



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 3, 2017
TO: Michael Stanton, Stanton Architecture
FROM: Rich Sucre, Planning Department
RE: PPA Case No. 2017-001690PPA
345 4th Street

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

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Daniel Sirois, at (415) 575-8714 or daniel.sirois@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Rich Sucre, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: May 3, 2017
Case No.: 2017-001690PPA
Project Address: 345 4th Street
Block/Lot: 3751/165
Zoning: MUO (Mixed-Use Office) Zoning District
85-X Height & Bulk District
SoMa Youth and Family Special Use District
Existing Area Plan: East SoMa
Proposed Area Plan: Central SoMa
Project Sponsor: Michael Stanton, Stanton Architecture
415-865-9600
Staff Contact: Daniel Sirois – 415-575-8714
daniel.sirois@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 February 3, 2017 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 10,800-square-foot (sf) building, last occupied by a bike shop, and to construct a 7-story, 85-foot-tall mixed use building. The proposed building would include approximately 3,240 square feet (sq ft) of retail space at the ground floor, and approximately 49,580

square feet of office space on upper floors. The proposal would construct 2,500 sq ft of usable open space, 725 sq ft of public open space, 11 Class 1 bicycle parking spaces, 4 Class 2 bicycle parking spaces. The proposal does not include any off-street car parking spaces.

BACKGROUND:

The project site is within the Eastern Neighborhoods Area Plans. The Eastern Neighborhoods Area Plans cover the Mission, East South of Market (SoMa), Showplace Square/Potrero Hill, and Central Waterfront neighborhoods. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)* by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{1,2} The Eastern Neighborhoods Area Plans and its associated rezoning became effective December 19, 2008.

The subject parcel is within the *Central SoMa Plan Area* (formerly known as the Central Corridor Plan). The Central SoMa Draft Plan for Public Review was published in April 2013, and an updated Draft Plan was published in August 2016, as well as the Draft Environmental Impact Report in December 2016. The Central SoMa Plan process is anticipated to be completed in 2017. The proposals in the Draft Plan are subject to change and are contingent on the eventual approval by the Planning Commission and Board of Supervisors.

PRELIMINARY PROJECT COMMENTS:

The following comments address general issues that may affect the proposed project.

1. **Central SoMa Plan.** The subject property falls within the ongoing Central SoMa Plan Area, generally bounded by 2nd Street to the east, 6th Street to the west, Townsend Street to the south, and an irregular border that generally jogs along Folsom, Howard, and Stevenson Streets to the north. A Draft Plan was published in April 2013, and a revised Draft Plan was published in August 2016. The Draft Plan has been evaluated in a Draft Environmental Impact Report (EIR), published in December 2016. The Draft Plan proposes changes to the allowed land uses, building heights, and bulk controls, and includes strategies for improving all the streets and sidewalks, increasing parks and recreational opportunities, and improving the neighborhood's environmental sustainability. The EIR, the Plan, and the proposed rezoning and affiliated Code changes are anticipated to be before decision-makers for approval in mid-2017. The Draft Plan is available for download at <http://centralsoma.sfplanning.org>.

Further comments in this section of the PPA are based on the 2016 Draft Central SoMa Plan and Implementation Strategy. As part of the Central SoMa Area Plan, the subject parcel will retain its existing zoning and height and bulk designation.

2. **Sustainability & Central SoMa Eco-District.** In San Francisco, an Eco-District is a neighborhood or district where residents, community institutions, property owners, developers, businesses,

¹ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

² San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

City staff, and utility providers join together to establish and meet ambitious sustainability goals. By applying a comprehensive and systems-based approach to energy, water, air quality, greening, refuse, and more at the block or district scale, efforts can achieve greater effectiveness and efficiency than through building-by-building approaches. Each Eco-District develops its own unique framework of objectives, policies, and implementation measures, driven by local opportunities and challenges. The Eco-District construct aims for true sustainability, establishing clear and inspiring targets and enabling maximum innovation.

The Planning Department has identified the Central SoMa plan area as a Type 2 Eco-District—an infill area composed of new and existing development, smaller parcels, and multiple property owners. In Central SoMa, new development is uniquely positioned to exhibit a variety of sustainability best practices, including and beyond current City and State requirements. The anticipated value generation and optimal building typologies will help realize the healthy, climate positive, resource efficient, and resilient neighborhood envisioned. For example, new development in the Central SoMa Plan Area will use 100% GHG-free electricity, have 50% of roof areas dedicated to greening, and non-potable water for park irrigation and street cleaning. Its complete streets and sidewalks will be vibrant with pedestrians, bikes, transit, trees, and green stormwater infrastructure. Through the Central SoMa Plan, Eco-District Team and Guidebook, and additional technical studies, this Eco-District will serve as an example for other parts of the city. For more information, see Chapter 6 of the 2016 Draft Plan and Implementation Strategy.

- 3. Office Development Authorization.** In 1986, the voters of San Francisco passed Proposition M, which established an annual limit on the amount of new office development that the City and County of San Francisco could establish each year. This annual limit establishes a cap of 950,000 square feet of office development per year. Since the proposal would establish more than 25,000 square feet of office use, an Office Development Authorization, pursuant to Planning Code Section 321, is required.

ENVIRONMENTAL REVIEW:

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 Evaluation (CPE) if the project is consistent with an adopted community plan. The project site is located within the area covered by the *Eastern Neighborhoods Area Plan*, which was evaluated in the Eastern Neighborhoods PEIR.

As noted above, the proposed 85-foot-tall building would be consistent with both height alternatives currently being studied in the Central SoMa Plan EIR. Thus, it is possible that the proposal, as currently presented, would also qualify for a CPE under the proposed Central SoMa Plan EIR once that EIR has been certified and the Planning Commission and Board of Supervisors have adopted new zoning controls. However, the proposed project would be assessed based on the height limits for the project site that are in place at the time that the Planning Department entitlements for the proposed project are sought.

Due to the project's location within the geographic area evaluated in the Eastern Neighborhoods PEIR, any development on the project site would potentially be subject to the mitigation measures identified in

that document. Potentially significant project environmental impacts, pertinent mitigation measures, and CEQA findings identified in the Eastern Neighborhoods PEIR that may be applicable to the proposed project are discussed below, under the applicable environmental topic. However, mitigation measures from the Eastern Neighborhoods PEIR that are applicable to the proposed project area could be refined, augmented, or superseded under the future Central SoMa Plan EIR, which would become applicable to the proposed project if the Draft Plan is approved.

Community Plan Evaluation

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines mandates 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 project site is located within the area covered by the *Eastern Neighborhoods 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 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 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 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 PEIR, and if these new significant impacts can be mitigated to less-than-significant levels, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the PEIR, with all pertinent mitigation measures and CEQA findings from the 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 new site- or project-specific significant impacts cannot be mitigated to less-than-significant levels, 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 PEIR, with all pertinent mitigation measures and CEQA findings from the 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). The Planning Department will provide more details 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 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: provide existing and proposed street widths, as indicated below under Item 3, Transportation. 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 South of Market Historic Resource Survey and found to be ineligible for national, state, or local listing. A review of the adopted *San Francisco Filipino Heritage Addendum to the South of Market Historic Context Statement* (2013) did not reveal any additional information about this building in association with the Filipino community; the association of the building with the Filipino community was not evaluated as part of the previous South of Market Historic Resource Survey. Thus, the proposed project is not subject to review by the Planning Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.
2. **Archeological Resources.** The project site lies within an area for which no previous archeological studies have been conducted and is subject to Eastern Neighborhoods PEIR Mitigation Measure J-2.

³ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

In addition, construction of the proposed project would require excavation to a depth of at least five feet below ground surface and the removal of about 1,500 cubic yards of soil. Therefore, the proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.

3. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. However, the project site is located on a high injury corridor as mapped by Vision Zero.⁴ Planning staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and cycling to and from project site and vicinity *or* In order to facilitate that determination, Planning staff propose the following recommendations]:
 - Please include the dimensions of the existing and proposed sidewalks on the plans.
 - The proposed project is subject to the requirements of the Better Streets Plan.
 - The proposed project requires coordination with the Street Design Advisory Team to address loading access.
4. **Noise.** Eastern Neighborhoods PEIR Noise Mitigation Measure F-1: Construction Noise, addresses requirements related to the use of pile-driving. The project sponsor has indicated that construction of the proposed project would likely not involve pile driving; the proposed building would likely be supported by a mat slab foundation. In the event that pile driving would be required, 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.

⁴ This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

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.

Eastern Neighborhoods PEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses, might be applicable to the proposed project depending on the types of land uses that could occupy the proposed industrial/PDR space. Some of the land uses could generate noise levels in excess of ambient noise levels, either short-term, at nighttime, or as a 24-hour average, in the project vicinity.

5. Air Quality.

Criteria Air Pollutants. The proposed project's 49,580 sf of office space and 3,240 sf of retail space are both below the Bay Area Air Quality Management District's construction and operational screening levels for criteria air pollutants.⁵ 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 also located within an Air Pollutant Exposure Zone (APEZ), as mapped and defined by San Francisco Health Code Article 38 (Article 38). The APEZ 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. The project proposes to construct a new building containing office and retail uses, which are not considered sensitive receptors and are not subject to enhanced ventilation requirements pursuant to Article 38. Since the project site is in an APEZ, equipment exhaust measures during construction, such as those listed in PEIR Mitigation Measure M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards, will likely be required.

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, at a height of 85 feet, would likely require a backup diesel generator. This will be confirmed at the time of the EEA submittal.

⁵ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

6. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁶ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
7. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel testing if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.
8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would not cast shadow on any properties under the jurisdiction of the Recreation and Park Commission or any school properties. However, the shadow fan shows that the proposed project has the potential to cast shadow on the publicly accessible open space adjacent to the Children's Creativity Museum and the Yerba Buena Ice Skating and Bowling Center. Please note that the shadow fan does not account for intervening buildings between the project site and this open space. In addition, the shadow fan is based on the assumption that this open space is at ground level; it is not based on the fact that this open space is at roof level. Please provide information that addresses the proposed project's potential to cast shadow on this open space with the EEA.
9. **Geology.** The project site is located within a Seismic Hazard Zone (Liquefaction Zone). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.⁷ 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.

⁶ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

⁷ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

10. **Hazardous Materials.** The project site is located in a Maher Area, meaning that it is known or suspected to contain contaminated soil and/or groundwater. In addition, construction of the proposed project would require the disturbance of more than 50 cubic yards of soil. Therefore, the proposed 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 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.

The 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 the DPH's review and oversight of projects subject to the ordinance would apply. Please refer to the 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.

Eastern Neighborhoods PEIR Mitigation Measure L-1: Hazardous Building Materials, would be applicable to the proposed project. This mitigation measure requires that the project sponsor ensure that any equipment containing polychlorinated biphenyls (PCBs) or di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, must be abated according to applicable federal, state, and local laws.

Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The 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 Evaluation (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 specific Planning Code and other general issues that are relevant to the proposed project.

1. **Land Use.** Office and retail uses are permitted within the MUO Zoning District per Planning Code Section 842.45 and 842.66.
2. **Office Development Authorization.** As defined in Planning Code Section 321, the proposed project requires an Office Development Authorization from the Planning Commission for new construction of office use over 25,000 gsf. Office projects between 25,000 and 50,000 sq ft will draw from the Small Cap Office Development Annual Limit.
3. **Proposition X (PDR Replacement).** Prop X was approved by the voters in November 2016 with the aim of preserving PDR, Institutional Community, or Arts Activities uses in certain zoning districts. Per Planning Code Section 202.8, in the Mixed Use Office (MUO) Zoning District, a replacement of 0.75 square feet of PDR, Institutional Community, or Arts Activities must be replaced for every 1 square feet of existing PDR use that is converted or demolished. Although the current use appears to be retail, it is unclear if the project obtained a legal change of use. As such, any development proposal for this project shall include verification of the last legal use to determine Prop X implications, if any.
4. **Floor Area Ratio (FAR).** The parcel map for this block shows lot dimensions of 77.625-feet x 115-feet or a total area of 8,927 square feet. The allowed FAR on this lot is 6:1 or a gross floor area of 53,562 square feet. Any proposal for this lot will have a development cap of 53,562 square feet of gross floor area.
5. **Usable Non-Residential Open Space.** Planning Code Section 135 requires non-residential open space at a rate of 1 sq ft for every 50 sq ft of office use, and 1 sq ft of open space for every 250 sq ft of retail use. Under the Central SoMa Plan there will be requirements for Privately Owned Public Open Space or POPOS. The requirements are discussed in the Central SoMa Draft Policy Document for POPOS:

http://default.sfplanning.org/Citywide/Central_Corridor/Draft_CentralSoMa_POPOS_Policy-November2014.pdf

6. **Shadow Analysis (Section 147).** Planning Code Section 147 requires that new buildings and additions to existing buildings in C-3, South of Market Mixed Use, and Eastern Neighborhoods Mixed Use Districts that exceed 50 feet shall be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. Department staff has prepared a shadow fan that indicates the project may cast new shadow on Moscone Center South and the community garden on Lapu Lapu Street. Therefore, a detailed shadow analysis would need to be prepared to determine if the project would create new shadow that results in an adverse impact to on Moscone Center South and/or the community garden on Lapu Lapu Street, pursuant to Section 147. If this detailed shadow analysis finds that the project would cast shadow on Moscone Center South and/or the community garden on Lapu Lapu Street, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the open spaces.
7. **Bicycle Parking and Showers.** Planning Code Section 155.2 requires 10 Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces for the proposed office use, and two Class 2 bicycle parking spaces are required for the proposed retail use. Per Planning Code Section 155.4, the project requires four showers and 24 clothes lockers where the occupied floor is greater than 50,000 sq ft. Refer to the Zoning Administrator's Bulletin No. 9 Bicycle Parking Requirements: Design & Layout for bicycle parking standards.
8. **Narrow Streets & Alleys.** Under Planning Code Section 261.1, all frontages on streets measuring 40-feet and narrower shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. Additionally, the Central SoMa Plan includes skyplane standards that also require building articulation at the upper stories that may be more restrictive than Planning Code Section 261.1. These massing setbacks are intended to support light, air, and sun access by requiring setbacks at heights approximately equivalent to the width of the street, particularly on the south side of the street. Refer to the Central SoMa Plan, pages 156-163:

http://default.sfplanning.org/Citywide/Central_Corridor/Central_SoMa_Plan_full_report_FINAL.pdf
9. **Transportation Demand Management (TDM) Program.** The TDM Program was adopted by the Board of Supervisors in February 2017, and it took effect on March 19, 2017. The proposed project is subject to the TDM Program. Upon submittal of the Environmental Evaluation Application (EEA), please submit a TDM Application, which is available for download from the Department's website.
10. **Interdepartmental Project Review:** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls.
11. **Standards for Bird Safety.** Adopted on July 14, 2011, the Standards for Bird Safe Buildings, Section 139, specify requirements for a bird safe building. Although the subject site is not located within 300 feet of an Urban Bird Refuge, there may be feature related hazards included in the proposal. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. Please review the standards and indicate the method of glazing treatment where applicable.

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

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

13. **Filipino Cultural Heritage District.** The subject property is located within the boundaries of SoMa Pilipinas – the Filipino Cultural Heritage District – established by Board of Supervisors Resolution No. 119-16. The SoMa Pilipinas community is currently collaborating with various City departments, including the Planning Department, to develop a strategy and implementation plan to preserve and further develop SoMa Pilipinas as the regional center of Filipino culture and commerce, to recognize the historical and present contributions of the community and neighborhood, and to stabilize Filipino residents, business and community-serving institutions. Please ensure appropriate community outreach as part the development proposal.

14. **Flood Notification.** The project site is in a block that has the potential to flood during storms. The SFPUC will review the permit application to comment on the proposed application and the potential for flooding during wet weather. Applicants for building permits for either new construction, change of use, or change of occupancy, or for major alterations or enlargements must contact the SFPUC at the beginning of the process to determine whether the project would result in ground-level flooding during storms. Requirements may include provision of measures to ensure positive sewage flow, raised elevation of entryways, and/or special sidewalk construction and the provision of deep gutters. The side sewer connection permits for such projects need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to the Planning Department, DBI, or the Successor Agency to the San Francisco Redevelopment Agency. For information required for the review of projects in flood-prone areas, the permit applicant shall refer to Bulletin No. 4:

http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf

15. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (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.

16. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit sfwater.org/index.aspx?page=687.
17. **Non-Potable Water Reuse.** Beginning November 1, 2016, all new buildings of 250,000 square feet or more of gross floor area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. The proposed project is less than 250,000 square feet, but greater than 40,000 square feet, so would be required to complete and submit a water balance study. For more information about the requirements, please visit <http://www.sfwater.org/np> and/or contact nonpotable@sfwater.org for assistance. Non-potable water systems may be designed to optimize co-benefits for stormwater management, living roofs, and streetscape greening. Regardless of size, project sponsors are encouraged to consider a district-scale system that serves an entire larger project and/or connects smaller projects with adjacent development through shared systems to maximize efficiency and effectiveness.
18. **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>.
19. **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.

20. **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:

21. **Site Design, Open Space, and Massing.** The Planning Department appreciates that the project proposes no on-site parking. The Planning Department also appreciates the intent to provide a connection from 4th street to the interior of the block and recommends widening the mid-block passage to a minimum of 18' to allow a usable and inviting space. Furthermore, in the desire to make the passage more evident and invitational, the height of overhead projection should be increased to the third floor. The Planning Department would prefer the projection without a wall to grade. If the wall is retained, it should be designed to accommodate amenities such as art, seating and lighting. The commercial space should also anticipate multiple entries from all frontages, including the passage. Though relatively small, the roof top mechanical room should be located closer to 4th street, and away from the alley.
22. **Street Frontage.** The Planning Department requests that the commercial space extend along more of the Tandang Sora frontage. Bike parking is not considered an active use and should be located in the interior to allow for such an active use. The interior of the block is an interesting respite from 4th street, and may be a desirable amenity to building occupants. Consider a direct lobby entrance fronting Tandang Sora.
23. **Architecture.** The Planning Department recommends engaging the columns with a raised base (12" 24" high) and that both columns and base be clad with a durable material, such as stone or concrete -- metal is discouraged. The brise-soleil system looks intriguing for its potential to add detail and texture to the façade. The Planning Department would like more details as the design develops.

At this point the design is assumed to be preliminary and the Planning Department will provide further detailed design review on the subsequent submission. UDAT recommends that the project provide high-quality materials and architectural detailing that enhances the character of the neighborhood.

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:

- Transportation Sustainability Fee (TSF) (§411A)
- Jobs-Housing Linkage Fee (§413)
- Child Care In-Lieu Fee for Office or Hotel Projects (§414)
- Eastern Neighborhoods Impact Fees (§423)
- Public Art Fee (§429)

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. A **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the construction of a new building exceeding 75 feet in height and new construction exceeding 25,000 square feet or more.
2. An **Office Development Authorization** from the Planning Commission is required per Planning Code Section 321 for projects constructing between 25,000 and 49,999 square feet of office space.
3. A **Demolition Permit Application** is required to demolish the existing building.
4. A **Building Permit Application** is required for the new construction of the proposed development.

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the PIC at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available from DBI at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATION 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 Large Project Authorization and Office Development 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 South of Market 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 Application, Large Project Authorization or Office Development Authorization, as listed above, must be submitted no later than **November, 3, 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: Preliminary Shadow Fan

cc: 4th Street & Harrison SF, LLC, Property Owner
Daniel Sirois, Current Planning
Michael Li, Environmental Planning
Anne Brask, Citywide Planning and Analysis

Jonas Ionin, Planning Commission Secretary

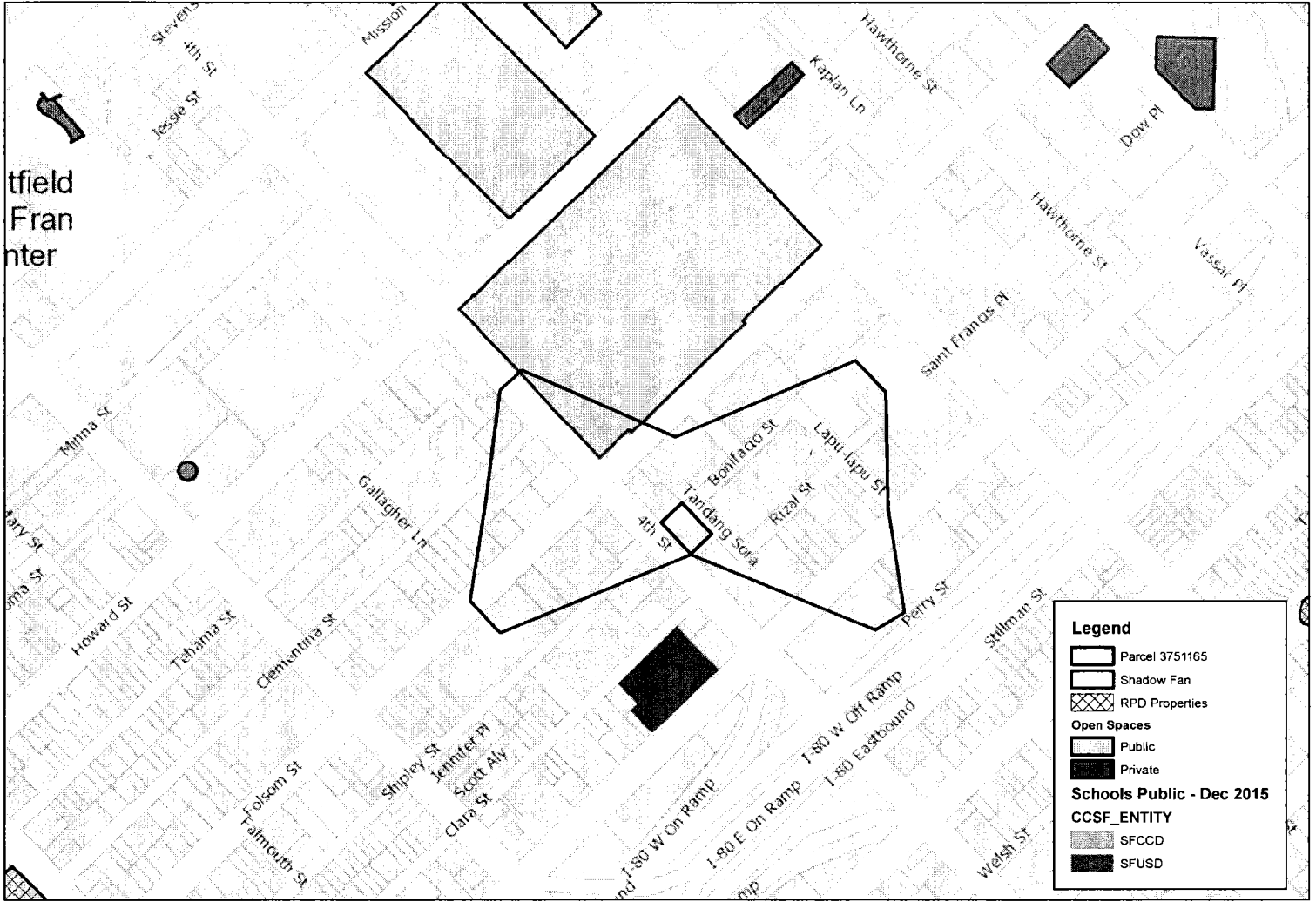
Charles Rivasplata, SFMTA

Jerry Sanguinetti, Public Works

Pauline Perkins, SFPUC

June Weintraub and Jonathan Piakis, DPH

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



Title: 345 4th Street Shadow Fan
 Comments: Shadow generated at height of 95 feet
 Printed: 2 May, 2017

0 300 600 900 1,200 Feet

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