



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 15, 2017
TO: James Reuben, Reuben Junius & Rose, LLP
FROM: Rich Sucre, Planning Department
RE: Case No. 2017-011474PPA for 424 Brannan 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, Doug Vu, at (415) 575-9120 or Doug.Vu@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.


p.p. _____
Rich Sucre, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: December 15, 2017
Case No.: **2017-011474PPA**
Project Address: 424 Brannan Street
Block/Lot: 3776/455
Current Zoning: SLI (SoMa Service - Light Industrial) District
55-X & 65-X District
Current Area Plan: East SoMa Plan (Eastern Neighborhoods)
Proposed Zoning: MUO (Mixed-Use Office) Zoning District
85-X & 55-X Height & Bulk District
Proposed Area Plan: Central SoMa Plan
Project Sponsor: James Reuben, Reuben, Junius & Rose, LLP
(415) 567-9000
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@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 September 7, 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, and federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposed project is to demolish the existing 21,348 sq. ft. surface parking lot and construct an eight-story over basement, up to 85-ft. tall and 105,989 gross sq. ft. mixed use building on the north side of Brannan Street that would include approximately 6,936 sq. ft. of ground floor commercial retail and restaurant uses, and approximately 99,053 sq. ft. of hotel use for 239 guestrooms. Approximately 8,115 sq. ft. of open space for hotel guests would be provided at the sixth through eighth floors of the building, and 5,099 sq. ft. of publicly accessible open space is proposed through a mid-block passage connecting Zoe and Ritch Streets at the northern half of the property. The proposed project is located on an irregularly shaped lot with multiple frontages, including 50-ft. on Brannan Street, 225-ft. on Ritch Street, and 84-ft. on Zoe Street within the East SoMa neighborhood that currently contains light industrial, office, mixed-use and residential uses.

BACKGROUND:

The proposed project is located within the Eastern Neighborhoods Area Plan, which includes the Mission, Showplace Square/Potrero Hill, Central Waterfront and East South of Market (SoMa) neighborhoods, where the project is located. On August 7, 2008, the Planning Commission certified the *Eastern Neighborhoods Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)* through Motion No. 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{1,2} The Eastern Neighborhoods Area Plan and its associated rezoning became effective on December 19, 2008.

The project site also lies within the proposed Central SoMa Plan area, a community planning process initiated in 2011. The *Central Corridor Plan Draft for Public Review*³ was released in April 2013 and an update to that Plan, the *Central SoMa Plan (Draft Plan)* was released in August 2016, with proposed changes to the allowed land uses and building heights in the Plan area, including a strategy for improving the public realm within the Plan area and vicinity. The *Draft Plan* is available for download at <http://centralsoma.sfplanning.org>. The *Central SoMa Plan Draft EIR* was published in December 2016, and the *Draft Plan* with its proposed rezoning are anticipated for consideration before decision-makers for approval in early 2018.

The existing zoning for the project site is SLI (Service Light Industrial), in which tourist hotels are not permitted. However, the proposed zoning for the project site in the *Central SoMa Plan* is Mixed-Use Office (MUO), which would allow a tourist hotel use. The EIR is studying two height alternatives, both of which would reclassify the height and bulk designation for the project site from 55-X & 65-X to 55-X & 85-X, but the proposed 85-ft. tall northern portion of the building would not be consistent with the height alternatives currently being studied in the *Central SoMa Plan EIR*.

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.

³ Please note that the Central SoMa Plan was formerly called the Central Corridor Plan. To avoid ambiguity, this letter uses the current "Central SoMa Plan" when referring to the ongoing planning process, and "Draft Plan" refers to the document published in April 2016 under the name "Central SoMa Plan Draft for Public Review."

Further comments in this PPA are based on the Draft Plan concepts published to date that are contingent upon the approval of the proposed *Central SoMa Plan* rezoning 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* study area, generally bounded by 2nd, 6th, Townsend and Market Streets. The community planning process for this Plan was initiated in 2011, and the *Central Corridor Plan Draft for Public Review*⁴ was released in April 2013. In August 2016, an update to that Plan, titled the *Central SoMa Plan (Draft Plan)* was released with proposed changes to the allowed land uses and building heights in the Plan area, including a strategy for improving the public realm within the Plan area and vicinity. The *Draft Plan* is available for download at <http://centralsoma.sfplanning.org>. The *Central SoMa Plan Draft EIR* was published in December 2016, and the *Draft Plan* with its proposed rezoning are anticipated for consideration before decision-makers for approval in early 2018.

The proposed project appears to be generally consistent with the overarching objectives of the Plan, but does not fully comply with criteria related to usable open space, building bulk, and massing as described in detail below.

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, 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,

⁴ Please note that the *Central SoMa Plan* was formerly called the *Central Corridor Plan*. To avoid ambiguity, this letter uses the current “Central SoMa Plan” when referring to the ongoing planning process, and “Draft Plan” refers to the document published in April 2016 under the name “Central SoMa Plan Draft for Public Review.”

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. **Hotel Use.** The Planning Commission shall consider additional criteria for proposed hotel uses, pursuant to Section 303(g). Please include a statement addressing these additional findings in your entitlement application:
- The impact of the employees of the hotel or motel on the demand in the City for housing, public transit, child-care, and other social services. To the extent relevant, the Commission shall also consider the seasonal and part-time nature of employment in the hotel or motel;
 - The measures that will be taken by the project sponsor to employ residents of San Francisco in order to minimize increased demand for regional transportation; and
 - The market demand for a hotel or motel of the type proposed.

ENVIRONMENTAL REVIEW:

The proposed project requires environmental review in accordance with the California Environmental Quality Act (CEQA). This section identifies the likely environmental review process and additional information and studies necessary to complete environmental review. 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 <http://sf-planning.org/permit-forms-applications-and-fees>. See “Environmental Applications” on page 2 of the current Fee Schedule for a calculation of environmental application fees.⁵ In addition, please see page 4 of the Fee Schedule for monitoring fees applicable to projects that require active monitoring of mitigation measures.

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 the additional information and/or documents requested herein and listed again below:

- Maher Phase I Environmental Site Assessment
- Geotechnical report
- Wind study scope of work
- Comments in transportation section below

5 San Francisco Planning Department. Fee Schedule for Application Fees. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>.

If you have already filed your EEA, you may provide the requested information and documents as supplements to your application. The proposed project may be eligible for one of the following environmental review documents, depending upon the outcome of the proposed Central SoMa Area Plan rezoning.

Community Plan Evaluation

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR.

As discussed above, the proposed project is located within the Central SoMa Plan area. The Central SoMa Plan DEIR was published in December 2016. If the Central SoMa Plan and its proposed rezoning are approved and the proposed project is consistent with the development density identified in the area plan, it would be eligible for a community plan evaluation (CPE). Please note that a CPE is a type of streamlined environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases in project size or intensity after project approval beyond the CPE project description 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.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Central SoMa EIR, and there would be no new significant impacts peculiar to the proposed project or its site. In these situations, all pertinent mitigation measures and CEQA findings from the Central SoMa EIR 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 \$14,910) and (b) the CPE certificate fee (currently \$8,266).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the Central SoMa EIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Central SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,910) and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Central SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,910); (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://sf-planning.org/consultant-sponsor-resources>). 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. Based on a preliminary review of the project as it is proposed in the PPA application, some of these topics would require additional study.

1. **Historic Resources.** The subject property is a vacant lot (parking lot), i.e., lacking any major structure. The property is located within a previously surveyed area and is not located within a historic district. Therefore, the property is not subject to review by the Department's Historic Preservation staff and no additional analysis of historic architectural resources is required.
2. **Archeological Resources.** The Central SoMa Plan DEIR includes *Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment*, which applies to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface, for which no archeological assessment report has been prepared. The project site lies within the Central SoMa/East SoMa plan area and is not located within an archeological sensitive area. However, the proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review, the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. The Central SoMa Plan DEIR includes *Mitigation Measure M-CP-5a: Project-specific Tribal Cultural Resources Assessment*, which applies to projects that require excavation to a depth of five feet or greater below ground surface, and is therefore applicable to the proposed project. Planning Department staff will review the proposed project to determine if it may

cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.

4. **Transportation.** The proposed project would require additional transportation analysis to determine whether the project may result in a significant transportation impact; an official determination will be made subsequent to submittal of the EEA. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Circulation Memorandum. The Circulation Memorandum will assess, among other items, the proposed project's impacts on future streetscape projects. You may be required to pay additional fees for the Memorandum; please contact Virnaliza Byrd at (415) 575-9025 to arrange payment. Once the fees are paid, please contact Lana Russell-Hurd at Lana.Russell@sfgov.org or (415) 575-9047 for a list of three consultants from the pre-qualified Transportation Consultant Pool. Once you have selected your transportation consultant, a transportation planner will be assigned and will direct the scope of the consultant-prepared study. The Department fees for review of a Circulation Memo will be based on staff Time & Materials (T&M), invoiced to the project sponsor upon finalization of the Circulation Memo. The Department will also likely require consultation with SFMTA on future streetscape projects and will notify the sponsor if a SFMTA review fee will need to be collected prior to assignment of a transportation planner.

A Streetscape Plan is required pursuant to Planning Code Section 138.1 and should be submitted prior to the initiation of the transportation analysis so that it may be incorporated into that analysis.

The following information is required to be included in proposed project plans submitted with the EEA for both existing and project conditions, if applicable:

- Dimensions of existing and proposed sidewalks and curb cuts
- Location of bicycle parking (including access to); loading (freight loading, passenger loading, etc.) for each use; compost, recycling, and trash storage (e.g., below-grade); and transformers
- Labels of adjacent and nearby streets and directions of travel for one-way streets
- Clarity regarding size of restaurant use

The following are recommendations to consider for site design:

- The plans should include a passenger loading space along Brannan (south of the proposed bulb-out at Ritch Street, and any ADA-accessible curb ramp) and Ritch streets and one commercial loading space along Zoe Street.
- Locate the transformer within property boundaries, as Public Works typically does not permit new transformer vaults in the public right-of-way

- A written agreement with Recology that clarifies access routes (e.g., Zoe Street) to compost, recycling, and trash storage.

Refer to the Central SoMa Plan Final EIR for the full text of mitigation measures that may apply to the project, including:

- Central SoMa Plan DEIR *Transportation and Circulation Mitigation Measure M-TR-6a: Driveway and Loading Operations Plan (DLOP)*. Prepare a DLOP, and submit the plan for review and approval by the Planning Department and the SFMTA in order to reduce potential conflicts between driveway operations, including loading activities, and pedestrians, bicycles and vehicles, and to maximize reliance of on-site loading spaces to accommodate new loading demand.
 - Central SoMa Plan DEIR *Transportation and Circulation Mitigation Measure M-TR-9: Construction Management Plan and Construction Coordination*. The project sponsor shall develop and, upon review and approval by the SFMTA and Public Works, implement a Construction Management Plan, addressing transportation-related circulation, access, staging and hours of delivery. The Construction Management Plan would disseminate appropriate information to contractors and affected agencies with respect to coordinating construction activities to minimize overall disruption and ensure that overall circulation in the project area is maintained to the extent possible, with particular focus on ensuring transit, pedestrian, and bicycle connectivity. The Construction Management Plan would supplement and expand, rather than modify or supersede, any manual, regulations, or provisions set forth by the SFMTA, Public Works, or other City departments and agencies, and the California Department of Transportation.
5. **Noise.** Central SoMa Plan DEIR includes *Noise Mitigation Measure M-NO-1a: Transportation Demand Management for New Development Projects*: To reduce vehicle noise from the development project, the project sponsor and subsequent property owners shall develop and implement a TDM Plan as part of project approval. The scope and number of TDM measures included in the TDM Plan shall be in accordance with Planning Department's TDM Program Standards for the type of development proposed.

Central SoMa Plan DEIR *Noise Mitigation Measure M-NO-1b: Siting of Noise-Generating Uses*: To reduce potential conflicts between existing sensitive receptors and new noise-generating uses, for new development including Places of Entertainment, or other uses that would potentially generate noise levels substantially in excess of ambient noise (either short-term during the nighttime hours, or as a 24-hour average), the Planning Department shall require the preparation of a noise analysis.

Central SoMa Plan DEIR *Noise Mitigation Measure M-NO-2a: General Construction Noise Control Measures*. To ensure that project noise from construction activities is reduced to the maximum extent feasible, the project sponsor of a development project that is within 100 feet of noise-sensitive receptors shall undertake specific actions to reduce noise.

Central SoMa Plan DEIR *Noise Mitigation Measure M-NO-2b*: Noise and Vibration Control Measures during Pile Driving. For individual projects that require pile driving, a set of site-specific noise attenuation measures shall be prepared under the supervision of a qualified acoustical consultant. These attenuation measures shall be included in construction of the project and shall include as many of the control strategies included in the Central SoMa Plan DEIR, and any other effective strategies, as feasible.

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 construction, measures to reduce construction noise may be required as part of the proposed project. The EEA should provide a construction schedule and indicate whether pile driving or other particularly noisy construction methods are required.

6. **Air Quality.** The project's approximately 99,053 gross sq. ft. of hotel use for 239 rooms and 6,936 sq. ft. of ground floor retail (including a 4,421 square-foot restaurant) use are below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria air pollutants.⁶ 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 are proposed that could cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6.

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. However, if the project would include new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Please provide detailed information related to any proposed stationary sources with the EEA.

Refer to the Central SoMa Plan Final EIR for the full text of mitigation measures that may apply to the project, including:

Central SoMa Plan DEIR *Air Quality Mitigation Measure M-AQ-3a*: Education for Commercial Tenants Concerning Low-VOC Consumer Products.

Central SoMa Plan DEIR *Air Quality Mitigation Measure M-AQ-3b*: Reduce Operational Emissions. Proposed projects that would exceed the criteria air pollutant thresholds in the Area Plan EIR shall

⁶ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

implement the additional measures, as applicable and feasible, to reduce operational criteria air pollutant emissions.

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.⁷ The project sponsor will be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
8. **Wind.** The proposed project would involve construction of a building over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel analysis if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.
9. **Shadow (Section 147).** 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, conservatively assuming an 85-foot-tall building with full lot coverage, would not cast any shade or shadow upon any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission such as South Park under Section 295 discussed below, or any other public open spaces.
10. **Geology.** The project site is located within a seismic hazard zone (liquefaction hazard zone likely underlain by artificial fill), but does not have greater than a 20-percent slope. Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.⁸ 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.

⁷ Refer to <http://sf-planning.org/consultant-sponsor-resources> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

⁸ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>

11. **Hazardous Materials.** The proposed project would include excavation, add new construction, and change the use on a site that has the potential for site contamination, e.g., previous industrial uses, and a past known nearby Leaking Underground Storage Tank (LUST). Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. 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.

12. **Disclosure Report for Developers of Major Projects.** San Francisco Campaign and Governmental Conduct Code Section 3.520 et seq. requires the developer of any project with estimated construction costs exceeding \$1,000,000 to submit a *Disclosure Report for Developers of Major City Projects* if the project requires the issuance of a Community Plan Evaluation (CPE), certification of an Environmental Impact Report (EIR), adoption of a Final Mitigated Negative Declaration, or a project approval by the Planning Commission that adopts CEQA Findings (EIR certification). A residential development project with four or fewer dwelling units is not required to file this report. The first (or initial) report must be filed within 30 days of the date of EIR certification or final environmental determination under CEQA. Please submit a *Disclosure Report for Developers of Major City Projects* directly 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. **Development Controls.** The project would be located in the MUO Zoning District within the proposed 55-X and 85-X Height & Bulk Districts, and the proposed project for a portion of the building to have a height of 85-ft. within the 55-ft. limit would not be permitted. Therefore, the comments below regarding height and bulk controls are preliminary and subject to change under the adopted Central SoMA Area Plan.
2. **Open Space – Non-Residential.** The Central SoMa Area Plan (CSAP) would require this project to provide one foot of privately owned public open space (POPOS) for every 50 gross square feet of retail uses, including a hotel. Your PPA plans identify 5,099 sq. ft. of POPOS, but is not clearly labeled on the ground floor plan. In addition, the open space would be required to comply with certain

design standards such as being open to the sky, open during evenings and weekends, lined by active uses, etc. POPOS in Central SoMa are also required to contain climate appropriate, habitat supportive greening on at least 50% of the surface area. It does not appear the proposed POSOS meet these standards, so please re-design the project to comply and clearly identify the open space on the site or landscaping plan when submitting your entitlement application.

3. **Pedestrian Streetscape Plan.** The Department is working with the SFMTA to coordinate the Better Streets and Central SoMa Plan policies with its Vision Zero and other complete street projects happening throughout the district (i.e., 3rd, 4th, 5th, 6th, Howard, Folsom, Harrison, Bryant, Brannan, and Townsend Streets). This collaboration incorporates pedestrian, bicycle, transit, stormwater management, and greening improvements, as well as passenger and commercial loading, and emergency vehicle access needs. Please see the Department's *Better Streets Plan* and Section 138.1(c) (2) (ii) and *Central SoMa Plan* for the additional elements that may be required as part of the project's streetscape plan. The City's www.sfplantfinder.org tool may be used to identify tree and planting species that meet City standards while supporting biodiversity.
4. **Ground Floor Frontages.** At this stage the architecture is preliminary and the Department will provide more detailed feedback on subsequent submissions with detailed elevations to ensure the project meets the ground floor frontage requirements under Section 145.1.
5. **Bicycle Parking.** Based upon the currently proposed program, the project would require at least eight Class 1 and three Class 2 bicycle parking spaces that meet the location, dimension and accessibility criteria pursuant to Sections 155.1 and 155.2. Please identify these spaces in your entitlement application plans.
6. **Horizontal Mass.** It does not appear that the proposed project meets the criteria under Section 270.1 for horizontal mass, which requires a mass reduction or break that meets specific dimensional criteria. Please ensure the project meets these requirements in your entitlement application plans.
7. **Mid-Block Alley.** It appears the proposed mid-block alley does not meet the design and performance standards under Section 270.2(e), particularly that 60 percent of the area of the alley or pathway shall be open to the sky. Please ensure the mid-block alley meets this and all other applicable provisions in your entitlement application plans.
8. **Good Neighbor Policies.** Please be advised the property is subject to the operating conditions for eating and drinking and/or nighttime entertainment uses under Sections 803.5 and 202.
9. **Shadow Analysis.** Section 295 requires that a shadow analysis be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project would not cast new shadows on San Francisco Recreation and Park properties. Therefore, no additional analysis would be required.
10. **Transportation Demand Management (TDM) Program.** The TDM Program was adopted by the Board of Supervisors in February 2017, and took effect on March 19, 2017. The proposed project

includes 99,053 sq. ft. of hotel use and thus is subject to the TDM Program. Based on the proposed zero parking spaces associated with the hotel, the project will be required to meet or exceed a target score of 13 ([TDM tool](#)) points for land use category B.

Please note that if the first Development Application – as defined in Planning Code Section 401 – is submitted by December 31, 2017, then the project will only be required to meet 75% of its target score. The Draft TDM Plan submitted does not appear to be in compliance with the current requirements of the TDM Program because the project has a total of 12 points. However, please be aware that additional review of the selected TDM Plan may be needed, and that revisions to the project may result in the need to revise the project's TDM Plan as well.

11. **Noise Regulations Relating to Uses Near Places of Entertainment.** Pursuant to Section 314, a new hotel use within 300 feet of a Place of Entertainment (POE) must go through an Entertainment Commission outreach process ([Ordinance Number 070-015](#)), and may be required to record a Notice of Special Restrictions (NSR) on the site. The project site is located within 300 feet of an existing POE doing business as Zeke's Diamond Bar at 600 3rd Street, and 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://sfgov.org/entertainment/contact-us> for additional information regarding the outreach process.

12. **Filipino Cultural Heritage District.** The project site falls within the Filipino Cultural Heritage District. The SoMa Pilipinas community collaborates with various City departments, including the Planning Department, to develop a strategy and implementation plan to preserve and further develop the 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. The project applicant is encouraged to reach out to the SoMa Pilipinas community to discuss the project and possible opportunities to incorporate the mission of the Heritage District into the project.
13. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
50 Van Ness Avenue, San Francisco, CA 94102

(415) 581-2303

14. **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.
15. **Recycled Water.** This project is located in San Francisco's designated recycled water use area and will be 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.
16. **Non-Potable Water Reuse.** All new buildings less than 250,000 gross square feet of floor area and at least 40,000 square feet must prepare water budget calculations assessing the amount of available rainwater, graywater, and foundation drainage, and the demands for toilet and urinal flushing and irrigation. 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.
17. **Sustainability and Green Building.** The San Francisco Green Building Code (GBC) was updated in January 2017 to reflect California Title 24 amendments as well as new City requirements that support San Francisco's climate goals and others. Per the GBC, this project must be certified LEED Gold. 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 includes maximum water and energy efficiency, renewable energy generation, living roofs and walls, non-potable water reuse, toxic-free environments, sustainable materials (local, renewable, recycled), and other innovative strategies for improving the City's environment. The City also encourages zero-carbon development supported by strategies such as all-electric buildings 100% green (GHG-free) power purchases, passive design (optimal massing, glazing, daylighting, natural ventilation, and operable shading), and district-scale energy. New development in the Central SoMa Plan area is also required to use 100% greenhouse-gas-free electricity. This requirement is met through energy efficiency strategies, maximum renewable energy generation, and green power purchases for the balance.

18. **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.
19. **Interdepartmental Project Review.** This meeting is required for all proposed new construction eight stories or more in height, and/or in seismic hazard zones. The proposed project meets both criteria, and the application which includes instructions is available at <http://sf-planning.org/permit-forms-applications-and-fees> listed under "I" for Interdepartmental Project Review Meeting Application.

PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design, Massing and Open Space.** The Central SoMa Plan includes the apparent mass reduction (AMR) requirement. This results in a requirement for a 100% AMR along Ritch Street and a 10' setback at 1.25x the width of the street along Zoe Street. The proposed 10' setback from the ground level and 15' setback for the lower portion of the building for the majority of the frontage disrupts the prevailing street wall; please provide a more continuous façade that aligns with the adjacent structures on both Ritch and Zoe Streets up to a height that is the same dimension as the width of the street.
2. **Street Frontage.** Pull the ground floor closer to the street frontage or be more episodic or volumetric in providing setbacks for openings or seating that provide rhythm and pattern to the ground floor pedestrian experience. Relatively inactive spaces such as offices and meeting rooms abut

approximately 50% of the mid-block passage. Consider means of animating and activating the mid-block passage with landscaping, seating, and art installations to ensure this is an attractive and amenitized place.

3. **Architecture.** At this point the architecture is preliminary and the Department will provide more detailed feedback on subsequent submissions. Please review the Central SoMa Area Plan Guide to Urban Design (<http://sf-planning.org/central-soma-plan>) for general direction on contextual architecture, programming, and material concepts and the draft Urban Design Guidelines (<http://sf-planning.org/urban-design-guidelines>) for which are anticipated to apply after the Central SoMa plan is adopted.

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. Jobs-Housing Linkage Fee (§413)
3. Child Care In-Lieu Fee for Office or Hotel Projects (§414)
4. Market & Octavia Affordable Housing Fee (§416)
5. Eastern Neighborhoods Impact Fees (§423)
6. Public Art (§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. **Conditional Use Authorization** from the Planning Commission is required under Sections 121.6 and 303 for the establishment of a single retail use in excess of 50,000 gross square feet, including hotels, in any zoning district.
2. **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet.

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

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at <http://sf-planning.org/permit-forms-applications-and-fees>. 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 <http://sf-planning.org/permit-forms-applications-and-fees> listed under “N” for Neighborhood Notification Pre-Application Meeting. The registered neighborhood group and organizations mailing list is available online at <http://sf-planning.org/department-publications> listed under “N”.
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Large Project and Conditional Use Authorizations. 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.

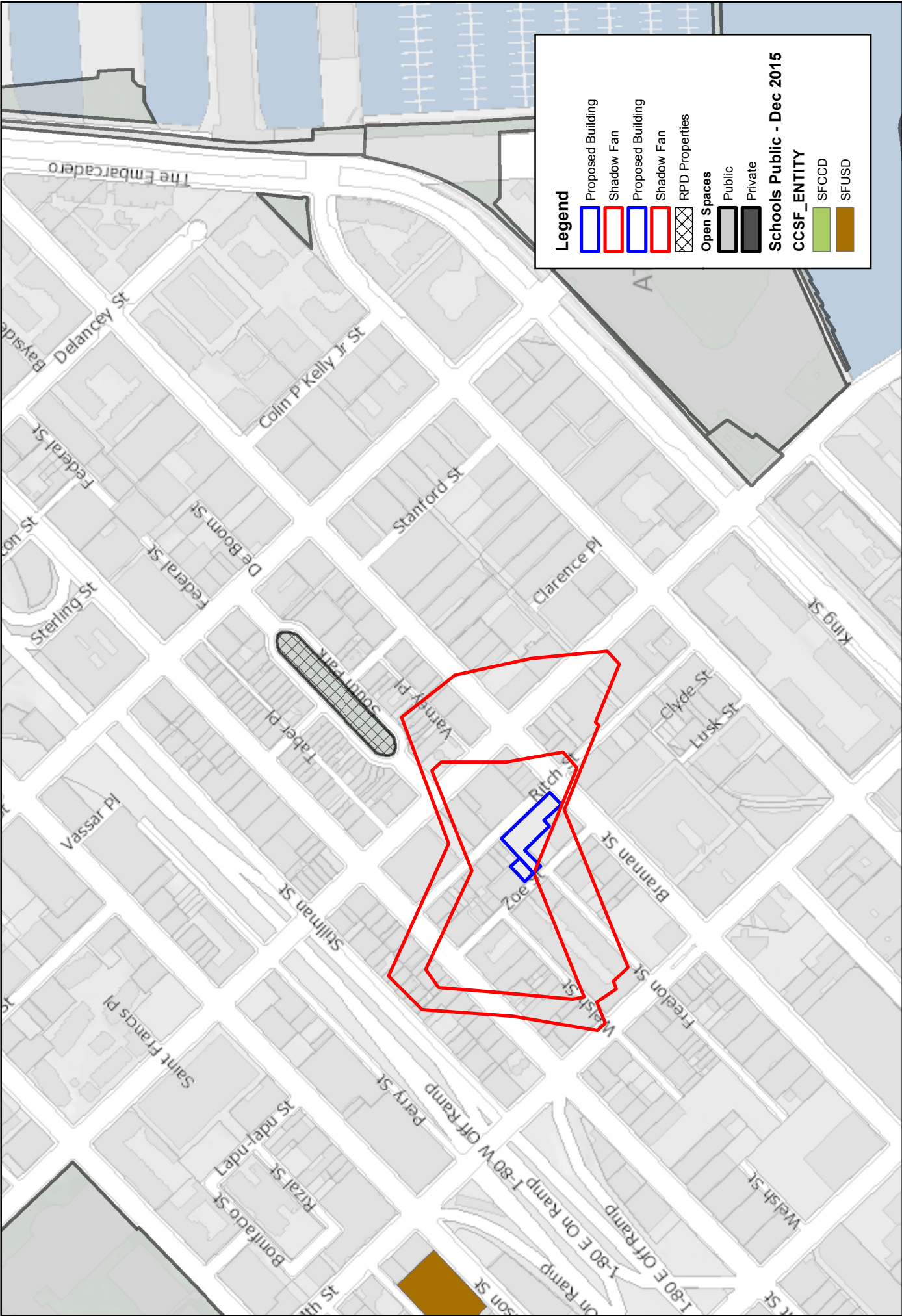
PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Large Project or Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **June 17, 2019**. Otherwise, this determination is considered expired and a new

Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Preliminary Shadow Fan
 Neighborhood Group Mailing List
 Flood Notification: Planning Bulletin
 SFPUC Recycled Water Information Sheet

cc: Stephen Barbieri, Douglas G. Lynn Trust
 Colin Clarke, Environmental Planning
 David Winslow, Design Review
 Lisa Fisher, Citywide Planning and Analysis
 Jonas Ionin, Planning Commission Secretary
 Charles Rivasplata, SFMTA
 Jerry Sanguinetti, Public Works
 Pauline Perkins, SFPUC
 Planning Department Webmaster (planning.webmaster@sfgov.org)



Title: 424 Brannan Street - Proposed 65'-85' Hotel

Comments: 2017-011474PPA

Printed: 14 December, 2017



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FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103		0 acabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Crocker Amazon, Excelsior, Mission, Ocean View, Outer Mission, South of Market
Carolyn Corinne Eric	Diamond Woods Lopez	Executive Director	Market Street Association	870 Market Street, Suite 456	San Francisco	CA	94102	415-362-2500	msadv@pacbell.net	South of Market
		President	0 Mission Creek Harbor Association	300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	cornnewoods@cs.com	Potrero Hill, South of Market
			SoMaBend Neighborhood Association	P.O. Box 410805	San Francisco	CA	94141	415-669-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ethan Gerald	Hough	Secretary	One Ecker Owners Association	16 Jessie Street Unit 301	San Francisco	CA	94105	415-347-3169	ethanhough@gmail.com	Financial District, South of Market
		President	Hallam Street Homeowners Association	1 Brush Place	San Francisco	CA	94103	415-626-6650	wolfigk@earthlink.net	South of Market
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	jane.kim@sfgov.org; April.ang@sfgov.org; Ivy.Lee@sfgov.org;	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Janet Jason	Carpinelli Henderson	Board President	Dogpatch Neighborhood Association	934 Minnesota Street	San Francisco	CA	94107	415-282-5516	barbara.lopez@sfgov.org	Potrero Hill, South of Market
		Vice Chairman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	ic@carpinelli.com	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jaime Katy	Whitaker Liddell	Administrator	SOMA Leadership Council	201 Harrison Street Apt. 229	San Francisco	CA	94105	415-935-5810	jhendrs@sbcglobal.net	Mission, South of Market
		President	South Beach/Rincon/ Mission Bay Neighborhood Association	403 Main Street #813	San Francisco	CA	94105	415-412-2207	somajournal@yahoo.com	South of Market
Kaye Keith	Griffin Goldstein	Director	LMNOP Neighbors	1047 Minna Street	San Francisco	CA	94103	415-724-1953	LMNOP@yak.net	South of Market
			0 Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		0 keith@everestsf.com	Mission, Potrero Hill, South of Market
Laura	Magnani		0 American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-565-0201	stoffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	-	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Patsy	Tilo	Executive Director	Samoan Development Centre	2055 Sunnydale Avenue #100	San Francisco	CA	94134-2611		0	0 Bayview, South of Market
Reed Rodney	Bernett Minott	President	Rincon Hill Residents Association	75 Folsom Street #1800	San Francisco	CA	94105	415-682-7871	rbennett@sbcglobal.net	South of Market
Sonia Ted	Kos Olsson	Community Advocate	Potrero Hill Neighbors/Save the Hill TODCO Impact Group	1206 Mariposa Street	San Francisco	CA	94107	415-553-5969	rodmnott@hotmail.com	Potrero Hill, South of Market
		Chair	TJFA CAC	230 Fourth Street	San Francisco	CA	94103	415-426-6819	sonja@todco.org	South of Market
Nadia	Sesay	Interim Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olssonst@yahoo.com	Financial District, South of Market
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	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
York	Loo	Co-Founder	0 York Realty	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
Dyan	Ruiz	Development Specialist - Mission Bay	People Power Media	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market
Michelle	De Guzman		Office of Community Investment and Infrastructure, City and County of San Francisco	366 10th Ave	San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Gail	Baugh	President	Hayes Valley Neighborhood Association	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 michelle.deguzman@sfgov.org	South of Market
Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalley.sf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
David	Lal	Executive Director	SF CityWide	350 Golden Gate Ave, Suite A	San Francisco	CA	94102	415-552-3242	info@ahastf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, South of Market, Western Addition
Ramon	Quintero	Community Planner	Tenderloin Neighborhood Development Corporation	142 S. Van Ness Ave	San Francisco	CA	94103	415-735-4609	info@sfcitywide.org	Downtown/Civic Center, Financial District, South of Market, Treasure Island
Marc	Salomon	Land Use and Transportation Committee Member	NEMNA - Northeast Mission Neighborhood Association	149 Taylor Street	San Francisco	CA	94102	415-358-3900	quintero@trndc.org	Downtown/Civic Center, South of Market
Sue	Hestor	Attorney	San Franciscans for Reasonable Growth (SFRG)	P.O. Box 410244	San Francisco	CA	94141	415-699-7201	nemma-notifications@gmail.com	Mission, South of Market
				870 Market Street #1128	San Francisco	CA	94102	415-362-2778	hestor@earthlink.net	Chinatown, Downtown/Civic Center, Financial District, Mission, Nob Hill, North Beach, Russian Hill, South of Market, Western Addition



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DIRECTOR **BULLETIN NO. 4**

Review of Projects in Identified Areas Prone to Flooding

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

Date:
APRIL 2007

Reprinted:
OCTOBER 2009

References:
Administrative Code Section 2A.280-2A.285

Formerly known as: Planning Department Bulletin



<http://www.flickr.com/photos/zendritic/4033274159/in/set-72157622637040492/>

PURPOSE:

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

BACKGROUND:

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

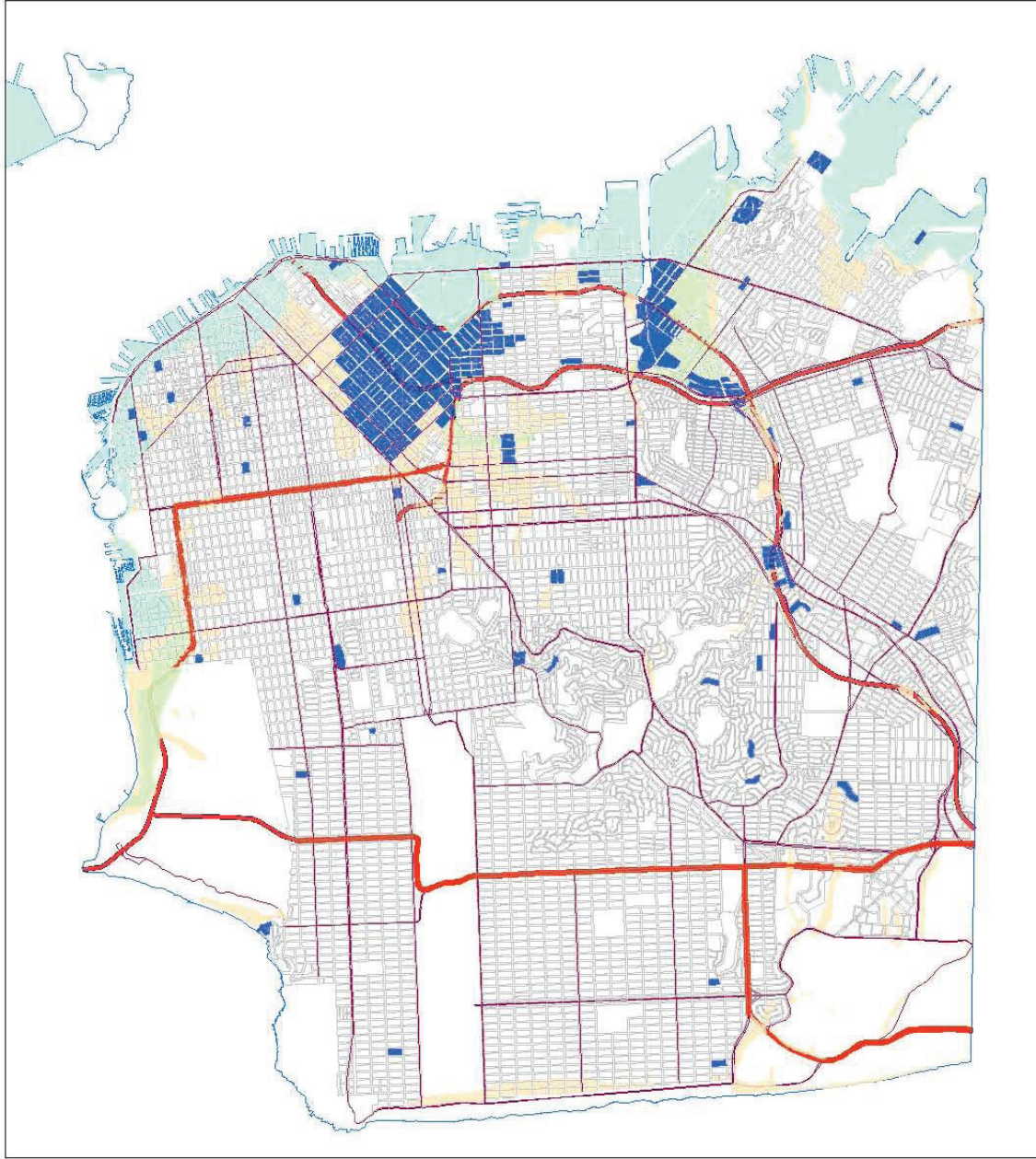
PERMIT APPLICATION PROCESS:

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

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



San Francisco Public Utilities Commission Blocks of Interest





**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



Recycled Water

A Reliable And Sustainable Supply

What is Recycled Water?

Recycled water is highly-treated wastewater that has been purified through multiple levels of treatment to meet stringent quality and safety standards set by the California Department of Public Health.

Recycled water is being safely and successfully used in California and across the U.S. to irrigate parks, playgrounds, soccer fields, wildlife habitat, and other landscaping. It is also used for toilet flushing, fire suppression, and in some cities, for industrial processing.

Why Recycled Water?

San Francisco and the entire state of California will continue to face water shortages. Developing recycled water in San Francisco provides a drought-resistant and sustainable water source for non-drinking uses. Using recycled water for irrigation and other non-drinking purposes allows us to dedicate our potable supplies for drinking water needs.

How is Recycled Water Produced?

Recycled water is wastewater that has been treated and cleaned so that it can be used safely for a variety of uses. Treatment typically consists of filtration to remove solids, some bacteria, and other pollutants. Disinfection destroys any remaining bacteria and viruses, using chemicals (such as chlorine) or non-chemical methods like ultraviolet (UV) light.

How would recycled water be used in San Francisco?

In San Francisco, recycled water would be used for non-drinking purposes including irrigation of parks, medians, and other landscaped areas, toilet flushing, industrial processing and cooling, and in decorative fountains.



Toilets



Fountains



Cooling Towers



Irrigation

With 2.6 million customers relying on our water system, we are working to conserve our great Hetch Hetchy drinking water supply and develop alternative water supplies to serve our needs.



Groundwater



Conservation



Recycled Water



Graywater



Desalination



Rainwater Harvesting

In San Francisco, we are diversifying our local water supply with groundwater and recycled water sources.

We are also asking you, our customers, to support these efforts by conserving water and investing in rainwater harvesting or graywater systems at your home or business.

Our combined efforts today will allow us to reliably serve you and the coming generations.

Safety Standards:

All recycled water produced and used in California must meet the standards defined in Title 22 of the California Code of Regulations.

Eastside Recycled Water Project

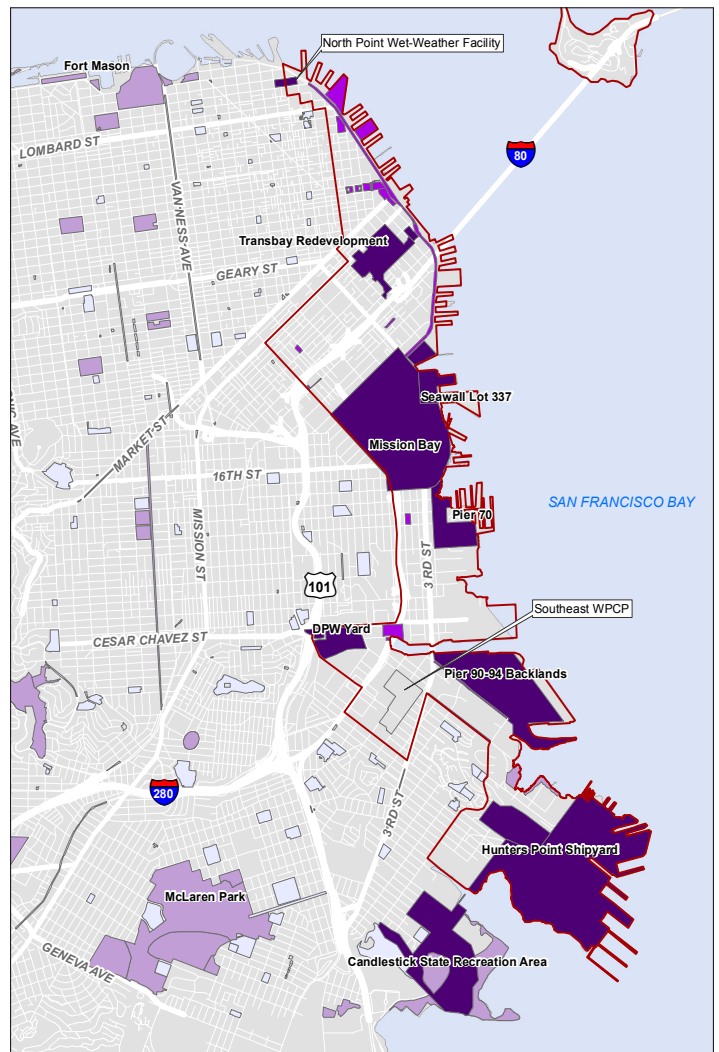
On the east side of San Francisco, we are aiming to save about 2 million gallons per day (mgd) of drinking water that would otherwise be used for non-drinking purposes. Our proposed Eastside Recycled Water Project would deliver high quality recycled water to a variety of customers on the east side of the City for non-drinking uses such as irrigation and toilet flushing.



Mission Bay



McLaren Park



Recycled water could be used by a variety of customers (shown in purple) for irrigation, toilet flushing and other non-drinking uses.

Follow the discussion on our blog:
sfwater.org/localwater

For further information, email:
recycledwater@sfwater.org

如果您需要中文或者西班牙文翻譯或者協助的話、請致電：(415) 554-3289。

Si necesita una traducción o asistencia en Español, llame (415) 554-3289.

Other Projects in San Francisco Westside Recycled Water Project

On the west side of San Francisco, we are proposing the construction of a new recycled water treatment facility at our Oceanside Pollution Control Plant, along with distribution pumping, storage, and pipelines. This project would provide water for irrigation of Golden Gate Park, Lincoln Park Golf Course, and the Presidio Golf Course. It would also provide water for the ornamental lakes in Golden Gate Park, and for toilet flushing at the California Academy of Sciences. This project is currently in design.

Harding Park Recycled Water Project

In October 2012, we will be delivering recycled water to San Francisco's Harding Park and Fleming Park golf courses. Recycled water will be produced by Daly City and used to irrigate 163-acres of public golf course greens.