Andrew Donald	Chandler Savoie	Executive Director	0 Lower Polk Neighbors Civic Center Community Benefit District	PO BOX 642428 234 Van Ness Avenue	San Francisco San Francisco	CA CA	94164- 94102	415-626-1819	0 info@sfciviccenter.org	0 Downtown/Civic Center, Nob Hill Downtown/Civic Center
Eric Ian	Lopez Lewis	President	SoMaBend Neighborhood Association 0 HERE Local 2	P.O. Box 410805 209 Golden Gate Avenue	San Francisco San Francisco	CA CA	94141- 94102	415-669-0916	0 somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market 0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
James Jane	Haas Kim	Chairman Supervisor, District 6	Civic Center Stakeholder Group Board of Supervisors	100 Van Ness Avenue 1 Dr. Carlton B Goodlett Place, Room #244	San Francisco San Francisco	CA CA	94102- 94102- 4689	415-285-5048 415-554-7970	JWHaasESQ@AOL.com jane.kim@sfgov.org; April.ang@sfgov.org; Ivy.Lee@sfgov.org; barbara.lopez@sfgov.org	Downtown/Civic Center Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Jason London	Henderson Breed	Vice Chariman Supervisor, District 5	Market/Octavia Community Advisory Comm. Board of Supervisors	300 Buchanan Street, Apt. 503 1 Dr. Carlton B Goodlett Place, Room #244	San Francisco San Francisco	CA CA	94102- 94102- 4689	415-722-0617 415-554-7630	jhenderson@sbcglobal.net London.Breed@sfgov.org; conor.johnston@sfgov.org; Samantha.Roxas@sfgov.org; Rosie.Dilger@sfgov.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition Bernal Heights, Downtown/Civic Center, Haight Ashbury, Inner Sunset, Western Addition
Marlayne Marvis	Morgan Phillips	President Land Use Chair	Cathedral Hill Neighbors Association Alliance for a Better District 6	1200 Gough Street 230 Eddy Street #1206	San Francisco San Francisco	CA CA	94109- 94102- 6526	415-572-8093 415-674-1935	marlayne16@gmail.com marvisphillips@gmail.com	Downtown/Civic Center, Russian Hill Downtown/Civic Center, Mission, South of Market, Western Addition
Randy Ted	Shaw Olsson	Director Member	Tenderloin Housing Clinic Market/Octavia Community Advisory Comm.	126 Hyde Street 30 Sharon Street	San Francisco San Francisco	CA CA	94102- 94114- 1709	415-771-9850 415-407-0094	randy@thclinic.org olssorted@yahoo.com	Downtown/Civic Center Castro/Upper Market, Downtown/Civic Center, Mission
Nadia	Sesay	Interim Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 nadia.f.sesay@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitation Valley
Gail	Baugh	President	Hayes Valley Neighborhood Association	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Claude	Imbault	Director of Strategic Initiatives	Union Square Business Improvement District	323 Geary Street, Suite 203	San Francisco	CA	94102	415-781-7880	claud@unionsquarebid.com	Downtown/Civic Center
Mark	Moreno	Co-Director	Market/Van Ness Neighborhood Association	77 Van Ness Avenue	San Francisco	CA	94102	415-286-3492	mmoreno@citiscapesf.com	Downton/Civic Center
Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA	94102	415-552-3242	info@ahasf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, Downtown/Civic Center, Financial District, South of Chinatown, Downtown/Civic Center, Financial District, Marina, Nob Hill, North Beach, Pacific Heights, Russian Hill, South of Market, Western Addition
David Moe	Lal Jamil	Executive Director Chair	SF CityWide Middle Polk Neighborhood Association	870 Market Street, #815 PO Box 640918	San Francisco San Francisco	CA CA	94102- 94164	415-735-4609	info@sfcitywide.org 0 moe@middlepolk.org	Chinatown, Downtown Civic Center, Financial District, Nob Hill, North Beach
Jeffrey	Kwong	Organizer	874 Sacramento Street Tenants Association	874 Sacramento Street, Apt. 42	San Francisco	CA	94108	415-290-5595	cardinals@gmail.com	Downtown/Civic Center, South of Market
Ramon	Quintero	Community Planner	Tenderloin Neighborhood Development Corporation	149 Taylor Street	San Francisco	CA	94102	415-358-3900	rquintero@tndc.org	

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Aaron	Peskin		-	470 Columbus Avenue, Ste. 211	San Francisco	CA	94133	415-986-7014	aaron.peskin@earthlink.net	Citywide
Adrian	Simi	Local Field Representative	Carpenters Local 22	2085 Third Street	San Francisco	CA	94107	415-355-1322	ASimi@nccrc.org	Citywide
Alex	Lantsberg	Research Analyst	Carpenters Local 22 c/o NCCRC Research	265 Hegenberger Road, Ste. 220	Oakland	CA	94621	510-430-9706 x109	alantsberg@nccrc.org	Citywide
Chuck	Turner	Director	Community Design Center	5 Thomas Mellon Circle, #128	San Francisco	CA	94134	415-586-1235	hn3782@earthlink.net	Citywide
David	Villa-Lobos	Executive Director	Community Leadership Alliance	P.O. Box 642201	San Francisco	CA	94109	415-921-4192	admin@communityleadershipalliance.net	Citywide
Lynn	Sousa	Public Works Coordinator	AT&T Construction and Engineering	795 Folsom Street, Rm.426	San Francisco	CA	94107-1243	415-644-7043	1s4524@att.com	Citywide
Mary	Miles		0 Coalition for Adequate Review	364 Page Street, #36	San Francisco	CA	94102		0	0 Citywide
Michael	Theriault	Secretary-Treasurer	SF Building and Construction Trades Council	1188 Franklin Street, Ste.203	San Francisco	CA	94109	415-345-9333	mike@sfbctc.org	Citywide
Stephen	Williams	Attorney	Law Office of Stephen M. Williams	1934 Divisadero Street	San Francisco	CA	94115	415-292-3656	SMW@stevewilliamsllaw.com	Citywide
Sue	Hestor	Attorney at Law	-	870 Market Street, #1128	San Francisco	CA	94102	415-362-2778	hestor@earthlink.net	Citywide
Ted	Gullicksen	Office Manager	San Francisco Tenants Union	558 Capp Street	San Francisco	CA	94110	415-282-5525	ted@sftu.org	Citywide
John	Valdez	Executive Director	SOMA Neighborhood Association	2 Townsend Street, 3-105	San Francisco	CA	94107	415-990-2111	sfloans@sbcglobal.net	Citywide