



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 13, 2017
TO: Albert Costa, Costa Brown Architecture, Inc.
FROM: Debra Dwyer, Planning Department
RE: PPA Case No. 2017-011893PPA for 245-259 Hyde Street

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

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415.558.6378

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Jennifer McKellar, at (415) 575-8754 or jennifer.mckellar@sfgov.org to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script that reads "Debra Dwyer".

Debra Dwyer, Principal Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: December 13, 2017
Case No.: **2017-011893PPA**
Project Address: 245-259 Hyde Street
Block/Lot: 0336/020
Zoning: RC-4 (Residential-Commercial, High Density)
80-T Height and Bulk District
North of Market Residential Special Use District
Fringe Financial Services Restricted Use District
Project Sponsor: Albert Costa, Costa Brown Architecture, Inc.
415-986-0101
Staff Contact: Jennifer McKellar, 415-575-8758
jennifer.mckellar@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 14, 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 project site is at the southwest corner of Hyde Street and Eddy Street, with frontage on both streets. The proposal is to internally demolish 32,912 gross square feet on 2 floors of 2 conjoined buildings measuring approximately 16,500 square feet, and construct an 8-story, 80-foot-tall mixed use building. Building facades along Hyde Street and Eddy Street would be preserved. The existing buildings on the 18,906 square foot lot were constructed in 1930. The proposed new building would include

approximately 97,000 square feet of residential units on 7 floors with 94 units, 16,456 square feet of commercial, ground floor space along Hyde Street and Eddy Street, and 14 vehicle parking spaces in a subsurface garage. Class 1 bicycle parking would be provided in the garage, and Class 2 parking would be provided on the adjoining sidewalk. The project would include excavation of 226,875 cubic yards to a depth of 12 feet.

PRELIMINARY PROJECT COMMENTS:

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

- 1. Site Design, Open Space and Massing.** The Planning Department generally supports the intent of the project as it would provide needed housing. However, the project is located in the North of Market Residential Special Use District which was established to protect and enhance important housing resources and preserve buildings of architectural and historic importance. As mentioned below under item 1. Historic Resources in the “Environmental Review” section, the project is subject to review by the Department’s Historic Preservation staff since it involves a major alteration or tantamount to demolition of two contributors to the Uptown Tenderloin National Register Historic District. The findings of such analysis may affect the project’s massing. Further, please refer to the preliminary design comments regarding any necessary setbacks in response to the predominant street wall on the subject block.
- 2. North of Market Residential 1 Special Use District.** The subject property falls within the North of Market Residential Special Use District, created to protect and enhance important housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock, preserve buildings of architectural and historic importance, preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not primarily intended for customers who are residents of the area. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read more of the Special Use District and its controls, which can be viewed at:
[http://library.amlegal.com/nxt/gateway.dll/California/planning/article2usedistricts?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_249.5](http://library.amlegal.com/nxt/gateway.dll/California/planning/article2usedistricts?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_249.5).
- 3. Inclusionary Housing.** Note that inclusionary housing requirements in the North of Market Special Use District are different from other areas in the City. Please see the Inclusionary Housing section below.

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.¹ 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:

- Project plans should follow the instructions in the environmental evaluation application in terms of the content and level of detail provided as clarified below.
- Provide representative plans for the proposed residential floors.
- Provide a proposed Ground Floor Plan/site plan, including building entrances and other points of entry as well as transportation elements such as class 2 bicycle parking spaces.
- Provide information on the type of retail tenant anticipated, if available.
- Show one-way streets on project plans.
- Specify loading facilities for commercial and passenger, on- and off-street loading activities.
- Specify the dimensions of existing and proposed sidewalk widths, curb cuts, and parking spaces.
- Provide detailed information, including sections, proposed soils-disturbing activities, such as grading, installation of foundations, soils improvement, and site remediation.
- Provide detailed information related to construction phasing and duration of each phase as part of the EEA (model construction schedule attached). Indicate whether pile driving or other particularly noisy construction methods are required. A detailed equipment list may be needed.
- Provide detailed information related to any proposed stationary sources of emissions that would be used in the operation of the project, such as diesel generators or boilers.
- Describe rooftop operations equipment in terms of decibels generated and any structural plans to buffer the noise generated by the equipment.
- Provide consultant-prepared geotechnical study with boring logs.
- Provide a Phase I Environmental Site Assessment that meets the requirements of Health Code Section 22.A.6.

¹ San Francisco Planning Department. Fee Schedule for Application Fees. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>.

- Provide evidence of submission of [Maher Ordinance application](#) to the Department of Public Health.

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

Environmental Review Document

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project could be eligible for a Class 32 infill development categorical exemption under CEQA Guidelines Section 15332. If a Class 32 exemption is deemed to be appropriate, Environmental Planning staff will prepare a certificate of exemption.

If it were to be determined that the project could result in a significant environmental impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Chelsea Fordham at (415) 575-9071 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://sf-planning.org/environmental-review-process>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (<http://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 project proposes a major alteration or tantamount to demolition of two contributors to the Uptown Tenderloin National Register Historic District; therefore, the proposed project is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The HRE scope will require an individual evaluation of the subject buildings. In addition, new information from the LGBTQ Historic Context Statement has surfaced that requires the property to be evaluated individually within this context. The HRE scope may require a project analysis if requested by the Planning Department. The qualified professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Pilar LaValley, Senior Preservation Planner, via email (pilar.lavalley@sfgov.org) for a list of three consultants from which to choose. The selected consultant must scope the HRE in consultation with Department Historic

Preservation staff. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete HRE is received.

2. **Archeological Resources.** The proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and provide any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.
4. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA.

[A Streetscape Plan](#) is required pursuant to [Planning Code Section 138.1](#) and should be submitted with the entitlement application so that proposed elements may be incorporated into the project description for environmental analysis.

The proposed project is located on a high injury corridor as mapped by [Vision Zero](#).² Planning staff have reviewed the proposed site plans and offer the following recommendations, some of which address the safety of persons walking and bicycling to and from the project site and vicinity.

Transportation Recommendations:

- Please review the safety tab on the San Francisco Transportation Information Map (www.sftransportationmap.org), and consider safety improvements as part of the site plan.

Transportation requirements to be submitted with the EEA:

- Include dimensions of existing and proposed sidewalks on plans.
- Include dimensions of existing and proposed (added or removed) curb cuts on plans.
- In sub-surface level plans, show vehicle and Class 1 bicycle parking spaces.
- Provide site plan with Class 2 bicycle parking spaces.
- Provide plans for existing and proposed ground floor and parking level.
- Clarify location of commercial loading required by Planning Code on plans.
- Indicate how project meets Better Streets Plan requirements.
- Identify the type of tenant proposed on the commercial ground floor in project description.
- Provide a [Streetscape Plan](#) pursuant to [Planning Code Section 138.1](#). Plan should be submitted with the entitlement application so that proposed elements may be incorporated into the environmental analysis.

5. Noise.*Construction Noise*

Construction noise is subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during 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.

Operations Noise

The project site is on a corridor that currently has traffic noise levels above 70 Ldn.³ Operation of the proposed project's HVAC equipment, generators or other equipment may generate noise that could result in a substantial permanent increase in ambient noise levels.

The proposed project may require a noise study that includes at a minimum: measurements of the existing noise environment, discussion of applicable noise regulations, analysis of the project's noise effects and the ability of noise sources to meet applicable noise standards. The noise study would be conducted by a qualified acoustical consultant who shall prepare a noise study scope of work for

² This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

³ Ldn: Day-night equivalent level A-weighted, Leq. Sound Level, measured over the 24 hour period, with a 10 dB penalty added to the levels between 23.00 and 07.00 hours.

approval by the assigned environmental coordinator prior to conducting the study. Include in the EEA detailed description of equipment that would be used in the operation of the project.

6. **Air Quality.** The proposed project includes 94 dwelling units and 16,456 square feet of commercial, ground floor space, which are below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.⁴ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, the volume of excavation required may require such analysis and this will be determined as part of the EEA.

In addition, project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6.

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 and modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the project site is not within an Air Pollutant Exposure Zone, no additional measures or analysis related to local health risks are anticipated. 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.

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](#).⁵ The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
8. **Wind.** The proposed project would involve construction of a building approximately 80 feet in height with 7-foot tall parapet and other rooftop elements. A consultant-prepared wind analysis memorandum to address the potential for the proposed project to cause hazardous winds at ground

⁴ BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.

⁵ Refer to <http://sf-planning.org/consultant-sponsor-resources> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

level would likely be required for the purpose of CEQA. If the project description changes, or it is determined to involve construction of a building over 80 feet in height, a wind tunnel analysis may be needed. The consultant would 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.** 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 could cast shadows on Turk and Hyde Mini Park. The proposed project is subject to Planning Code Section 295. For more information, see “Preliminary Planning Code and Procedural Requirements” below. The project sponsor is therefore required to hire a qualified consultant to prepare a detailed shadow study. The consultant must submit a Shadow Study Application, which can be found on the Planning Department’s website (<http://sf-planning.org/permit-forms-applications-and-fees>). A separate fee is required. The consultant must also prepare a proposed scope of work for review and approval by Environmental Planning staff prior to preparing the analysis.
10. **Geology.** The project site is not located within a seismic hazard zone (for landslide or liquefaction hazard). However, 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 preliminary geotechnical study prepared by a qualified consultant with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site’s subsurface geological conditions.
11. **Hazardous Materials.**

Hazardous Substances in Soils

The proposed project would include excavation of more than 50 cubic yards of soil, and 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.

Hazardous Building Materials

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 and polychlorinated biphenyls (PCBs) may be found in the existing building. In October 2004 Acumen Industrial Hygiene Inc.⁶ surveyed the existing buildings for asbestos-containing building materials (ACBM), lead paint, PCBs and other hazardous building materials. Multiple bulk samples were collected and analyzed, and the survey identified hazardous building materials in various parts of the buildings.

Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint and PCBs.

12. **Naturally Occurring Asbestos.** Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site is not underlain by serpentine rock.⁷ Construction Dust Control San Francisco Health Code Article 22 requires, for construction projects within 1,000 feet of sensitive receptors (residence, school, childcare center, hospital or other health-care facility or group-living quarters), preparation of a site-specific dust control plan. That plan must include a number of equivalent measures to minimize visible dust. These measures contain all the dust control measures presented in the BAAQMD CEQA Guidelines; however the San Francisco Health Code requirements increase the watering frequency as well as adding monitoring, recordkeeping, third-party verification, and community outreach requirements not found in the BAAQMD guidelines.

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. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. However, because this project is located in the North of Market Residential Special Use District, the rear yard requirement may be substituted with an equivalent amount of open space situated anywhere on the side, provided that the Zoning Administrator determines that all of the following criteria are met:
 - a. The substituted open space in the proposed new or expanding structure will improve the access of light, air and views from existing abutting properties; and
 - b. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties.
2. **Setback requirement.** In order to maintain the continuity of the prevailing streetwall along a street or alley, a setback requirement may be imposed as a condition of approval of an application for conditional use authorization for a building in excess of 50 feet in height, as required by Section [253](#)

⁶ Acumen Industrial Hygiene, Inc., Letter Report – Asbestos, Lead and PCB Investigation, Hyde Street and Eddy Street (San Francisco, CA), October 7, 2004. This document is part of the Project File 2005.0762E and available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco.

⁷ Planning Department, GIS Layer, “Areas Affected by Serpentine Rocks.” Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

of this Code. If the applicant can demonstrate that the prevailing streetwall height on the block on which the proposed project is located, as established by existing cornice lines, is in excess of 50 feet, then the Commission may impose a maximum setback of up to 20 feet applicable to the portion of the building which exceeds the established prevailing streetwall height; provided, however, that if the applicant demonstrates that the prevailing streetwall height is in excess of 68 feet, the maximum setback requirement which may be imposed is 16 feet. If the applicant can demonstrate that a building without a setback would not disrupt the continuity of the prevailing streetwall along the street, then the Planning Commission may grant approval of the conditional use authorization without imposing a setback requirement as a condition thereof.

3. **Open Space – Residential.** Section 135 requires 36 square feet of private or 48 square feet of common open space for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). While total square feet of open space provided as indicated on the Project Summary Table on Page 4 of the Preliminary Project Application may nominally meet open space requirements, it is unclear whether or not the balconies proposed for this project meet the minimum six foot dimension to qualify as a code-complying private open space. Please submit detailed, dimensioned plans with your development application submittal to determine whether or not the project meets open space requirements as proposed or if a variance is required.
4. **Dwelling Unit Exposure.** Section 140 requires that each dwelling unit have at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a street right-of-way, code-complying rear yard, or an appropriately-sized courtyard. The proposed rear yard is not code-complying and does not provide a large enough courtyard to meet the exposure requirement for those units that only have windows fronting the rear yard area. Therefore, the proposed project requires revision to meet the minimum exposure requirement.
5. **Height.** Section 260 allows certain features to be exempt from height calculations, including parapet up to four feet in height. The seven-foot tall parapet is not code-compliant and a variance may not be sought for height. Please revise the project so that a code-compliant parapet is proposed. Please also note that any mechanical equipment, appurtenances, elevator, stair and mechanical penthouses (or other features listed in Planning Code Section 260 (b)(1) located within the first 10 feet of depth of the building, as measured from the front wall of the building) shall not exceed 20 percent of the horizontal area of the roof in the first 10 feet of depth. As an alternative, the sum of the horizontal areas of all features listed in code section 260 (b)(1) may be equal to, but not exceed, 20 percent of the horizontal area permitted for buildings and structures under any bulk limitations in Section 270 of the Code applicable to the subject property. Further, any such sum of 20 percent heretofore described may be increased to 30 percent by unroofed screening designed either to obscure the features listed under (A) and (B) below or to provide a more balanced and graceful silhouette for the top of the building or structure.

Although the property's zoning permits heights up to 80-feet, a Conditional Use Authorization is required since the project proposes a structure exceeding a height of 50-feet, and the property is located in an RC-4 (Residential-Commercial, High Density) Zoning District.

6. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project may cast new shadow on the Turk and Hyde Mini Park. 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 the Turk and Hyde Mini Park pursuant to Section 295. If this detailed shadow analysis finds that the project would cast shadow on the Turk and Hyde Mini Park, the sponsor should explore sculpting of portions of the project to avoid casting new shadows on the park. Please see also item 9 under the Environmental Review section of this letter.
7. **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 includes 94 dwelling units occupying approximately 98,000 gross square feet and proposes approximately 16,456 square feet of retail space, and thus is subject to the TDM Program. Based on the proposed 14 parking spaces, assumed to be associated with the residential use, the project will be required to meet or exceed a target score of 9 points (75% of the total required points) for land use category C, the residential use. If accessory parking spaces are proposed for the retail use, the project would be required to meet a target score for land use category A, the retail use as well.

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 appears to be in general compliance with the current requirements of the TDM Program. 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.

8. **Streetscape Plan – Better Streets Plan Compliance.** Pedestrian and streetscape improvements consistent with the Better Streets Plan are required if your project meets the conditions delineated in Planning Code Section 138.1. Projects that trigger Section 138.1 will be reviewed by the Department's Streetscape Design Advisory Team (SDAT). SDAT is an interagency group that includes representatives from the Planning Department, Department of Public Works and the Municipal Transportation Agency that provides design guidance on private developments that impact the public right-of-way.

Based on the plans submitted with the PPA application, the project the project would be required to submit a Streetscape Plan in compliance with Planning Code Section 138.1. The streetscape plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. However, the streetscape plan should be submitted during the environmental review so that the elements proposed may be incorporated into that analysis. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, curb radii, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets

Plan and Section 138.1(c) (2) (ii) for the additional elements that may be required as part of the project's streetscape plan.

9. **Street Frontages.** Pursuant to Section 145(c) (2), no more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to vehicular access. It is unclear how much frontage is devoted to off-street parking / loading access; however, if the vehicular access amounts to more than 20 feet per street frontage, a Variance from Planning Code Section 145(c) (2) is required.
10. **Bicycle Parking (Class I).** Planning Code Section 155 requires this project to provide at least 96 Class I (94 for residential use, 2 for retail use) bicycle parking spaces. All bicycle parking spaces shall meet standards identified in Section 155.1(b) of the Planning Code found here: [http://library.amlegal.com/nxt/gateway.dll/California/planning/article15off-streetparkingandloading?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=ID_155.1](http://library.amlegal.com/nxt/gateway.dll/California/planning/article15off-streetparkingandloading?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=ID_155.1) Note that meeting bicycle parking requirements also helps achieve TDM points. Please document proposed bicycle parking spaces in your TDM Plan.
11. **Bicycle Parking (Class II).** Planning Code Section 155 requires the project to provide at least 12 (5 for residential, 7 for retail use⁸) Class II bicycle parking spaces provided through on-street bicycle racks; however SFMTA has final authority on the type, placement and number of Class II bicycle racks within the public ROW. Prior to issuance of first architectural addenda, you will be required contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code. The SFMTA bicycle parking guidelines can be found at: <https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>. Note that meeting Bicycle Parking requirements also helps achieve TDM points. Please document proposed bicycle parking spaces in your TDM Plan.
12. **Car Sharing.** Planning Code Section 166 requires this project to provide at least one car share space. It is not clear whether or not the project provides a car share parking space. If not, please accommodate one to meet Section 166 of the Planning Code. Note that meeting car share requirements also helps achieve TDM points. Please document proposed car share parking spaces in your TDM Plan.
13. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential development within 300 feet of a Place of Entertainment must go through an Entertainment Commission outreach process ([Ordinance Number 070-015](#)). In addition, new residential development will also be required to record a Notice of Special Restrictions (NSR) on the site. The subject site is located within 300 feet of an existing POE, see enclosed map. Please note that the Planning Department will not consider an entitlement application complete until the following are completed:

⁸ Note that if an eating or drinking establishment is proposed, one class 2 space for every 750 square feet of Occupied Floor Area would be required.)

- (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.

14. **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

15. **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 Planning Director Bulletin No. 4: Review of Projects in Identified Areas Prone to Flooding, available online at http://default.sfplanning.org/publications_reports/DB_04_Flood_Zones.pdf.
16. **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.

17. **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.
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 became effective in 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/departments-publications>.
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:

Site Design, Massing and Open Space

As currently proposed, the new addition is not complementary to the surrounding context of the Uptown Tenderloin Historic District or with the existing building(s). In order to avoid significant impacts to existing historic resources, Site Design, Massing and Open Space configuration must meet the Secretary of the Interior's Standards for Rehabilitation, and contribute positively to the character of both the Uptown Tenderloin National Register Historic District and the North of Market Residential Special Use District.

Although the proposed Project preserves some elements of architectural and aesthetic value and historic importance through the adaptive re-use and rehabilitation of the Film Exchange Building, and restoration of the Hyde and Eddy Street facades, the scale of the proposed vertical addition subordinates the contributing structures.

Inversely, the proposed addition should appear deferential to, and compatible with the historic buildings and surrounding historic district. To achieve this:

- Provide either a significant full-height setback from the Hyde Street and Eddy Street facades to minimize visibility of the vertical addition from the street, or a substantial horizontal break that clearly and unambiguously differentiates the mass of the historic buildings from the mass of the addition. (For reference, these two strategies can be observed in the 178 Townsend Vertical Addition, and in the proposed 1629 Market Street project, respectively.)
- Provide lower massing at the corner of Hyde and Eddy, and push taller massing towards the center of these blocks.
- Re-orient the proposed Level 2 rear yard to align with the side yard on the adjacent building at 227 Hyde Street. The rear yard should be sized to comply with the Open Space and Exposure Requirements.
- Modulate massing of the vertical addition to reflect the rhythm of the existing buildings.

Street Frontage

Due to the omission of a Proposed Ground Floor Plan in the PPA Submittal, Street Frontage (i.e. the interface between private and public realms at the Ground Floor) could not be evaluated. Provide a Proposed Ground Floor Plan with all future submittals.

Architecture – Rehabilitation / Adaptive Reuse

Intentional care is needed in the restoration and/or rehabilitation of older buildings, in order to enhance – rather than weaken – the original character of such buildings. For example:

- Repair, repaint and/or replace existing historic steel windows in kind.
- Replace existing non-historic windows on the ground floor with metal windows that reference the historic mullion patterns.
- Retain existing columns at the interior of the buildings, and use the existing structural grid to organize both the reuse of the existing buildings and the new residential addition, where feasible. The existing buildings and vertical addition should be spatially, as well as visually, integrated.
- Incorporate exterior and ambient lighting that highlights the historic features of the buildings.

Architecture – Vertical Addition

The Architecture of the proposed Vertical Addition should read as evidently distinct from and complimentary to the existing buildings. The addition should take architectural references and visual cues from the character-defining elements of the Uptown Tenderloin Historic District and reinterpret these elements in a contemporary language. District Character-defining elements include:

- Three- to-seven-story building height
- Constructed of brick or reinforced concrete
- Bay windows on street facades, double-hung windows in the earlier buildings, casement windows with transoms in later buildings
- Flat roofs with parapets providing compositional space for decorative cornices
- Prominent fire escapes
- Decorative features: brick or stucco facings with molded galvanized iron, terra cotta, or cast concrete; deep set windows in brick walls with segmental arches or iron lintels; decorative quoins; sandstone or terra cotta rusticated bases, columns, sills, lintels, quoins, entry arches, keystones, string courses (concrete, stucco or galvanized iron also used to imitate these architectural features)

Streetscape and Public Realm

The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

SDAT reviewed the proposal on October 16, 2017. Below are the SDAT comments from that meeting.

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

This project is located on pedestrian, vehicular, and bike high-injury corridors, and is within the Vision Zero Network. Department encourages Sponsor to incorporate safety measures into the project.

2. **Bulbouts.** Please provide a Better Streets Plan-compliant wrap-around bulbout on the corner of Eddy Street and Hyde Street. The bulbout should extend into both the Eddy Street and Hyde Street right-of-ways.
 - Please maintain the Blue Zone (handicap parking) space on Hyde Street by shifting the color down.
 - Per guidelines established in the San Francisco Better Streets Plan the tangent of the curb return on a corner bulbout should start a minimum of 5' beyond the property line.
 - To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See: <http://sfpublicworks.org/sites/default/files/87%2C175.pdf>
 - Modification of the curb line will require Sidewalk Legislation; contact Public Works Bureau of Street Use and Mapping /Subdivision Section. It is strongly encouraged that a sidewalk legislation package be submitted at the time a Street Improvement Permit application is submitted, since the permit will not be approved until the Sidewalk Legislation is approved. Approval can take a minimum of 6-12 months.
3. **Loading.** Please work with the SFMTA color curb program to implement a passenger loading zone in front of the main entrance. Please contact Paul Kniha, SFMTA Color Curb Program Manager at 415-646-2465 or paul.kniha@sfmta.com.
4. **Receiving Pedestrian Curb Ramp Required.** Be advised that Public Works code requires sponsors installing ADA-compliant curb ramps at crosswalks to install receiving ramps at the opposite end of

the crosswalk if none exists or if an existing ramp does not comply with modern City standards. The project may be required to construct a receiving ramp at the northwest corner of Eddy Street.

5. **Sub-Sidewalk Basement.** Please provide subterranean plans of the development. If the existing sub-sidewalk basement encroaches into the public right-of-way fronting the subject property are proposed to remain, the project sponsor will be required to obtain an encroachment permit from SF Public Works Bureau of Street Use & Mapping. The project sponsor will also be required to pay an annual assessment fee based upon the area of the encroaching sub-sidewalk basements. For additional information visit <http://sfpublicworks.org/services/permits/sub-sidewalk-basement> or call (415) 554-5810.

DEVELOPMENT FEES:

This project will be subject to various impact fees. Please refer to the [Planning Director's Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection's [Development Impact Fee webpage](#) for more information about current rates. Please note that this list only reflects fees and requirements referenced in the Planning Code. For projects in ongoing plan areas (e.g. Central SoMa, the Hub, etc.) the below list may not accurately reflect all fees that may become applicable to this project.

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

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

AFFORDABLE HOUSING:

Inclusionary Affordable Housing (§415):

Inclusionary Affordable Housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department identifying the method of compliance, on-site, off-site, or affordable housing fee. The following Inclusionary Affordable Housing requirements are those in effect at the time as of issuance of this letter. In the event that the requirements change, the Project Sponsor shall comply with requirements in place at the time of the issuance of first construction document. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units; unless a Costa Hawkins exception agreement is secured by the project sponsor. Affordable units designated as on-site units shall be affordable units for the life of the project. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. Since a complete Environmental Evaluation Application has not been submitted and the project is located in the North of Market Residential Special Use District, pursuant to Planning Code Section 415.3 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative for rental projects is to provide 25% and ownership projects to provide 27% of the proposed

dwelling units as affordable with the following levels of affordability as defined by the Planning Code and Procedures Manual:

Rental Projects:

- 15% of the units affordable to households whose incomes do not exceed 55% Area Median Income;
- 5% of the units rented to households whose incomes do not exceed 80% Area Median Income;
- 5% of the units rented to households whose incomes do not exceed 110% Area Median Income;

Ownership Projects:

- 15% of the units affordable to households whose incomes do not exceed 55% Area Median Income;
- 6% of the units rented to households whose incomes do not exceed 80% Area Median Income;
- 6% of the units rented to households whose incomes do not exceed 110% Area Median Income;

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

- direct financial construction from a public entity
- development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

Units shall otherwise meet the guidelines and requirements per the Planning Code and Procedures manual in addition to meeting the minimum unit sizes as follows:

- Studio: 300 square feet
- 1 bedroom: 500 square feet
- 2 bedroom: 750 square feet
- 3 bedroom: 1,000 square feet
- 4 bedroom: 1,200 square feet

PLANNING DEPARTMENT APPROVALS:

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

1. **Environmental Evaluation Application.**
2. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 209.3, 253 and 303 for the construction of a building greater than 50 feet in height.
3. A **Variance Application** is required for the reduction of rear yard requirements in the North of Market Residential Special Use District per Planning Code Section 134(g).
4. A **Building Permit Application** is required for the proposed addition on the subject property.
5. A **Shadow Analysis Application** is required since the project exceeds a height of 40 feet and may cast shadow on the Turk and Hyde Mini Park. If upon further analysis, the project is shown not to impact the Park or any other property under the jurisdiction of the Recreation and Park Department, the project sponsor may submit a more refined shadow fan based on a more accurately sculpted building envelope before submitting the Shadow Analysis Application to demonstrate the lack of impact. Please note that a technical shadow analysis may still otherwise be required for CEQA purposes.

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

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit Applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND OUTREACH:

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

1. **Pre-Application Meeting.** This project is required to conduct a Pre-Application Meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at <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/departments-publications> listed under "N".

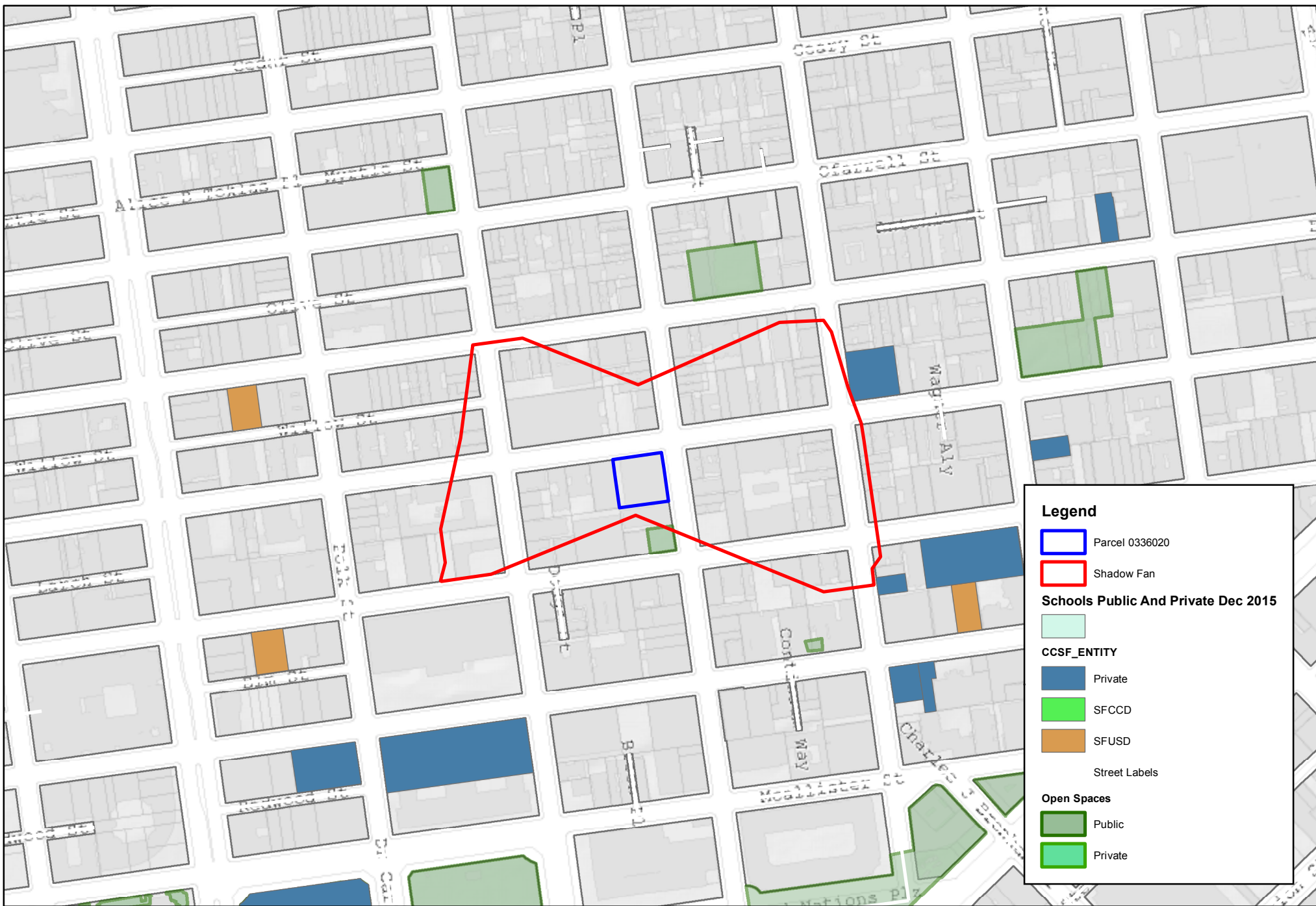
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Conditional Use, Downtown Project Authorization. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who live within 300' of the project as well as all registered neighborhood organizations for the Downtown Civic Center neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the aforementioned Planning Commission hearing. The purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Commission taking action on the hearing.
3. **Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a preliminary project assessment expiration:

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation application, Conditional Use Authorization, Variance and Building Permit Application are needed, as listed above, must be submitted no later than **June 13, 2019**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be closely consistent with those found in this Preliminary Project Assessment.

Enclosure: Shadow fan
 Model construction schedule
 Plan Submittal Guidelines
 Street Design Advisory Team letter of October 16, 2017
 Urban Design Advisory Team meeting notes

cc: BNN, LLC – Kennedy Chan, Managing Member, Property Owner
 Albert Costa, Costa Brown Architecture, Inc.
 Jennifer McKellar, Environmental Planning
 Mark Luellen, Current Planning
 Andrea Nelson, Citywide Planning and Analysis
 Allison Albericci, City Design Group
 Jonas Ionin, Planning Commission Secretary
 Charles Rivasplata, SFMTA
 Jerry Sanguinetti, Public Works
 Pauline Perkins, SFPUC
 Planning Department Webmaster (planning.webmaster@sfgov.org)



Title: 245 Hyde St. - Preliminary Shadow Fan Analysis

Comments: Proposed Building Height: 80' feet (to top of roof, including mechanical features - assumes 16' elevator penthouse)

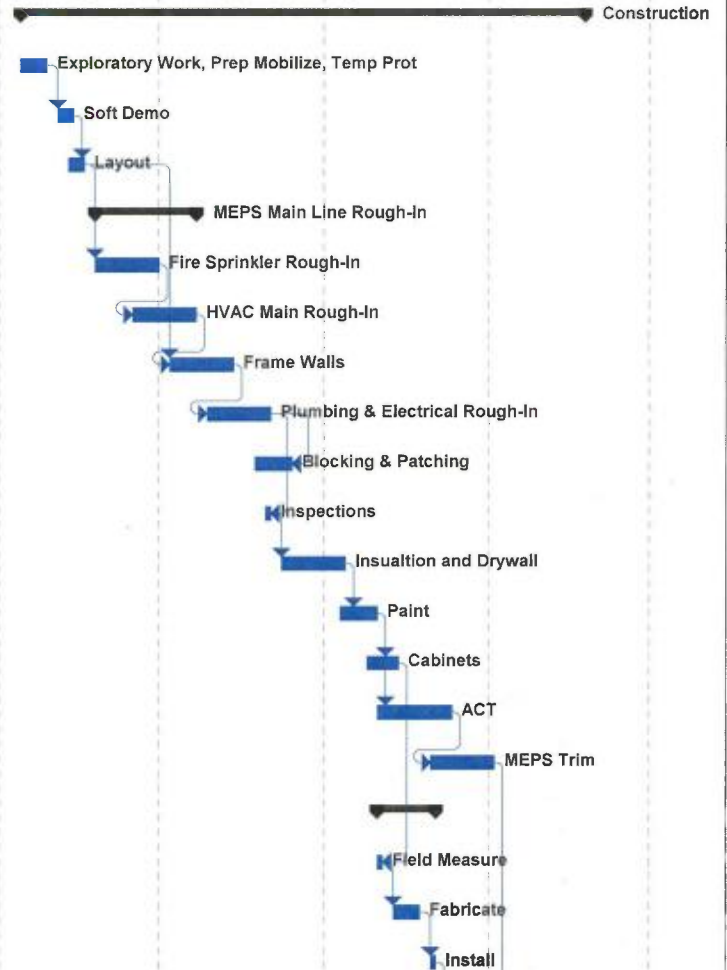
Printed: 19 October, 2017



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Preliminary Construction Schedule

ID	Task Name	Duration	Start	Finish	Predecessors	Successors	June					July					August					September					October							
1	Core & Shell	116 days	Mon 3/6/17	Mon 8/14/17			5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8								
9							Core & Shell																											
10	Precon & Procurement Schedule	92 days	Mon 1/23/17	Tue 5/30/17																														
38																																		
39	Construction	76 days	Mon 6/5/17	Mon 9/18/17			Construction																											
40	Exploratory Work, Prep Mobilize, Temp Prot	5 days	Mon 6/5/17	Fri 6/9/17	37,5	41	Exploratory Work, Prep Mobilize, Temp Prot																											
41	Soft Demo	3 days	Mon 6/12/17	Wed 6/14/17	40	42FS-1 day	Soft Demo																											
42	Layout	3 days	Wed 6/14/17	Fri 6/16/17	41FS-1 day	46,44	Layout																											
43	MEPS Main Line Rough-In	15 days	Mon 6/19/17	Fri 7/7/17			MEPS Main Line Rough-In																											
44	Fire Sprinkler Rough-In	10 days	Mon 6/19/17	Fri 6/30/17	2,36FS-16 days	5FS-5 days	Fire Sprinkler Rough-In																											
45	HVAC Main Rough-In	10 days	Mon 6/26/17	Fri 7/7/17	44FS-5 days	36-6FS-5 days	HVAC Main Rough-In																											
46	Frame Walls	10 days	Mon 7/3/17	Fri 7/14/17	42,45FS-5 days	7FS-5 days	Frame Walls																											
47	Plumbing & Electrical Rough-In	10 days	Mon 7/10/17	Fri 7/21/17	46FS-5 days	8FF+2 days	Plumbing & Electrical Rough-In																											
48	Blocking & Patching	5 days	Wed 7/19/17	Tue 7/25/17	47FF+2 days		Blocking & Patching																											
49	Inspections	1 day	Fri 7/21/17	Fri 7/21/17	47FF	50	Inspections																											
50	Insualtion and Drywall	10 days	Mon 7/24/17	Fri 8/4/17	49	51FS-1 day	Insualtion and Drywall																											
51	Paint	5 days	Fri 8/4/17	Thu 8/10/17	50FS-1 day,32S-2 days	53	Paint																											
52	Cabinets	4 days	Wed 8/9/17	Mon 8/14/17	51FS-2 days,28	56FF-1 day	Cabinets																											
53	ACT	10 days	Fri 8/11/17	Thu 8/24/17	51,32	4FS-4 days	ACT																											
54	MEPS Trim	10 days	Mon 8/21/17	Fri 9/1/17	53FS-4 days	2FS-3 days	MEPS Trim																											
55	Countertops	7 days	Fri 8/11/17	Mon 8/21/17																														
56	Field Measure	1 day	Fri 8/11/17	Fri 8/11/17	52FF-1 day	57	Field Measure																											
57	Fabricate	5 days	Mon 8/14/17	Fri 8/18/17	56	58	Fabricate																											
58	Install	1 day	Mon 8/21/17	Mon 8/21/17	57	61,60	Install																											



Preliminary Construction Schedule

ID	Task Name	Duration	Start	Finish	Predecessors	Successors	June	July	August	September	October
59	Plumbing & Electrical Trim	10 days	Tue 8/22/17	Mon 9/4/17		4FS-2 days	5/28 6/4 6/11 6/18 6/25 7/2 7/9 7/16 7/23 7/30	8/6 8/13 8/20 8/27 9/3 9/10 9/17 9/24 10/1 10/8			
60	@ Labs	10 days	Tue 8/22/17	Mon 9/4/17		58:2FS-5 days				@ Labs	
61	@ Kitchenette	2 days	Tue 8/22/17	Wed 8/23/17		58				@ Kitchenette	
62	Flooring	10 days	Wed 8/30/17	Tue 9/12/17	ys,60FS-5 days	63				Flooring	
63	Punchlist	2 days	Wed 9/13/17	Thu 9/14/17		62 68FS-1 day				Punchlist	
64	Final Inspections	11 days	Fri 9/1/17	Fri 9/15/17	ys,54FS-4 days -10 days,65					Final Inspections	
65	TCO	1 day	Mon 9/18/17	Mon 9/18/17		64 67				TCO	
66	Punchlist Close-out	23 days	Mon 9/4/17	Wed 10/4/17						Punchlist Close-out	
67	Owner Move-In	1 day	Tue 9/19/17	Tue 9/19/17		65				Owner Move-In	
68	Complete Punchlist	15 days	Thu 9/14/17	Wed 10/4/17		63FS-1 day				Complete Punchlist	
69	Warranties & Closeout Binders	20 days	Mon 9/4/17	Fri 9/29/17		64FS-10 days				Warranties & Closeout Binders	



GENERAL PLANNING INFORMATION

Plan Submittal Guidelines

Date:
July 2017

Subject:
**Plan submittal requirements for Planning Department review
of Building Permits and Planning Applications**

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Introduction

In order for Planning Department staff to accurately review projects in a timely manner, plan sets submitted with Building Permits and Planning applications must be complete and thorough. This handout provides plan requirements including scale, schedules, and material specifications. A comprehensive understanding of this handout and implementation of these requirements on plans to be reviewed by the Planning Department ensures an efficient staff review of the proposal. There are many components to a plan set that are discussed in this handout including: site survey, floor plans, elevations, sections, landscaping plan, material specifications, and photographs.

Site Permit and Planning Applications

To assist an applicant in obtaining Planning Department approval for a Building Permit application without the need to submit a full set of working drawings, the City has developed a Site Permit procedure whereby the Planning Department is the first agency to review an application. Under this procedure, an applicant submits a Site Permit application to the Department of Building Inspection (DBI) with preliminary drawings and other materials required for Planning Department review.

As defined in the Building Code, a Site Permit is "a permit issued upon the approval of a building permit application based on conceptual preliminary drawings and documentation. The Site Permit plans shall describe the exterior of the building in sufficient detail to mark heights, lengths, and widths. Court sizes, openings, and other significant projections or recesses shall be located, sized, and dimensioned under the Site Permit. The interior shall indicate code exit paths, and major fire separations that may be required as for area separation walls or occupancy separations greater than one hour."

DBI refers the Site Permit to Planning for review. Once Planning approves the Site Permit application, it is referred to the next reviewing agency. After the Site Permit application is approved by all reviewing agencies, and the permit is issued, the complete set of working drawings must be submitted to DBI for review. These working drawings must be consistent with the plans previously approved by Planning or DBI will return the plans to Planning for review to determine if they are still approvable. This may delay building permit issuance and potentially require a second neighborhood notification and revision recheck fee.

General Information

Every set of plans should contain a title bar on each sheet that includes the person who prepared the plans, the project address, the date the plans were prepared, the drawing scale, the sheet number, and a professional certification stamp, if appropriate.

For revisions, the revised scopes of work should be clouded, with a numbered delta symbol indicating the revision number. The numbered delta symbol should be listed in the title block with a date indicating when the revision was made.

Title Sheet

Provide a narrative of the existing use and site conditions, as well as the proposed project - including all scopes of work, the maximum depth of excavation, and total soil disturbance (in cubic yards).

The title sheet should also contain a project summary table, indicating the project's block and lot numbers, zoning district, height and bulk district, and proposed building height.

The project summary table should include existing and proposed square footages (gross, as defined in Planning Code Section 102) for the following features:

- Residential Uses
- Commercial/Retail Uses
- Office Use
- Industrial/PDR Uses
- Parking, including number of spaces
- Bicycle parking, including number of spaces
- Usable Open Space

For projects with new residential units, the following additional information shall be provided in the project summary on the Title Sheet:

- Number of market rate dwelling-units
- Number of on-site affordable dwelling-units (BMR)
- Dwelling-unit mix (number of studio, 1bd, 2bd, 3+bd)

Detailed Vicinity Plan

For large projects, as defined in Planning Code Section 138.1(c)(2), and for other large projects as requested by Planning Staff, a detailed vicinity plan should be provided for an area three blocks in each direction from the furthest project boundary line, indicating: buildings, landscape, hardscape, parking areas, curb cuts, and street trees.

Site Survey

Site surveys are required for new buildings, or as requested by Planning Staff, and must be signed by a licensed surveyor registered in California. A site plan cannot substitute for the site survey. The following must be included:

- Scale: 1/8"=1'-0" or 1"=10'-0" unless the project is too large to accommodate the 1/8"=1'-0" scale
- The full width of all buildings on adjacent lots
- The front setback of all adjacent buildings
- Curb elevation in line with the mid-point of the subject building and adjacent lots
- Grade elevations at the mid-point of the front wall of adjacent buildings
- Roof elevations including the elevation of eaves and peaks of pitched roofs
- Contour lines
- Utility lines, landscaping, street trees, existing structures on the site, etc.
- North arrow

Site Plan

The site plan must be dimensioned to show significant measurements and signed by the preparer. It must show both **existing** and **proposed** development on the subject lot and all development on those lots used to compute the maximum depth of the project pursuant to the requirements of the Planning Code. In most cases, separate existing and proposed site plans should be provided. Preferably, the existing and proposed site plans should be on the same page, if possible. It must include:

- Scale: 1/8"=1'-0" or 1"=10'-0" unless the project is too large to accommodate the 1/8"=1'-0" scale
- The full width of all buildings on adjacent lots
- Heights (in feet and number of stories, calculated as defined in Planning Code Sections 102 and 260) of buildings and any difference in elevation due to pitched roofs or steps in building mass
- Existing and proposed curb cuts, curb lines, including both adjacent properties
- Dimensioned landscaped areas. Please also include permeability area calculations
- Dimensioned setback requirements including front setback, rear yard, and side yard of the subject and adjacent buildings
- North arrow

Floor and Roof Plans

Existing and proposed floor and roof plans are required. Preferably, the existing and proposed floor plans should be on the same page, if possible. All plans must be dimensioned to show significant measurements and show all of the following information:

- Scale: 1/4"=1'-0" unless the project is too large to accommodate the 1/4"=1'-0" scale, but a minimum of 1/8" = 1'-0"
- Annotations identifying the existing and intended use of rooms
- All walls, those to remain and those to be removed or added, along with a key. If substantial amounts of demolition are proposed, include demolition calculations pursuant to Planning Code Section 317
- All stairs showing the direction of ascent or descent
- All doors and windows, existing and proposed
- North arrow

Elevations

Elevations are needed of each building face related to the work for which the application is being sought. The type of building materials on all wall surfaces and for windows and doors should be indicated. Profiles of adjacent buildings that show the full outline of each adjacent building are required in certain instances; refer to the Permit Application Checklist. Side elevations should show the full profile of the adjacent buildings, window openings, and light wells that face the project. Show the grade plane and heights of the buildings. All significant measurements must be dimensioned and a north arrow provided. The height limit should also be indicated on the elevation.

Sections

Sections through critical points of the proposed building should be provided to clarify the plans. All significant measurements must be dimensioned. At least two sections (longitudinal and lateral) are required for all expansions or if excavation is involved (i.e. ground floor development). For longitudinal sections, show the relation between the street, front property line, subject building, rear yard and rear property line; for lateral sections, show the relation between the subject building and the outline of each adjacent building. The following additional information should be provided on each section:

- Scale: 1/4"=1'-0" unless the project is too large to accommodate the 1/4"=1'-0" scale
- Height datum point: center line of the building, top of curb.
- Indicate floor to ceiling height dimensions
- Illustrate existing and proposed grade
- Key section location on the floor plans and site plan
- North arrow

Landscaping Plan

For large projects, as defined in Planning Code Section 138.1(c) (2), and for other projects as requested by Planning Staff, a landscaping plan with significant measurements dimensioned must show details such as curbs, materials, plant species, and size of any trees. Please also include drip lines.

Material Specifications

Provide general design details, descriptions of doors and windows including dimensions, operation (double-hung, casement etc.), and materials and finishes for all exterior surfaces. If materials and operation are clearly visible on the provided illustration, a separate schedule may not be required. Any new window visible from the street will require a window section with dimensions. Be sure to include muntin specifications on window details.

Photographs

The application must be accompanied by photographs. Each photograph or image montage should be clearly labeled to indicate the relation to the subject property. Refer to the Permit Application Checklist to determine which photographs are required for your type of application.

Renderings

To facilitate understanding of your project, a 3-D representation of your project in relation to its context is strongly recommended for all projects.

In addition, all new construction and full Discretionary Review projects require the submittal of a 3-D rendering as a submittal requirement for the Planning Commission. For large projects, as defined in Planning Code Section 138.1(c)(2), as well as on an as-needed basis, submittals should include day and night views.

Helpful Tools

Although not required as part of the Plan Submittal, the following additional graphic tools may aid the Planning Department, Commission, and public in fully understanding your proposal relative to surrounding development:

- For projects involving new construction or exterior alterations, a digital 3D representation of the project and its context
- For large projects, a 3D representation of all projects within the three-block vicinity, noting the zoning, as well as the heights of existing and proposed buildings



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

Central Reception

1650 Mission Street, Suite 400
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WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

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



SAN FRANCISCO PLANNING DEPARTMENT

DATE: 11/8/2017

TO: **Tina Chang (Current Planning); Diana Livia (Environmental Planning)**

CC: **SF Public Works:** Simon Bertrang, Chris Buck, Brent Cohen, Berhane Gaime, Lynn Fong, Kevin Jensen, Kathy Liu, Tara Singh, Rahul Shah
SFMTA: Jennifer Molina, Paul Kniha, Sam Lam, Ricardo Olea, Charles Rivasplata, Mike Sallaberry, James Shahamiri, Adam Smith, Dustin White, Erin Miller Blankinship
SF Planning: Paul Chasan, Seung Yen Hong, Neil Hrushowy, Jessica Look, Manoj Madhavan, Maia Small, Lana Russell, David Winslow,
SFPUC: Josh Bardet, Mira Chokshi, Josselyn Ivanov, Joan Ryan, Sam Young, Hieu Doan

FROM: **The Street Design Advisory Team (SDAT)**

RE: **SDAT Review**
Case NO. 2017-011893PPA
Address: 245-259 Hyde Street
Neighborhood: Downtown/Civic Center
Zoning: RC-4 Residential –Commercial, High Density
Area Plan: None
Block/Lot: 0336/020

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The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

SDAT reviewed the proposal on October 16, 2017. Below are the SDAT comments from that meeting.

CONTEXT

Project Description

The proposed project is for an 8-story, mixed-use project with ground floor commercial and 7 floors of residential units.

Type of Project:	Mixed-Use
# Units:	94
SF Office Space:	0
SF Commercial Space:	16,456

Better Streets Plan

The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP policies can be found at: www.sfbetterstreets.org.

- Under the BSP, Eddy and Hyde **Street** are classified as a *Downtown Residential Street*, with a recommended sidewalk width of 15'.

Vision Zero

In 2014, the SFMTA Board joined the San Francisco Board of Supervisors, SF Planning, SFDPH and multiple other city agencies in adopting the City's Vision Zero Policy which seeks to eliminate all traffic-related severe injuries and deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like pedestrians. See: <http://visionzerosf.org/about/support-for-vision-zero>, links to all agency resolutions are at the bottom of the page.

- Eddy Street has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for both cyclists and pedestrians. All plans should prioritize improving safety for all users along this corridor.
- Hyde Street has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for drivers, cyclists and pedestrians. All plans should prioritize improving safety for all users along this corridor.

SDAT DESIGN COMMENTS**Bulbouts**

- Please provide a Better Streets Plan-compliant wrap-around bulbout on the corner of Eddy Street and Hyde Street. The bulbout should extend into both the Eddy Street and Hyde Street right-of-ways.
- Please maintain the Blue Zone (handicap parking) space on Hyde Street by shifting the color down.
- Per guidelines established in the San Francisco Better Streets Plan the tangent of the curb return on a corner bulbout should start a minimum of 5' beyond the property line.
- To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See: <http://sfpublicworks.org/sites/default/files/87%2C175.pdf>
- Modification of the curb line will require Sidewalk Legislation; contact Public Works Bureau of Street Use and Mapping /Subdivision Section. It is strongly encouraged that a sidewalk legislation package be submitted at the time a Street Improvement Permit application is submitted, since the permit will not be approved until the Sidewalk Legislation is approved. Approval can take a minimum of 6-12 months.

Loading

- Please work with MTA color curb program to implement a passenger loading zone in front of the main entrance. Please contact Paul Kniha, SFMTA Color Curb Program Manager at 415-646-2465 or paul.kniha@sfmta.com.

Receiving Pedestrian Curb Ramp Required

- Be advised that Public Works code requires sponsors installing ADA-compliant curb ramps at crosswalks to install receiving ramps at the opposite end of the crosswalk if none exists or if an existing ramp does not comply with modern City standards. The project may be required to construct a receiving ramp at the northwest corner of Eddy Street.

Sub-Sidewalk Basement

- Please provide subterranean plans of the development. If the existing sub-sidewalk basement encroaches into the public right-of-way fronting the subject property are proposed to remain, the project sponsor will be required to obtain an encroachment permit from SF Public Works Bureau of Street Use & Mapping. The project sponsor will also be required to pay an annual assessment fee based upon the area of the encroaching sub-sidewalk basements. For additional information visit <http://sfpublicworks.org/services/permits/sub-sidewalk-basement> or call (415) 554-5810.

STANDARD SDAT COMMENTS**On-Street Bike Rack Coordination with the SFMTA**

- Planning Code Sections 155.1, 155.4, and 155.5 dictate the number of required Class 1 (in-building) and Class 2 (on-street or sidewalk) bike racks required by the project. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. The SFMTA Bike Program coordinates the installation of on-street bicycle racks and ensures that proposed bicycle racks meet the SFMTA's bicycle parking guidelines.
- If Class 2 racks are required, the project sponsor should contact the SFMTA Bike Program (bikeparking@sfmta.com) prior to issuance of first architectural addenda and submit a site plan showing proposed Class 2 bike rack design and locations. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class 2 bike racks required by the Planning Code. Before contacting the SFMTA, please review the [Bike Rack Specifications](#) and [Sidewalk Bicycle Rack Placement Guidelines](#), which can be found on the SFMTA's website at: <https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>

Landscaping, Street Trees and Site Furnishings in the Public Sidewalk

- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See www.sfbetterstreets.org.
- All trees on neighboring properties, adjacent to the property line, must be adequately protected during construction.
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections to enhance pedestrian visibility and safety.

- Per SFPUC standards, new trees shall not be placed within 5 feet of water facilities, including water mains and water service laterals.
- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfpublicworks.org/trees> or call 415-554-6700.

Plan Specifications

- Please include the following dimensions in future plan submittals: Existing and proposed sidewalk widths, proposed street tree species, adjacent ROW widths, curb radii , bulb-out dimensions, existing utility poles etc.
- In future submittals, please show sub-sidewalk vault.

Street trees and landscaping in the public sidewalk

- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfpublicworks.org/trees> or call 415-554-6700.

Electrical Transformer Room

- If a new electrical power transformer is required by the electric utility to provide power to the building, please show the location of the transformer room on the plans. The transformer room must be shown on the plans for review by SDAT and Public Works during the planning phase of the project prior to applying for a Building Permit and Public Works Permits. Public Works typically does not permit new transformer vaults in the public right-of-way.
- Due to the building historic status, SDAT recommends locating the electrical transformer within a sub-sidewalk vault within the public right-of-way. This condition is considered an exception by SF Public Works Bureau of Street Use & Mapping (BSM) and will require a written request for this exception along with a Vault Encroachment Permit Application to BSM.

Street Improvements (construction within the public right-of-way)

- Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets:
 - Civil (grading, layout, utility erosion control, etc.),
 - Landscaping (planting, irrigation, etc.),
 - Electrical (lighting, photometrics, conduit, etc.),
 - Joint Trench (power, telephone, and communication approved by the respective utility companies).
- Additional permits may be required. Visit <http://www.sfpublicworks.org/services/permits> for additional information or call 415-554-5810.

Encroachments into the Public Right-of-Way

- SF Public Works discourages any new encroachments into the public right-of-way. If new encroachments are proposed, show them on the plans. Examples of encroachments are: steps,

warped driveways with diverters/planters, level landings, fire department connections (FDC), out-swinging doors, bollards, etc. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by the DBI. If a variance is approved, a Minor Sidewalk Encroachment Permit (MSE) or other encroachment permit will be required from BSM. Most encroachment permits require public notification and, depending on the encroachment, an annual assessment fee may be applied.

For SF Public Works permit information visit www.sfpublishworks.org or call 415-554-5810.

SFPUC – Water

- A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable and fire water services. If the current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
- The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
 - SFPUC- CDD Protection of Existing Water and AWSS Facilities;
 - SFPUC Standards for the Protection of Water and Wastewater Assets;
 - Rules and Regulations Governing Water Service to Customers;
 - SFPUC- CDD Design Criteria for Potable Water Systems;
 - Application for Water Supply and Responsibility of Applicants;
 - San Francisco Fire Code and Reliability;
 - California Waterworks Standards; California Code of Regulations Titles 17 and 22
 - Auxiliary Water Supply System (AWSS) Distribution Piping.

For questions please contact cddengineering@sfgwater.org.

SFPUC – Street Lighting

- Illumination levels for roadways, sidewalks and intersections must comply per Illuminating Engineering Society (IES) RP-8. The project sponsor will be expected to propose a street lighting plan and provide photometric studies for the proposed lighting design. Reference SFPUC's streetlight catalogue for approved streetlight poles and fixtures.
- Both surface and subsurface streetlight facilities are required to remain in compliance with DPW's standard plans after grade adjustments.
- Separation requirements between streetlights and street furniture must comply per City streetscape ordinances, such DPW ordinances regarding streetlights and trees.
- Please contact SFPUC's streetlight group for questions regarding street lighting or modifications to streetlight infrastructure (both City and PG&E owned):
streetlights@sfgwater.org.

REFERENCES

Please refer to the following design guidelines when revising the project's design.

BSP Street Furnishings Guidelines:

<http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/>

BSP Guidelines for Special Paving in the Furniture Zone:

http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/

BSP Sidewalk Landscaping Guidelines:

<http://www.sfbetterstreets.org/find-project-types/greening-and-stormwater-management/greening-overview/sidewalk-landscaping/>

San Francisco's Water Sewer and Stormwater Requirements

<http://sfwater.org/modules/showdocument.aspx?documentid=4748/>



SAN FRANCISCO PLANNING DEPARTMENT

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UDAT MEETING NOTES

Project: 245-259 Hyde Street

Planner: Diane Livia

Date: 15 November 2017

Attendees: David Winslow, Glenn Cabrerros, Jeff Joslin, Pilar LaValley, Allison Albericci

Notes: Allison Albericci

The project site is located at the southwest corner of Hyde Street and Eddy Street, with frontage on both streets. The project includes internal demolition of 32,912 gross square feet on 2 floors of 2 conjoined buildings measuring approximately 16,500 square feet, and construction of an 8-story, 80-foot-tall mixed use building. Building facades along Hyde Street and Eddy Street would be preserved. The existing buildings on the 18,906 square foot lot were constructed in 1930. The proposed new building would include approximately 97,000 square feet of residential units on 7 floors with 94 units, 16,456 square feet of commercial, ground floor space along Hyde Street and Eddy Street.

Site Design, Massing and Open Space

As currently proposed, the new addition is not complementary to the surrounding context of the Uptown Tenderloin Historic District or with the existing building(s). In order to avoid significant impacts to existing historic resources, Site Design, Massing and Open Space configuration must meet the Secretary of the Interior's Standards for Rehabilitation, and contribute positively to the character of both the Uptown Tenderloin National Register Historic District and the North of Market Residential Special Use District.

Although the proposed Project preserves some elements of architectural and aesthetic value and historic importance through the adaptive re-use and rehabilitation of the Film Exchange Building, and restoration of the Hyde and Eddy Street facades, the scale of the proposed vertical addition subordinates the contributing structures.

Inversely, the proposed addition should appear deferential to, and compatible with the historic buildings and surrounding historic district. To achieve this:

- Provide either a significant full-height setback from the Hyde Street and Eddy Street Facades to minimize visibility of the vertical addition from the street, or a substantial horizontal break that clearly and unambiguously differentiates the mass of the historic buildings from the mass of the addition. (For reference, these two strategies can be observed in the 178 Townsend Vertical Addition, and in the proposed 1629 Market Street project, respectively.)

- Provide lower massing at the corner of Hyde and Eddy, and push taller massing towards the center of these blocks.
- Re-Orient the proposed Level 2 Rear Yard to align with the side yard on the adjacent building at 227 Hyde Street. Rear yard should be sized to comply with the Open Space and Exposure Requirements.
- Modulate massing of the vertical addition to reflect the rhythm of the existing buildings.

Street Frontage

Due to the omission of a Proposed Ground Floor Plan in the PPA Submittal, Street Frontage (i.e. the interface between private and public realms at the Ground Floor) could not be evaluated. Provide a Proposed Ground Floor Plan with all future submittals.

Architecture – Rehabilitation / Adaptive Reuse

Intentional care is needed in the restoration and/or rehabilitation of older buildings, in order to enhance – rather than weaken – the original character of such buildings. For example:

- Repair, repaint and/or replace existing historic steel windows in kind.
- Replace existing non-historic windows on the ground floor with metal windows that reference the historic mullion patterns.
- Retain existing columns at the interior of the buildings, and use the existing structural grid to organize both the reuse of the existing buildings and the new residential addition, where feasible. The existing buildings and vertical addition should be spatially, as well as visually, integrated.
- Incorporate exterior and ambient lighting that highlights the historic features of the buildings.

Architecture – Vertical Addition

The Architecture of the proposed Vertical Addition should read as evidently distinct from *and* complimentary to the existing buildings. The addition should take architectural references and visual cues from the character-defining elements of the Uptown Tenderloin Historic District and reinterpret these elements in a contemporary language. Character-defining elements include:

- Three- to-seven-story building height
- Constructed of brick or reinforced concrete
- Bay windows on street facades, double-hung windows in the earlier buildings, casement windows with transoms in later buildings
- Flat roofs with parapets providing compositional space for decorative cornices
- Prominent fire escapes
- Decorative features: brick or stucco facings with molded galvanized iron, terra cotta, or cast concrete; deep set windows in brick walls with segmental arches or iron lintels; decorative quoins; sandstone or terra cotta rusticated bases, columns, sills, lintels, quoins, entry arches, keystones, string courses (concrete, stucco or galvanized iron also used to imitate these architectural features)