



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: February 2, 2018  
TO: Thomas Tunny, Reuben Junius & Rose, LLP  
FROM: Rich Sucre, Planning Department  
RE: Case No. 2017-013741PPA for 984 Folsom Street

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

Reception:  
**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, Doug Vu, at (415) 575-9120 or [Doug.Vu@sfgov.org](mailto:Doug.Vu@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

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

Rich Sucre, Principal Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* February 2, 2018  
*Case No.:* **2017-013741PPA**  
*Project Address:* 984 Folsom Street  
*Block/Lot:* 3732/029  
*Current Zoning:* MUR (Mixed Use-Residential) Zoning District  
SoMa Youth and Family Special Use District  
45-X & 85-X Height & Bulk District  
*Current Area Plan:* East SoMa Plan (Eastern Neighborhoods)  
*Proposed Zoning:* MUG (Mixed-Use General) Zoning District  
*Proposed Area Plan:* Central SoMa Plan  
*Project Sponsor:* Thomas Tunny; Reuben, Junius & Rose LLP  
(415) 567-9000  
*Staff Contact:* Doug Vu – (415) 575-9120  
[Doug.Vu@sfgov.org](mailto:Doug.Vu@sfgov.org)

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### DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on October 24, 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.

The PPA application indicates that the project sponsor intends to apply the State Density Bonus Law. The "Environmental Review" section of this PPA letter provides feedback on the environmental review requirements of the higher-density bonus project that the sponsor ultimately seeks to have entitled. The remainder of the PPA letter primarily addresses the code-complaint base project, which must be

evaluated in order to assess the project's eligibility to receive concessions, incentives, and waivers, as well as a density and height bonus, if requested. Note that this PPA letter does not make a determination of the project's eligibility for such concessions, incentives, and waivers.

## PROJECT DESCRIPTION:

The proposal is to demolish the existing 22,240 square-foot (sq. ft.), three-story industrial building in the South of Market Area that was constructed in 1928, and construct a new 64,465 sq. ft., eight-story and 85-ft. tall mixed-use building that would include up to 9,115 sq. ft. of ground floor commercial use, and 55,350 sq. ft. of residential use for up to 111 Single Room Occupancy ("SRO") group housing rooms at the second through eighth floors through the State Density Bonus Program. The project would not include any off-street automobile parking. The subject property has a dimension of 48-ft. by 160-ft., and is a through lot that fronts on Folsom and Clementina Streets in an immediate neighborhood that contains primarily residential, automobile repair, and other light industrial uses.

## BACKGROUND:

The proposed project is located within the Eastern Neighborhoods Area Plan, which was evaluated in the *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report (Eastern Neighborhoods PEIR)*, certified in 2008.<sup>1</sup> The project site also lies within the proposed Central SoMa Plan area, a community planning process initiated in 2011. The Central Corridor Plan Draft for Public Review<sup>2</sup> was released in April 2013 and an update to that Plan, the Central SoMa Plan (Draft Plan) was released in August 2016, with proposed changes to the allowed land uses and building heights in the Plan area, including a strategy for improving the public realm within the Plan area and vicinity. The Draft Plan is available for download at <http://centralsoma.sfplanning.org>. The Central SoMa Plan Draft EIR was published in December 2016. The Draft Plan and its proposed rezoning are anticipated to be before decision-makers for approval in early 2018. The proposed project appears to be consistent with the height and bulk designations of the Draft Plan. At this point it is unknown whether the height designation proposed in the Draft Plan would ultimately be approved by the Planning Commission and Board of Supervisors. Further comments in this PPA are based on Draft Plan concepts published to date, and the Central SoMa Plan Draft Environmental Impact Report (DEIR) published December 14, 2016, both of which are subject to change.

## PRELIMINARY PROJECT COMMENTS:

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

1. **East SoMa (South of Market) Area Plan.** The subject property falls within the area covered by the East SoMa Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code

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<sup>1</sup> Available for review on the Planning Department's Area Plan EIRs web page at: <http://sf-planning.org/area-plan-eirs>.

<sup>2</sup> Please note that the Central SoMa Plan was formerly called the Central Corridor Plan. To avoid ambiguity, this letter uses the current "Central SoMa Plan" when referring to the ongoing planning process, and "Draft Plan" refers to the document published in April 2016 under the name "Central SoMa Plan Draft for Public Review."

standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at:

<http://generalplan.sfplanning.org/index.htm>

2. **Central SoMa Area Plan.** As stated in the preceding “Background,” the project as proposed is generally consistent with the draft Central SoMa Area Plan.
3. **Production, Distribution and Repair (“PDR”), Institutional Community, and Arts Activities Uses.** The PPA Application states that 4,900 sq. ft. of PDR space would be removed. However, the Planning Department has an active Enforcement Record for this property (No. 2015-012322ENF). Pursuant to a September 29, 2017 *Notice of Planning Department Requirements Letter #1*, the property’s current authorized use includes an auto repair (or PDR) use at the ground floor, a social service (or Institutional Community) use at the second floor, and a photography studio (or Arts Activities) use at the third floor. Any proposed project will be required to comply with Planning Code Section 202.8 that is discussed in detail under “Preliminary Planning Code and Procedural Comments” below.
4. **Individually Requested State Density Bonus Program.** The proposed project seeks to take advantage of the Individually Requested State Density Bonus Program, which allows a project sponsor to increase the development capacity of a project up to 35% in exchange for providing on-site affordable housing units. To receive the maximum 35% density bonus, a project must provide at least 11% Very Low Income, 20% Low Income, or 40% Moderate Income units. Under the law, the additional density gained is in addition to what would be allowed by an equivalent Code-compliant project.

The proposed base project does not appear to be fully Code-compliant that is described in detail under the respective comment under “Preliminary Planning Code and Procedural Requirements.” Additional discussion of the Individually Requested State Density Bonus Program is included in the “Preliminary Planning and Procedural Comments” below. Please provide a set of architectural plans that clearly delineates a Code-complying base project. This information is necessary to determine the amount of residential square footage permitted within the density bonus project.

5. **Site Design, Open Space and Massing.** A fully developed, code-complying base project must be submitted as the basis for analysis under the State Density Bonus Program. At a minimum the design shall demonstrate compliance with the applicable development controls in addition to not casting any net new shadow on parks under the jurisdiction of the Recreation and Parks Commission.

## 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.<sup>3</sup> 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, which includes:

- detailed construction information, including sections, basement plan (if proposed), proposed soil-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation;
- a construction schedule, which indicates whether pile driving or other particularly noisy construction methods are required;
- detailed information related to any proposed stationary sources of air pollutants;
- noise study scope of work;
- wind study scope of work;
- shadow study scope of work that addresses the proposed project’s potential to cast shadow on the Gene Friend Recreation Center;
- a geotechnical report; and
- Maher Application and Phase I Environmental Site Assessment.

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

#### *Environmental Review Document- Community Plan Evaluation*

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

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<sup>3</sup> San Francisco Planning Department. Fee Schedule for Application Fees. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>.

As discussed above, the proposed project is located within the Central SoMa Plan area. The Central SoMa Plan DEIR was published in December 2016. If the Central SoMa Plan and its proposed rezoning are approved, and the proposed project is consistent with development density identified in the area plan, it would be eligible for a community plan evaluation (CPE). Please note that a CPE is a type of streamlined environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases in project size or intensity after project approval beyond the CPE project description will require reconsideration of environmental impacts and issuance of a new CEQA determination.

Within the CPE process, there can be three different outcomes as follows:

1. **CPE.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the Central SoMa EIR, and there would be no new significant impacts peculiar to the proposed project or its site. In these situations, all pertinent mitigation measures and CEQA findings from the Central SoMa EIR are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427) and (b) the CPE certificate fee (currently \$8,005).
2. **Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the Central SoMa EIR, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Central SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,910) and (b) the standard environmental evaluation fee (which is based on construction value).
3. **Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE checklist is prepared to address all other impacts that were encompassed by the Central SoMa EIR, with all pertinent mitigation measures and CEQA findings from the Central SoMa EIR also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$14,427); (b) the standard environmental evaluation fee (which is based on construction value); and (c) one-half of the standard EIR fee (which is also based on construction value). An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (<http://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 existing building on the project site was previously evaluated in the South of Market Historic Resource Survey and found ineligible for national, state, or local listing. Thus, the

proposed project is not subject to additional review by the Department's Historic Preservation staff, and no additional analysis of historic architectural resources is required.

2. **Archeological Resources.** The Central SoMa Plan DEIR includes *Mitigation Measure M-CP-4a*: Project-Specific Preliminary Archeological Assessment, which applies to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface, for which no archeological assessment report has been prepared. The project site lies within the Central SoMa Plan area and is not located within an archeological sensitive area. However, the proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Tribal Cultural Resources.** Tribal Cultural Resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. The Central SoMa Plan DEIR includes *Mitigation Measure M-CP-5a*: Project-specific Tribal Cultural Resources Assessment, which applies to projects that require excavation to a depth of five feet or greater below ground surface, and is therefore applicable to the proposed project. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.
4. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. However, the project site is



located on a vehicle high injury corridor on Folsom Street as mapped by Vision Zero.<sup>4</sup> The plans for the EEA should include dimensions of existing and proposed sidewalks on the plans, existing curb cuts and curb cuts to be removed, and indicate where passenger loading will occur. Planning staff may conduct a site visit to identify any pedestrian, cyclist, transit, and/or vehicle safety issues prior to a final determination.

5. **Noise.** The proposed project may be subject to Central SoMa Plan DEIR *Noise Mitigation Measure M-NO-1a: Transportation Demand Management (TDM) for New Development Projects*, which addresses the reduction of vehicle noise through development and implementation of a TDM Plan. Other potentially applicable mitigation measures include:

Central SoMa Plan DEIR *Noise Mitigation Measure M-NO-1b: Siting of Noise-Generating Uses*: To reduce potential conflicts between existing sensitive receptors and new noise-generating uses, for new development including Places of Entertainment, or other uses that would potentially generate noise levels substantially in excess of ambient noise (either short-term during the nighttime hours, or as a 24-hour average), the Planning Department shall require the preparation of a noise analysis that identifies potential noise-sensitive uses within 900 feet of the project site and includes noise measurements, among other requirements.

Central SoMa Plan DEIR *Noise Mitigation Measure M-NO-2a: General Construction Noise Control Measures*: The project sponsor of a development project that is within 100 feet of noise-sensitive receptors, as this project is, shall utilize the best available noise control techniques and other activities to ensure that project noise from construction activities is reduced to the maximum extent feasible.

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

Construction noise is subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during construction, measures to reduce construction noise may be required as part of the proposed project. The EEA should provide a construction schedule and indicate whether pile driving or other particularly noisy construction methods are required.

6. **Air Quality. Criteria Air Pollutants.** The proposed project, with up to 111 units of group housing, is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants. Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. Please provide detailed information related to construction equipment, phasing and duration of each phase, and the volume of excavation as part of the EEA.

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



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.

*Local Health Risks and Hazards.* The project site is located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. The project proposed to construct new sensitive land uses (i.e. residential uses), which are subject to enhanced ventilation measures pursuant to Health Code Article 38. The project sponsor will be required to submit an Article 38 application to DPH prior to the issuance of any environmental determination. Please provide a copy of the initial application with the EEA.<sup>5</sup>

Equipment exhaust measures during construction will likely also be required. Please provide detailed information related to construction equipment, phasing and duration of each phase, and the volume of excavation as part of the EEA.

If the project would generate 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 and additional measures will likely be required to reduce stationary source emissions. Based on the information in the PPA application, the proposed project would likely require a backup diesel generator due to the proposed height, but this will be confirmed at the time of the EEA submittal.

7. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.<sup>6</sup> 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 over 80 feet in height. The project will therefore require a consultant-prepared wind analysis, which may include wind tunnel

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<sup>5</sup> Refer to <http://www.sfdph.org/dph/eh/Air/default.asp> for more information.

<sup>6</sup> Refer to <http://sf-planning.org/consultant-sponsor-resources> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

analysis if needed. The consultant will be required to prepare a proposed scope of work for review and approval by the Environmental Planning coordinator prior to proceeding with the analysis.

9. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would cast shadows on the Gene Friend Recreation Center, which is a property under the jurisdiction of the Recreation and Park Commission and 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 located within a seismic hazard zone (liquefaction hazard zone likely underlain by artificial fill). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.<sup>7</sup> A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
11. **Hazardous Materials.** The proposed project is located in a Maher area, meaning that it is known or suspected to contain contaminated soil and/or groundwater. In addition, construction of the proposed project would require the disturbance of more than 50 cubic yards of soil. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule,

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<sup>7</sup> San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>

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.

Central SoMa Draft EIR *Hazards and Hazardous Materials Mitigation Measure M-HZ-3* would be applicable to the proposed project. The mitigation measures requires that the project sponsor ensure that any buildings planned for demolition are surveyed for hazardous building materials including, electrical equipment containing polychlorinated biphenyl (PCBs), fluorescent light ballasts containing PCBs or bis(2-ethylhexyl) phthalate (DEHP), and fluorescent light tubes containing mercury vapors. These materials shall be removed and properly disposed of prior to the start of demolition according to federal, State, and local laws and regulations.

Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

12. Naturally Occurring Asbestos. The proposed project would not include excavation on a site that is underlain by serpentine soils. Therefore, there are no project-related concerns related to naturally occurring asbestos.
13. Disclosure Report for Developers of Major Projects. San Francisco Campaign and Governmental Conduct Code Section 3.520 et seq. requires the developer of any project with estimated construction costs exceeding \$1,000,000 to submit a *Disclosure Report for Developers of Major City Projects* if the project requires the issuance of a Community Plan Evaluation (CPE), certification of an Environmental Impact Report (EIR), adoption of a Final Mitigated Negative Declaration, or a project approval by the Planning Commission that adopts CEQA Findings (EIR certification). A residential development project with four or fewer dwelling units is not required to file this report. The first (or initial) report must be filed within 30 days of the date of EIR certification or final environmental determination under CEQA. Please submit a *Disclosure Report for Developers of Major City Projects* directly to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at: <http://www.sfethics.org>

## PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

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

1. **Development Controls.** Upon adoption of the Central SoMa Area Plan, the project would be located in the MUG Zoning District and within the 45-X and 85-X Height & Bulk Districts. The comments below reflect the future MUG zoning with no change to the height and bulk controls.
2. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 25% of the lot depth at any level containing a Single Room Occupancy ("SRO") Group Housing unit. The proposed project does not

include a rear yard at the second through fourth floors that contain SRO units. Please revise your base project to comply with this requirement.

3. **Permitted Obstructions.** Under Planning Code Section 136(c)(2)(D), the maximum length of each bay window is fifteen feet at the property boundary and is reduced at 45 degree angles drawn inward to reach a maximum of nine feet along a line parallel to and at a distance of three feet from the property boundary. The proposed bay windows measure approximately sixteen feet at a distance of three feet from the property boundary, which exceed the permitted nine feet. Please revise your entitlement application plans to comply with this requirement.
4. **Street Trees.** Planning Code Section 138.1 requires one street tree for each twenty feet of frontage that would include two trees on Clementina Street. The proposed project does not include these trees, and should be included in your entitlement application plans. This requirement will be examined by the Department of Public Works upon submittal of the building permit applications.
5. **Dwelling Unit Exposure.** Under Planning Code Section 140, at least one interior common area that meets the 120 square-foot minimum superficial floor area requirement of the Housing Code shall include windows that face a public street, public alley at least twenty feet in width, side yard at least 25 feet in width, a Code complying rear yard, or a courtyard that is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located, with an increase of five feet in every horizontal dimension beginning at the fifth floor for group housing units. The proposed common space rooms on each floor do not meet the above requirements, and the entitlement application plans should be revised to comply, and to also determine the base project.
6. **Ground Floor Frontages.** At this stage, the architecture is preliminary and the Department will provide more detailed feedback upon reviewing the entitlement application plans with detailed elevations to ensure the project meets the ground floor frontage requirements under Section 145.1.
7. **Bicycle Parking.** The proposed base project would require a minimum of eighteen Class 1 and sixteen Class 2 bicycle parking spaces. The locations for these spaces are not identified on the site or floor plans, and should be included in your entitlement application plans pursuant to Code Sections 155.1 and 155.2. Additionally, the project description describes a basement for mechanical services and storage without a floor plan.
8. **Good Neighbor Policies.** Please be advised that if the project includes eating and drinking and/or nighttime entertainment uses, the property will be subject to the operating conditions under Code Sections 202 and 803.5.
9. **Transportation Demand Management (TDM) Program.** The TDM Program was adopted by the Board of Supervisors in February 2017, and took effect on March 19, 2017. Although a Draft TDM Plan was not submitted with your PPA application, the proposed base project includes 41,640 sq. ft. of residential use for 67 group housing units and 9,890 sq. ft. of retail sales and service uses. Based on the proposed zero parking spaces, the project will be required to meet or exceed a target score of 10 ([TDM tool](#)) points for land use Category C, but this score may change upon review of a Code

complying base project. Please submit a complete TDM Application with your entitlement application.

10. **Conversion of PDR, Institutional Community and Arts Activities Uses.** There is an active Planning Department Enforcement Record for this property (No. 2015-012322ENF), and pursuant to a September 29, 2017 *Notice of Planning Department Requirements Letter #1*, the current authorized use for the property includes an auto repair (or PDR) use at the ground floor, a social service (or Institutional Community) use at the second floor, and a photography studio (or Arts Activities) use at the third floor. Under Code Section 202.8, the removal or conversion of at least 5,000 sq. ft. of these uses will require 0.50 sq. ft. of PDR, Institutional Community, or Arts Activities replacement space for each square foot of the protected uses proposed for conversion through a Conditional Use Authorization. The proposed project does not comply with this requirement by providing at least 11,120 sq. ft. of PDR, Institutional Community, or Arts Activities uses, and should be included in the design and your entitlement application.
11. **Shadow Analysis.** Code Section 295 requires that a shadow analysis be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan that indicates the project would cast new shadow on the Gene Friend Recreation Center under the jurisdiction of the San Francisco Recreation and Park Commission. 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 Gene Friend Recreation Center. If this detailed shadow analysis finds that the project would cast shadow on the Gene Friend Recreation Center, the sponsor should explore sculpting portions of the project to avoid casting new shadow on the park.
12. **SoMa Youth and Family SUD and Affordable Housing.** The project site falls within the SoMa Youth and Family Special Use District ("SUD"). As such, it is subject to the criteria of Section 249.40A. The SUD requires a conditional use authorization for a variety of uses, and it also requires certain projects to provide a larger amount of affordable housing. The subject property currently does not fall on a site that triggers this requirement to provide a larger amount of affordable housing. However, please be aware that there is pending legislation (Ordinance No. 101093) at the Board of Supervisors that would amend the SUD to require all properties in the SUD over 40 feet in height provide the larger amount of affordable housing. It is unclear if the legislation will be amended by the Board of Supervisors, or if/when it will be adopted. Regardless of the outcome of this legislation, the project will be subject to the affordability requirements of Section 415 et seq.
13. **Noise Regulations 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 at 1015 Folsom Street (dba Ten 15 Folsom). Please note that the Planning Department will not consider an entitlement application complete until the following are completed:

- (A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and
- (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

You may contact Entertainment Commission staff at (415) 554-6678 or visit their webpage at <http://sfgov.org/entertainment/contact-us> for additional information regarding the outreach process.

14. **Filipino Cultural Heritage District.** The project site falls within the Filipino Cultural Heritage District. The SoMa Pilipinas community collaborates with various City departments, including the Planning Department, to develop a strategy and implementation plan to preserve and further develop the SoMa Pilipinas as the regional center of Filipino culture and commerce, to recognize the historical and present contributions of the community and neighborhood, and to stabilize Filipino residents, business and community-serving institutions. The project applicant is encouraged to reach out to the SoMa Pilipinas community to discuss the project and possible opportunities to incorporate the mission of the Heritage District into the project.
15. **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
16. **Sustainability & Central SoMa Eco-District.** In San Francisco, an Eco-District is a neighborhood or district where residents, community institutions, property owners, developers, businesses, City staff, and utility providers join together to establish and meet ambitious sustainability goals. By applying a comprehensive and systems-based approach to energy, water, air quality, greening, refuse, and more at the block or district scale, efforts can achieve greater effectiveness and efficiency than through building-by-building approaches. Each Eco-District develops its own unique framework of objectives, policies, and implementation measures, driven by local opportunities and challenges. The Eco-District construct aims for true sustainability, establishing clear and inspiring targets and enabling maximum innovation.

The Planning Department has identified the Central SoMa plan area as a Type 2 Eco-District—an infill area composed of new and existing development, smaller parcels, and multiple property owners. In Central SoMa, new development is uniquely positioned to exhibit a variety of sustainability best practices, including and beyond current City and State requirements. The anticipated value generation and optimal building typologies will help realize the healthy, climate positive, resource efficient, and resilient neighborhood envisioned. For example, new development in



the Central SoMa Plan Area will use 100% GHG-free electricity, have 50% of roof areas dedicated to greening, and non-potable water for park irrigation and street cleaning. Its complete streets and sidewalks will be vibrant with pedestrians, bikes, transit, trees, and green stormwater infrastructure.

17. **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](mailto:stormwaterreview@sfwater.org) for assistance.
18. **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](http://sfwater.org/index.aspx?page=687).
19. **Non-Potable Water Reuse.** All new buildings less than 250,000 gross square feet of floor area and at least 40,000 square feet must prepare water budget calculations assessing the amount of available rainwater, graywater, and foundation drainage, and the demands for toilet and urinal flushing and irrigation. For more information about the requirements, please visit <http://www.sfwater.org/np> and/or contact [nonpotable@sfwater.org](mailto:nonpotable@sfwater.org) for assistance. Non-potable water systems may be designed to optimize co-benefits for stormwater management, living roofs, and streetscape greening. Regardless of size, project sponsors are encouraged to consider a district-scale system that serves an entire larger project and/or connects smaller projects with adjacent development through shared systems to maximize efficiency and effectiveness.
20. **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 requires 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 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>.

21. **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.
22. **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](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.
23. **Interdepartmental Project Review.** This meeting is required for all proposed new construction that is eight stories or more in height, and/or in seismic hazard zones. The subject property is within a seismic hazard zone, which requires an Interdepartmental Project Review meeting for which the application that includes instructions is available at <http://sf-planning.org/permit-forms-applications-and-fees> listed under "I" for Interdepartmental Project Review Meeting Application.

## PRELIMINARY DESIGN COMMENTS:

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

1. **Base Project/State Density Bonus Program.** A fully developed, Code-complying base project must be submitted as the basis for analysis for the State Density Bonus Program. At a minimum the base

project design shall indicate compliance with development controls such as height, rear yard, exposure, bay window configuration, etc. In addition, if Manolo Draves Park has no shadow budget, please demonstrate that a Code-complying project would not cast any new shadow on that park is necessary.

2. **Site Design, Massing and Open Space.** Future review by Department staff will be completed on a Code-complying base project.
3. **Street Frontage.** Staff recommends recessing only the entries on both frontages, and not the entire ground level storefront, for a strong reference to the height of the base of the adjacent buildings at the top of the second story.
4. **Architecture.** Please provide further information about materials and details in your entitlement application plans.
5. **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 the 6<sup>th</sup> Street and Folsom Street pedestrian and vehicular high-injury corridors, and is encouraged to incorporate safety measures into the project.

## DEVELOPMENT FEES:

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

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

1. **Transportation Sustainability Fee (TSF) (§411A)**
2. **Residential Child Care Impact Fee (§414A)**
3. **Eastern Neighborhoods Impact Fees (§423)**

## AFFORDABLE HOUSING:

4. **Inclusionary Affordable Housing (§415).** Inclusionary Affordable Housing is required for a project proposing ten or more dwelling units or group housing rooms. 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.

Under Code Section 415.6, any rental housing project consisting of 25 or more rental units will require the number of affordable units constructed on-site to be 19% of all units constructed on the project site, with a minimum of 11% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and 4% of the units affordable to middle-income households. In no case shall the total number of affordable units required exceed the number required as determined by the application of the applicable on-site requirement rate to the total project units. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. This unit requirement shall be outlined within the Mayor's Office of Housing Preferences and Lottery Procedures Manual no later than six months following the effective date of the Ordinance contained in Board of Supervisors File No. 161351. MOHCD may reduce Area Median Income pricing and the minimum income required for eligibility in each rental category.

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.

The project proposes to provide on-site affordable rental units to satisfy the requirements of Planning Code Section 415. The required inclusionary units may be used to qualify for a Density Bonus under the State Law; however, please note that pursuant to Planning Code Section 415.5(g)(1)(D), projects that qualify for additional density under CA Govt. Code Section 65915 shall use the Combination Alternative to pay the Affordable Housing Fee on any additional units or square footage authorized under Section 65915.

## 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. An **Environmental Evaluation Application** is required to analyze the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. A **Large Project Authorization** from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 75 feet in height and greater than 25,000 gross square feet.
3. A **Conditional Use Authorization** from the Planning Commission is required under Sections 202.8 and 303 for the demolition or conversion of 5,000 sq. ft. or more of PDR, Institutional Community, or Arts Activities uses.
4. **Building Permit Applications** are required for the proposed demolition and new construction on the subject property.

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

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://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/department-publications> listed under "N".
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Large Project and Conditional Use Authorizations. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who

live within 300' of the project as well as all registered neighborhood organizations for the South of Market neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the aforementioned Planning Commission hearing. The purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Commission taking action on the hearing.

3. **Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

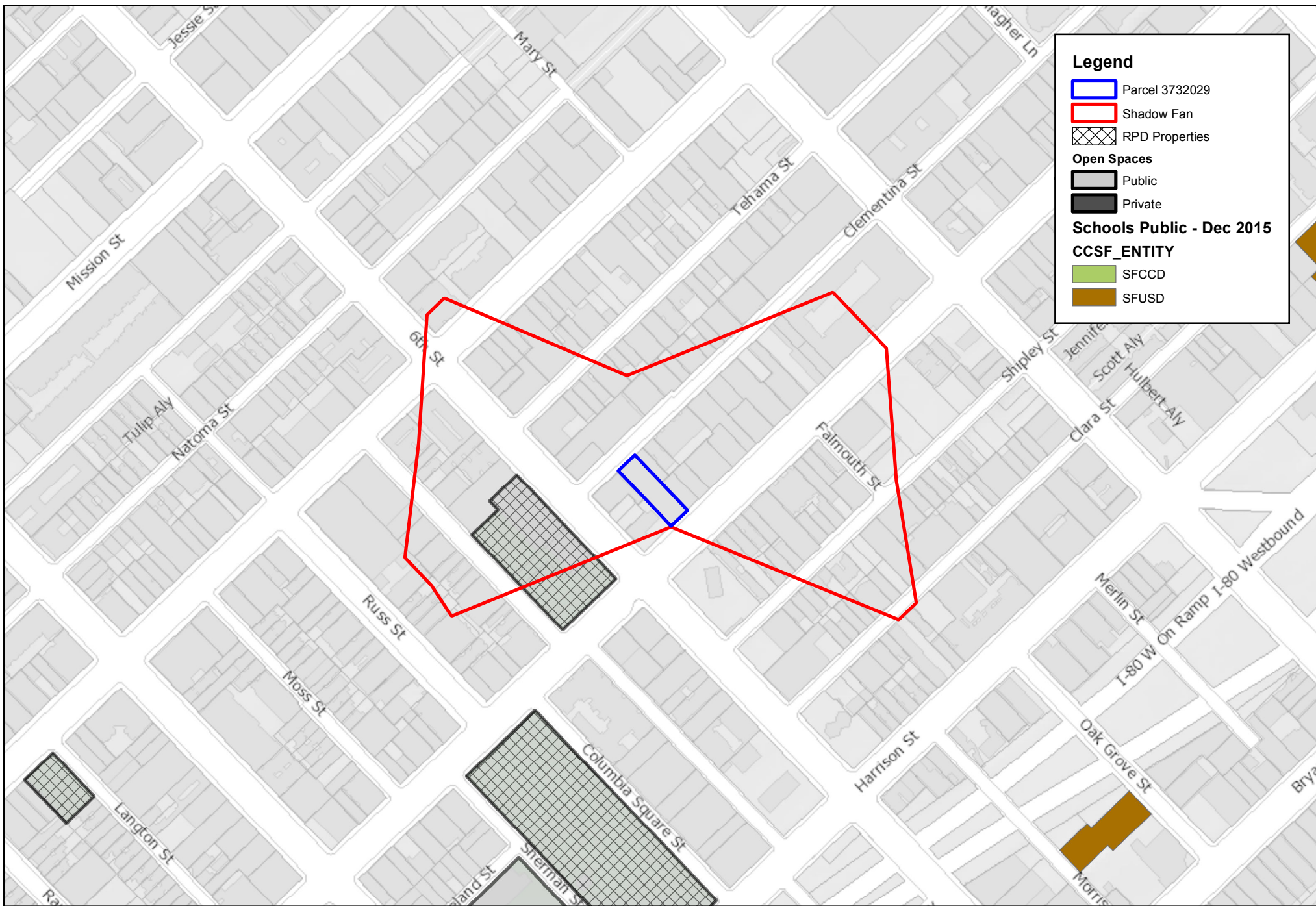
#### PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Large Project or Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **August 2, 2019**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

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

cc: 984 Folsom Street LLC, Property Owner  
Josh Pollak, Environmental Planning  
Robin Abad, Citywide Planning and Analysis  
Dave Winslow, Design Review  
Jonas Ionin, Planning Commission Secretary  
Charles Rivasplata, SFMTA  
Jerry Sanguinetti, Public Works  
Pauline Perkins, SFPUC  
June Weintraub and Jonathan Piakis, DPH  
Planning Department Webmaster ([planning.webmaster@sfgov.org](mailto:planning.webmaster@sfgov.org))





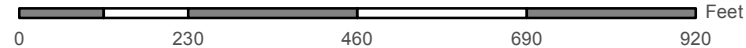
Title: 984 Folsom Street - 2017-013741PPA

Comments: Proposed eight-story 85' tall building with  
9,115 sq. ft. ground floor commercial  
55,350 sq. ft. residential for 111 group housing units

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FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103		0 acabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Crocker Amazon, Excelsior, Mission, Ocean View, Outer Mission, South of Market
Carolyn Corinne	Diamond Woods	Executive Director	Market Street Association	870 Market Street, Suite 456	San Francisco	CA	94102	415-362-2500	msadv@pacbell.net	South of Market
Eric	Lopez	President	0 Mission Creek Harbor Association SoMaBend Neighborhood Association	300 Channel Street, Box 10 P.O. Box 410805	San Francisco	CA	94158	415-902-7635 94141 415-669-0916	corinnewoods@cs.com somabend.na@gmail.com	Potrero Hill, South of Market Downtown/Civic Center, Mission, South of Market
Ethan Gerald	Hough Wolf	Secretary President	One Ecker Owners Association Hallam Street Homeowners Association	16 Jessie Street Unit 301 1 Brush Place	San Francisco	CA	94105	415-847-3169 415-626-6650	ethanhough@gmail.com wolfgk@earthlink.net	Financial District, South of Market South of Market
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7970	jane.kim@sfgov.org; April.ang@sfgov.org; lvy.Lee@sfgov.org; barbara.lopez@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Janet Jason	Carpinelli Henderson	Board President Vice Chariman	Dogpatch Neighborhood Association Market/Octavia Community Advisory Comm.	934 Minnesota Street 300 Buchanan Street, Apt. 503	San Francisco	CA	94107	415-282-5516 94102 415-722-0617	jc@jcarpinelli.com jhenders@sbcglobal.net	Potrero Hill, South of Market Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Jaime Katy	Whitaker Liddell	Administrator President	SOMA Leadership Council South Beach/Rincon/ Mission Bay Neighborhood Association	201 Harrison Street Apt. 229 403 Main Street #813	San Francisco	CA	94105	415-935-5810 94105 415-412-2207	somajournal@yahoo.com clliddell@me.com	Mission, South of Market South of Market
Kaye Keith	Griffin Goldstein	Director	LMNOP Neighbors 0 Potrero-Dogpatch Merchants Association	1047 Minna Street 800 Kansas Street	San Francisco	CA	94103	415-724-1953 94107	LMNOP@yak.net 0 keith@everestsf.com	South of Market Mission, Potrero Hill, South of Market
Laura	Magnani		0 American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-565-0201	sfoffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	-	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Patsy	Tito	Executive Director	Samoan Development Centre	2055 Sunnydale Avenue #100	San Francisco	CA	94134-2611		0	0 Bayview, South of Market
Reed Rodney	Bement Minott	President Chair	Rincon Hill Residents Association Potrero Hill Neighbors/Save the Hill	75 Folsom Street #1800 1206 Mariposa Street	San Francisco	CA	94105	415-882-7871 94107 415-553-5969	rhbement@sbcglobal.net rodminott@hotmail.com	South of Market Potrero Hill, South of Market
Sonja Ted	Kos Olsson	Community Advocate Chair	TODCO Impact Group TJPA CAC	230 Fourth Street 30 Sharon Street	San Francisco	CA	94103	415-426-6819 94114-1709 415-407-0094	sonja@todco.org olssonted@yahoo.com	South of Market Financial District, South of Market
Nadia	Sesay	Interim Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 nadia.f.sesay@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitation Valley
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
York	Loo		0 York Realty	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Michelle	De Guzman	Development Specialist - Mission Bay	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		0 michelle.deguzman@sfgov.org	South of Market
Gail	Baugh	President	Hayes Valley Neighborhood Association	700 Hayes Street	San Francisco	CA	94102	415-265-0546	president@hayesvalleysf.org	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA	94102	415-552-3242	info@ahasf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Haight Ashbury, Mission, Nob Hill, South of Market, Western Addition
David	Lal	Executive Director	SF CityWide	142 S. Van Ness Ave	San Francisco	CA	94103	415-735-4609	info@sfcitywide.org	Downtown/Civic Center, Financial District, South of Market, Treasure Island
Ramon	Quintero	Community Planner	Tenderloin Neighborhood Development Corporation	149 Taylor Street	San Francisco	CA	94102	415-358-3900	rquintero@tndc.org	Downtown/Civic Center, South of Market
Marc	Salomon	Land Use and Transportation Committee Member	NEMNA - Northeast Mission Neighborhood Association	P.O. Box 410244	San Francisco	CA	94141	415-699-7201	nemna-notifications@gmail.com	Mission, South of Market
Sue	Hestor	Attorney	San Franciscans for Reasonable Growth (SFRG)	870 Market Street #1128	San Francisco	CA	94102	415-362-2778	hestor@earthlink.net	Chinatown, Downtown/Civic Center, Financial District, Mission, Nob Hill, North Beach, Russian Hill, South of Market, Western Addition



SAN FRANCISCO  
**PLANNING**  
DEPARTMENT

# PLANNING DIRECTOR **BULLETIN NO. 4**

## Review of Projects in Identified Areas Prone to Flooding

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

Date:  
**APRIL 2007**

Reprinted:  
**OCTOBER 2009**

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

Formerly known as: Planning Department Bulletin



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

### PURPOSE:

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

### BACKGROUND:

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



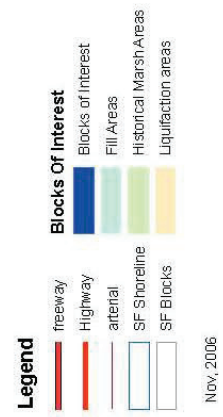
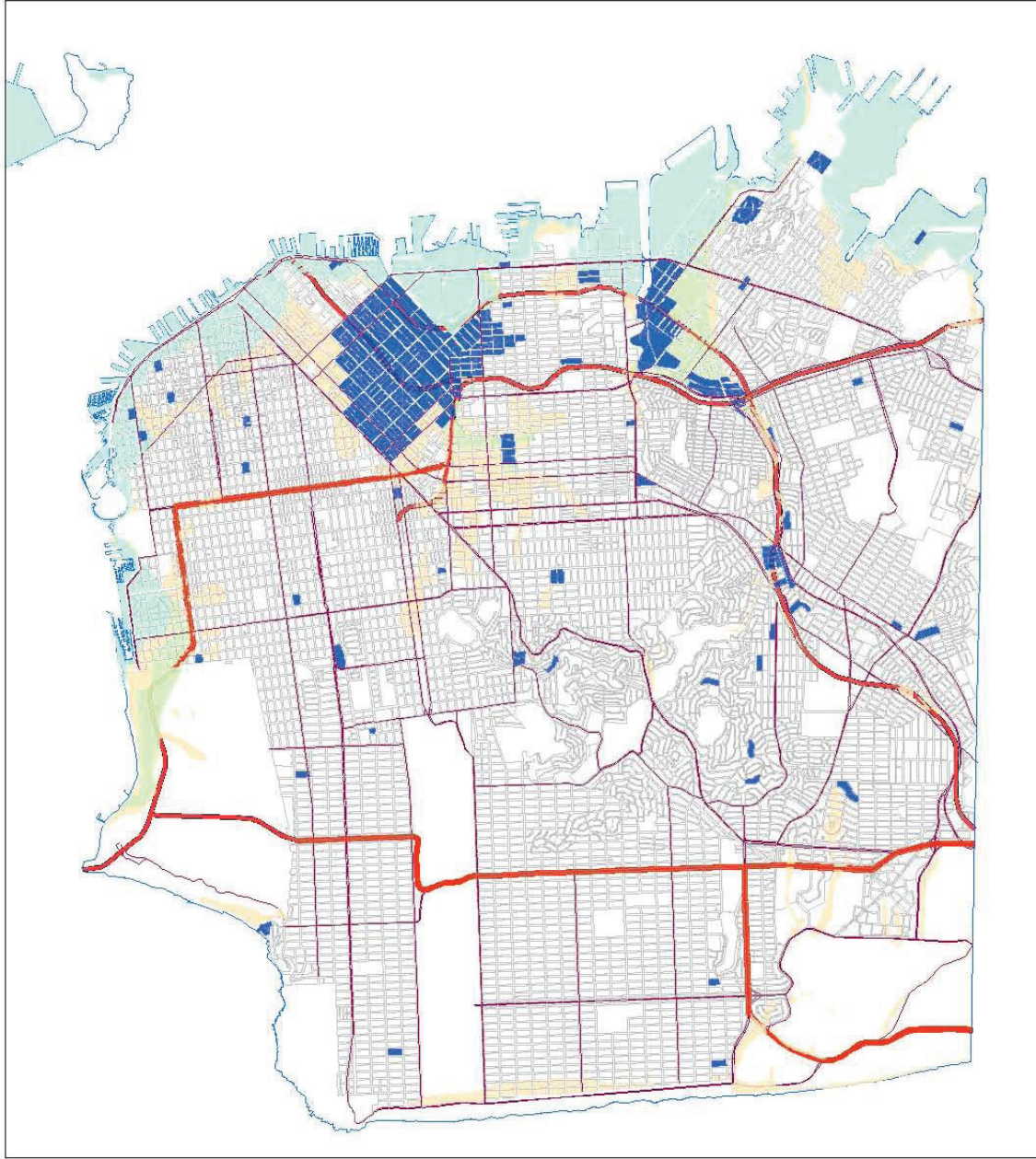
## PERMIT APPLICATION PROCESS:

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

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



# San Francisco Public Utilities Commission Blocks of Interest





**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

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

**Central Reception**

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

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

**Planning Information Center (PIC)**

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

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





## **San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers**

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

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

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

### **Number of Water Lines Coming onto a Property**

Three to four lines:

- 1) Fire
- 2) Potable water domestic
- 3) Recycled water domestic
- 4) Recycled water irrigation (if property has landscaping)

### **Number of Water Meters**

One water meter is required for each water line.

### **Required Backflow Prevention Assembly**

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

All backflow prevention assemblies must be approved by the SFPUC's Water Quality Division.

The backflow prevention assembly for domestic water plumbing inside the building and for the recycled water system must meet the CCSF's Plumbing Code and Health Code.

### **Pipe Separation**

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

### **Pipe Type**

- Transmission lines and mains – ductile iron
  - Distribution and service lines – purple PVC or equivalent
  - Irrigation lines – purple PVC or equivalent
  - Dual-plumbing – described in the City and County of San Francisco Plumbing Codes
- \*\*SFPUC must sign off on pipe type prior to installation.** Contact the City Distribution Division at (415) 550-4952.

### **Temporary Potable Water Use Until Recycled Water Becomes Available**

The potable water line will be used to feed the recycled water lines(s) until such time that recycled water becomes available. When recycled water becomes available, the cross-connection will be broken by the SFPUC, and the potable and recycled water lines will be totally separated. Before recycled water is delivered to the property, cross-connection and backflow testing will take place to assure separation.

Under no circumstances are developers or property owners to "t-off" of the potable water line to the recycled water lines(s).

### **If you have questions, or would like additional information:**

#### **Recycled Water Ordinances and Technical Assistance**

San Francisco Public Utilities Commission  
Water Resources Division  
(415) 554-3271

#### **Recycled Water Plumbing Codes**

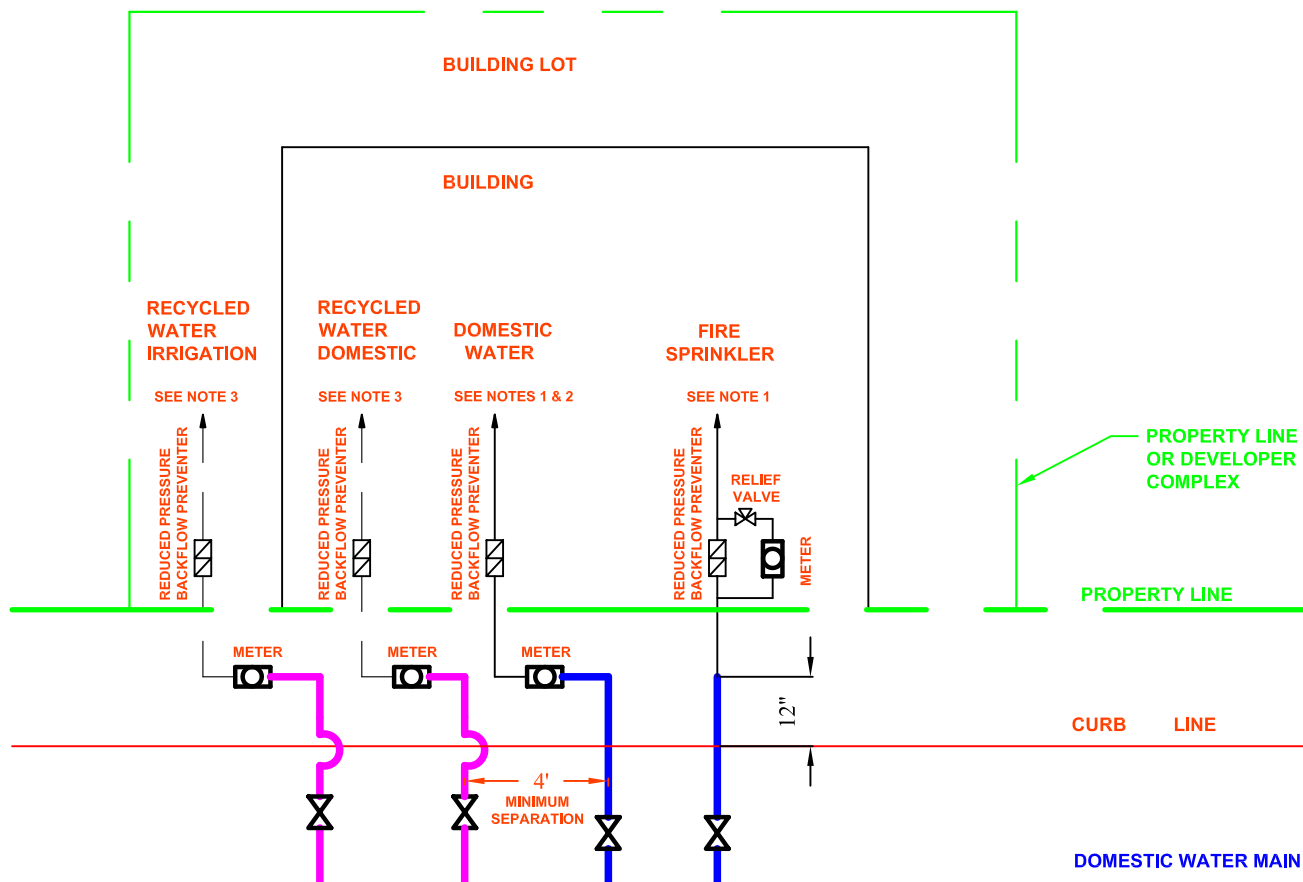
Department of Building Inspection  
Plumbing Inspection Services  
(415) 558-6054

#### **Backflow Prevention**

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

#### **New Service Line Permits**

San Francisco Public Utilities Commission  
Customer Services  
(415) 551-3000



## STREET - SIDE

### NOTE:

1. ALL BACKFLOW PREVENTERS MUST APPROVED BY SFPUC WATER QUALITY BUREAU.
2. BACKFLOW PREVENTION FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.
3. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.

### RESPONSIBILITY OF INSTALLATION OF

#### HEAVY LINES:

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

#### LIGHT LINES: & \_\_\_\_\_

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

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

## INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:  
Cheryl Munoz

DATE: 05/28/08

DRAWN: W.Villasica

CHECKED: M.Gardiner

DRAWING NO.  
A-1290.2  
REV. NO. 2