



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** March 22, 2018  
**TO:** Rebecca Forrest, San Francisco Housing Accelerator Fund  
**FROM:** Richard A. Sucré, Planning Department  
**RE:** PPA Case No. 2017-016505PPA

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

Reception:  
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Kimberly Durandet at (415) 575-6816 or [kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Richard A. Sucré", written over a horizontal line.

Richard A. Sucré, Principal Planner-Southeast Quadrant



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* March 22, 2018  
*Case No.:* **2017-016505PPA**  
*Project Address:* 71 Boardman Place/356 Harriet Street  
*Block/Lot:* 3779/084  
*Existing Zoning:* Service/Arts/Light Industrial (SALI) Zoning District  
Western SoMa Special Use District  
40/55-X Height & Bulk District  
*Proposed Zoning:* Service/Light Industrial (SLI) Zoning District  
*Area Plan:* Western SoMa (EN)  
*Project Sponsor:* Rebecca Forrest  
(650) 799-9644  
*Staff Contact:* Kimberly Durandet – 415-575-6816  
[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)

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### DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on December 22, 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 located within the block bound by Boardman Place and Bryant, Brannan and Harriet Streets in the South of Market neighborhood of San Francisco. The site consists of two lots, which together form a 14,805-square-foot rectangular property with frontage along Boardman Place (75 feet) and Harriet Street (75 feet). The proposed project would demolish a 14,805-square-foot paved parking lot

with approximately 56 vehicle parking spaces. The proposed project would construct a five-story, 55-foot-tall (65-foot-tall with elevator penthouse), 44,915-square-foot mixed-use building, with 96 affordable dwelling units, 2,085 square feet of ground-floor arts/PDR space and 5,625 square feet of usable open space. The project does not propose any vehicle parking spaces, but would provide 96 class 1 bicycle spaces in two ground-floor storage rooms. The project would remove two existing curb cuts along the site frontages, one on Boardman Place and one on Harriet Street. The proposed new building would be supported by a mat foundation, which would require excavation of the entire site to a maximum depth of 1.5 feet below ground surface and removal of approximately 1,200 cubic yards of soil.

As part of the project, the project would seek a Zoning Map Amendment to rezone the project site from the SALI (Service/Arts/Light Industrial) Zoning District to SLI (Service/Light Industrial) Zoning District.

## BACKGROUND:

The project site is located within the Western South of Market (SoMa) Community Plan area. On December 6, 2012, the Planning Commission certified the *Western SoMa Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project Final EIR* ("Western SoMa PEIR").<sup>1,2</sup> The Western SoMa Community Plan and its associated rezoning became effective April 27, 2013.

## PRELIMINARY PROJECT COMMENTS:

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

1. **Western SoMa Community Plan.** The subject property falls within the area covered by the Western SoMa Area Plan in the General Plan. Under the parcel's current zoning (SALI), the project is not consistent with the land use objectives of the Plan, and would require a zoning reclassification in order for a housing project to be approved. Therefore, the proposed project is not eligible for a Community Plan Evaluation (CPE) under the Western SoMa PEIR. However, it is consistent with the Plan's objectives regarding [increasing affordable housing with integrated services, in locations proximate to transit and other amenities \(Objectives 3.3 & 3.5\)](#). The project sponsor is encouraged to read the full plan, which can be viewed at: <http://generalplan.sfplanning.org/index.htm>.
2. **Zoning Map & Height Map Amendment.** The Planning Department generally supports the intent of the project as it would provide needed affordable housing and space for arts uses; however the proposed project is located in the SALI Zoning District, which does not permit housing. In addition, the project proposes new construction up to 55-ft in height, which exceeds the permitted height allowed in the 40/55-X Height and Bulk District. A Zoning Map and Height Map Amendment of the subject parcels or a Special Use District is required for the project to move forward. As with all projects, architectural excellence is expected.

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<sup>1</sup> San Francisco Planning Department. Western SoMa Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project Final EIR (FEIR), Planning Department Cases No. 2008.0877E and 2007.1035E, certified December 6, 2012, <http://sfplanning.org/area-plan-eirs>, accessed February 15, 2018.

<sup>2</sup> San Francisco Planning Department. San Francisco Planning Commission Motion 18756, December 6, 2012, [http://sfplanning.org/sites/default/files/FileCenter/Documents/9034-2008.0877E\\_Motion\\_TOC\\_Summary.pdf](http://sfplanning.org/sites/default/files/FileCenter/Documents/9034-2008.0877E_Motion_TOC_Summary.pdf), accessed February 15, 2018.

**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. When filing the EEA, please update the project description as necessary to reflect feedback provided in this PPA letter and include the additional information and/or documents requested herein and listed below:

- Detailed information related to proposed soils-disturbing activities (e.g., grading, excavation, installation of foundations, soils improvement, and site remediation activities), including: sections; a geotechnical study prepared by a qualified consultant, which includes foundation recommendations and boring logs; and, if available, any *phase 2 hazardous materials* reports prepared for the project;
- Plans identifying the location and dimensions of existing and proposed sidewalks and curb cuts;
- Detailed information on whether pile driving or any other particularly noisy construction methods are required;
- Detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation;
- A copy of the article 38 application submitted to San Francisco Department of Public Health with a confirmation by DPH that it has been received;
- Detailed information related to any proposed stationary sources of toxic air contaminants (e.g., diesel backup generators);

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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>.

- A copy of the Maher application submitted to the San Francisco Department of Public Health, (with a confirmation by DPH that it has been received), a copy of the *phase 1 environmental site assessment* prepared for the subject property and, if available, any other relevant reports.

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

### *Level of Environmental Review*

As described above, the proposed project is located within the Western SoMa Community Plan area, which was evaluated in the Western SoMa PEIR. However, it is not consistent with the land use or development density (zoning) identified in the Western SoMa Community Plan, and therefore, is not eligible for a Community Plan Evaluation (CPE) under the Western SoMa PEIR. Nonetheless, because the project site is within the geographic area evaluated in the Western SoMa PEIR, any development on the project site would potentially be subject to the mitigation measures identified in that document. Potentially significant project environmental impacts, pertinent mitigation measures and CEQA findings that were identified in the Western SoMa PEIR and that may be applicable to the proposed project are discussed below, under the applicable environmental topic.

Although the proposed project is not eligible for a CPE pursuant to Section 15183 of the CEQA Guidelines, it may be eligible for a streamlined environmental review process (in the form of a Certificate of Exemption for an eligible infill project) pursuant to Section 15183.3 of the CEQA Guidelines. An eligible infill project is examined in light of the prior EIR to determine whether the infill project will cause any effects that require additional review under CEQA. The evaluation of an eligible infill project must demonstrate the following:

1. The project satisfies the performance standards of Appendix M of the CEQA Guidelines;
2. The degree to which the effects of the infill project were analyzed in the prior EIR;
3. An explanation of whether the infill project will cause new specific effects<sup>4</sup> not addressed in the prior EIR;
4. An explanation of whether substantial new information shows that the adverse effects of the infill project are substantially more severe than described in the prior EIR; and
5. If the infill project would cause new specific effects or more significant effects<sup>5</sup> than disclosed in the prior EIR, the evaluation shall indicate whether uniformly applied development standards substantially mitigate those effects.<sup>6</sup>

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<sup>4</sup> A new specific effect is an effect that was not addressed in the prior EIR and that is specific to the infill project or the infill project site. A new specific effect may result if, for example, the prior EIR stated that sufficient site-specific information was not available to analyze the significance of that effect. Substantial changes in circumstances following certification of a prior EIR may also result in a new specific effect.

<sup>5</sup> More significant means an effect will be substantially more severe than described in the prior EIR. More significant effects include those that result from changes in circumstances or changes in the development assumptions underlying the prior EIR's analysis.

No additional environmental review is required if the infill project would not cause any new site-specific or project-specific effects, would not cause more significant effects, or if uniformly applied development standards would substantially mitigate such effects.

If it is determined that the project is not eligible for streamlined environmental review pursuant to Section 15183.3 of the CEQA Guidelines, then 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 or [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org) 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 Environmental Impact Report (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.

### *Environmental Topics*

Below is a list of topic areas addressed through the environmental review process. Based on a preliminary review of the project as it is proposed in the PPA application, some of these topics would require additional study.

1. **Historic Resources.** The subject property is a vacant lot. The property is located within a previously surveyed area (South of Market Historic Resource Survey) and is not located within a historic district. Therefore, the property is not subject to review by the Department's Historic Preservation staff and no additional analysis of historic architectural resources is required.

However, the proposed project may be subject to *Western SoMa PEIR Mitigation Measure M-CP-7a: Protect Historical Resources from Adjacent Construction Activities* and *Western SoMa PEIR Mitigation Measure M-CP-7b: Construction Monitoring Program for Historical Resources*. Mitigation Measure M-CP-7a would require the project sponsor to consult with the Planning Department to determine whether

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An effect is also more significant if substantial new information shows that: (1) mitigation measures that were previously rejected as infeasible are in fact feasible, and such measures are not included in the project; (2) feasible mitigation measures considerably different than those previously analyzed could substantially reduce a significant effect described in the prior EIR, but such measures are not included in the project; or (3) an applicable mitigation measure was adopted in connection with a planning level decision, but the lead agency determines that it is not feasible for the infill project to implement that measure.

- <sup>6</sup> Substantially mitigate means that the policy or standard will substantially lessen the effect, but not necessarily below the levels of significance.

adjacent or nearby buildings constitute historical resources that could be adversely affected by construction-generated vibration and, if applicable, incorporate measures into the project construction specifications that would prevent damage to adjacent and nearby historic buildings. *Mitigation Measure M-CP-7b* would require the project sponsor to undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired.

2. **Archeological Resources.** According to the PPA application, the proposed project would require excavation of the entire site to a depth of 1.5 feet below ground surface and removal of approximately 1,200 cubic yards of soil. Department staff has made a preliminary determination that *Western SoMa PEIR Mitigation Measure M-CP-4a: Project Specific Preliminary Archeological Assessment* would be applicable to the proposed project. Archeological Mitigation Measure M-CP-4a would require *preliminary archeological review* (PAR) of the proposed project by a 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 2 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-specific mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. In order to facilitate that determination, please include the dimensions of the existing curb cuts to be removed on the plans.
4. **Noise.** The proposed project would be subject to *Western SoMa PEIR Noise Mitigation Measure M-NO-2a: General Construction Noise Measures*. *Mitigation Measure M-NO-2a* requires that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to the Department of Building Inspection prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved. Based on the PPA submittal, the proposed new building would be supported by a mat slab foundation. However, if the proposed project changes such that it would require a deep foundation system necessitating the use of pile drivers or other excessively noisy equipment, additional mitigation measures would likely apply. In order to facilitate

this determination, please provide a geotechnical report prepared by a qualified consultant, which includes foundation recommendations and boring logs for the proposed project.

5. **Air Quality.** The proposed project, at 96 dwelling units and 2,085 square feet of arts/PDR uses, is below the Bay Area Air Quality Management District's construction and operation screening levels for criteria air pollutants.<sup>7</sup> Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA. 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 also 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 proposes to construct new sensitive land uses (i.e., dwelling units), 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 health department prior to the issuance of any environmental determination. Please provide a copy of the article 38 application with the EEA.<sup>8</sup> In addition, equipment exhaust measures during construction, such as those listed in *Western SoMa PEIR Air Quality Mitigation Measure M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants* and *Western SoMa PEIR Air Quality Mitigation Measure M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards* will likely be required.

*Mitigation Measure M-AQ-6* would require the project sponsor to undertake an analysis of the project's construction-related criteria air pollutant emissions and, if based on that analysis construction period emissions may be significant, submit a Construction Emissions Minimization Plan to the Planning Department for review and approval. *Mitigation Measure M-AQ-7* would require the project sponsor to undertake a project-specific construction health risk analysis for diesel-powered and other applicable construction equipment and, if the health risk analysis determines that construction emissions would exceed health risk significance thresholds identified by the BAAQMD and/or the San Francisco Planning Department, develop a Construction Emissions Minimization Plan for Health Risks and Hazards.

If the project would generate new sources of toxic air contaminants including, but not limited to 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. Given the proposed project's height of 55 feet, it would not likely require a backup diesel generator and additional measures, such as those described in *Western SoMa PEIR Air Quality Mitigation Measure M-AQ-4:*

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7 Bay Area Air Quality Management District, CEQA Air Quality Guidelines, May 2017, Chapter 3, [http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa\\_guidelines\\_may2017-pdf.pdf?la=en](http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en), accessed February 15, 2018.

8 Refer to <https://www.sfdph.org/dph/eh/Air/default.asp> for more information.



*Siting of Uses that Emit PM2.5 or DPM and Other TACs*, to reduce its emissions. However, please provide detailed information related to any proposed stationary sources with the EEA.

6. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.<sup>9</sup> The project sponsor will be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
7. **Wind.** The proposed project would not involve construction of a building over 80 feet in height. Therefore, a consultant-prepared wind analysis is not anticipated to be required.
8. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Department staff indicates that the proposed project would not cast shadows on any Recreation and Park property subject to Planning Code section 295, or other publicly accessible non-Recreation and Park properties. Therefore, preparation of a consultant-prepared shadow study is not required.
9. **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>10</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, please provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
10. **Hazardous Materials.** The proposed project is located in an area that it is known or suspected to contain contaminated soil and/or groundwater. In addition, construction of the proposed project would require the disturbance of more than 50 cubic yards of soil. Therefore, the proposed project is subject to article 22A of the San Francisco Health Code, also known as the Maher Ordinance. The

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<sup>9</sup> Refer to <http://sf-planning.org/consultant-sponsor-resources> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

<sup>10</sup> San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>

Mahe Ordinance, which is administered and overseen by the Department of Public Health, requires the project sponsor to retain the services of a qualified professional to prepare a *phase 1 environmental site assessment* that meets the requirements of Health Code section 22.A.6. The site assessment would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

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

<http://www.sfdph.org/dph/EH/Fees.asp#haz>.

Please provide a copy of the submitted Maher Application and site assessment with the EEA.

- 11. 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 proposed project:

- 1. Land Use.** The proposed project is not permitted in the existing SALI Zoning District. The Project Sponsor has indicated interest in rezoning the subject parcels to the SLI Zoning District, which would permit affordable housing. The proposed project may seek a Zoning Map Amendment by filing a Legislative Amendment Application (accessed online) or in working with the Board of Supervisors.
- 2. Height.** Planning Code Section 263.28 defines the controls for properties located in the 40/55-X Height and Bulk District and the SALI Zoning District. Since the project proposes rezoning to the SLI Zoning District, Planning Code Section 263.28 would not apply. Therefore, the project must seek a Height Map Amendment to construct a new building up to the 55-ft in height. The height as proposed is not currently permitted in the 40/55-X Height and Bulk District. The proposed project may seek a Height Map Amendment by filing a Legislative Amendment Application (accessed online) or in working with the Board of Supervisors.

The following Code analysis is based on the provisions currently allowed in the SLI Zoning District:

3. **Affordable Housing Project Authorization.** The Project is eligible for an Affordable Housing Project Authorization, as defined in Planning Code Section 315(b). The Planning Department shall administratively review and evaluate the project in accordance with the Planning Code, Commission policies and design guidelines. An Affordable Housing Project may seek exceptions to Planning Code requirements including, but not limited to, those allowed under Planning Code Sections 253, 303, 304, 309 and 329, without a Planning Commission Hearing.
4. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. The project as proposed does not meet this requirement. However, in the case of South of Market Mixed Use Districts such as SLI, a modification to the requirement may be granted by the Zoning Administrator under Section 307(g) if all of the following criteria are met:
  - (A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and
  - (B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and
  - (C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.
5. **Open Space – Residential.** Section 135 requires 36 square feet (private) or 48 square feet (common) of open space for each dwelling unit. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) and (g). The project as proposed includes open space in the front setbacks of both frontages. In subsequent submittals please clearly label the square footage and dimensions of all open space in a diagram highlighting how the project meets the open space requirement.
6. **Open Space – Non-Residential.** Section 135.3 requires this project to provide one foot of open space for every 120 square feet of manufacturing/light industrial (and similar) uses. The proposal includes between 2,085 square feet of arts activity/PDR space. Therefore, between 17.4 square feet of open space would be required. Alternatively, per Section 426, an in-lieu fee foot may be paid instead of providing the open space on site.
7. **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 inner courtyard appears to be code-complying. Additional information is required to affirmatively determine if the proposed units meet the dwelling unit exposure requirements. Under Section 315, an exception may be granted to the dwelling unit exposure requirements. The Department generally encourages projects to minimize the number of units needing an exposure exception.

8. **Street Frontages.** Ground floor heights for non-residential uses are required to be 14 feet; however, residential uses are not required to provide that height at the ground floor (See Below, Preliminary Design Comments). Ground-level interior spaces housing non-residential active uses and lobbies should be organized to be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. The Department recommends that building walls for all non-residential uses be brought forward to meet the property lines at both Harriet and Boardman Streets.
9. **Bicycle Parking (Class I).** Planning Code Section 155 requires this project to provide at least 98 Class I bicycle parking spaces. The proposed project provides only 96 spaces. Please revise and add additional Class I Bicycle Parking Spaces.
10. **Bicycle Parking (Class II).** Planning Code Section 155 requires the project to provide at least 7 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. Currently, the project does not propose any Class II Bicycle Parking Spaces. Please revise the project description and add the required Class II Bicycle Parking Spaces

Prior to issuance of first architectural addenda, you will be required contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto: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>.

11. **Density of Dwelling Units.** Planning Code Sections 207.5 and 817 allows residential density at a rate of 1 unit per 200 square feet of lot area. This would limit the number of dwelling units to 74; however, Single Room Occupancy (SRO) units are exempt from density limits per Section 207.5. Please define if the proposed dwelling unit are intended to meet the SRO definition defined in Planning Code Section 102. If not, then a legislative amendment may be required to address the dwelling unit density requirements.
12. **Additional Height Limits for Narrow Streets and Alleys.** Planning Code Section 261.1 requires all frontages on narrow streets shall have upper stories set backs. Harriet and Boardman Streets are both less than or equal to 40 feet in width, therefore, this Code section would apply to both frontages.
13. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

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

14. **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: <http://sf-planning.org/departments-publications>
15. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (creating and/or replacing 5,000 square feet or more of impervious surface), it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. Compliance may occur through a mix of rooftop, sidewalk, and open space treatments and technologies, and is encouraged to be designed as a comprehensive system that maximizes co-benefits for greening, habitat creation, urban heat island reduction, building energy savings, and beautification. Systems within the public realm should consider adjacencies and opportunities for flow-through systems to neighborhood detention areas. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
16. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit [sfwater.org/index.aspx?page=687](http://sfwater.org/index.aspx?page=687).
17. **Better Roofs Ordinance.** In 2016, San Francisco became the first major city in the U.S. to require the installation of renewable energy facilities or living roofs on new buildings. The Better Roofs

Ordinance will require between 15% and 30% of roof space to incorporate solar (photo voltaic and/or solar thermal systems), living (green) roofs, or a combination of both. The legislation goes into effect January 2017. The Ordinance provides guidance for developers, designers, and/or owners might best utilize rooftop space; ideally, projects should pursue holistic design and amenity enhancements for 100% of usable roof space that include open space, habitat, stormwater management, urban agriculture, and other beneficial uses. Please see the Planning Department's Living Roof Manual to learn more: <http://sf-planning.org/departments-publications>.

18. **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.
19. **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.

## PRELIMINARY DESIGN COMMENTS:

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

- 1) **Site Design, Open Space, and Massing.** The Department recommends the site plan respond to existing patterns and conditions in the following ways:
  - Orient the courtyard open space to augment the adjacent residential property's rear yard open space, and match their light-wells.
  - Bring the ground floor building wall to the property line at Harriet and Boardman Streets. Front setbacks are discouraged unless they provide transition space for ground



floor residential units. Please note: Front setbacks may only partially count toward open space. In order to count toward open space a 15' minimum unobstructed to sky.

- In order to provide residential scale and uses on the Boardman frontage consider locating the PDR artist space along Harriet Street In consideration of the older smaller scale residential character on Boardman, the Department recommends the ground floor uses be more residential and the ground floor height align with the ground floor height and scale of the adjacent residential buildings. A 15' ground floor height on Boardman may be out of scale.
  - To allow more active street frontage and reduce excess mass at the street relocate the stair wells to the interior and minimize roof top mechanical and stair and elevator penthouses. Also, locate and orient trash, mechanical, and utility rooms to minimize inactive frontage.
  - Consider consolidating the bike parking with space efficient stackers as allowed by Code and enhance the visual connections to the courtyard from the streets.
- 2) **Architecture.** The Planning Department recommends that the project design the building with materials and architectural detailing that complement and reflect the residential scale, character, and quality of the surrounding buildings, which consists of both fine grained residential buildings and industrial buildings.
- Design the facades with details that add depth and texture. Windows should reflect the scale, proportions and patterns of adjacent residential buildings. The building fronts should be modulated to reflect the typical 25'-30' wide lot and building pattern of the surrounding context.
  - The exposed sidewalls present large visible expanses. Design the side property line walls with similar composition and materials as the primary facades.

The Planning Department will provide further detailed design review on the subsequent submission.

- 3) **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 not located on a high-injury corridor.

## 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:

**Since the project includes 100% affordable housing, the project is exempt from development impact fees, per Planning Code Section 406.**

#### 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. **Zoning Map Amendment.** A Zoning Map Amendment would be required to rezone the subject parcel and the height and bulk district. A Zoning Map amendment is the reclassification of real property from one zoning district to another. This includes changing the height, zoning, or the creation of a Special Use District (SUD) for a parcel or combination of parcels. The subject parcel is located in the Service/Arts/Light Industrial (SALI) Zoning and 40/55-X Height and Bulk District. Construction of residential housing and development above 40 feet is not permitted. The Zoning and Height & Bulk Map must be amended or a Special Use District must be sought through the legislative process pursuant to Planning Code Section 302.
2. **Environmental Evaluation Application (EEA).** 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.
3. **Affordable Housing Project Authorization.** Ordinance No. 7-16 effective March 10, 2016 principally permits 100 percent affordable housing projects and grants the Department administrative review authority in lieu of any otherwise required Planning Commission hearing, including seeking exceptions to Planning Code requirements including but not limited to Sections 253, 303, 304, 309 and 329. The project as proposed appears to meet the criteria for administrative review as set forth in Planning Code Section 315. The Department will review the project under the same criterion as the Conditional Use process and shall make written findings, conditions and grant exceptions in accord with the objectives, policies, and intent of the General Plan and Planning Code.
4. A **Building Permit Application** is required for the proposed new construction on the subject property.
5. **Interdepartmental Project Review.** This review is required for all proposed new construction in seismic hazard zones, in which the subject property falls. An application is enclosed.

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



All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](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/departments-publications> listed under "N".
2. **Neighborhood Outreach.** Because the project proposes demolition and new construction, owners and occupants within 150 feet of the project site must be notified, in accordance with Planning Code Section 312.
3. **Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

## PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation Application or Building Permit Application, as listed above, must be submitted no later than **September 22, 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.

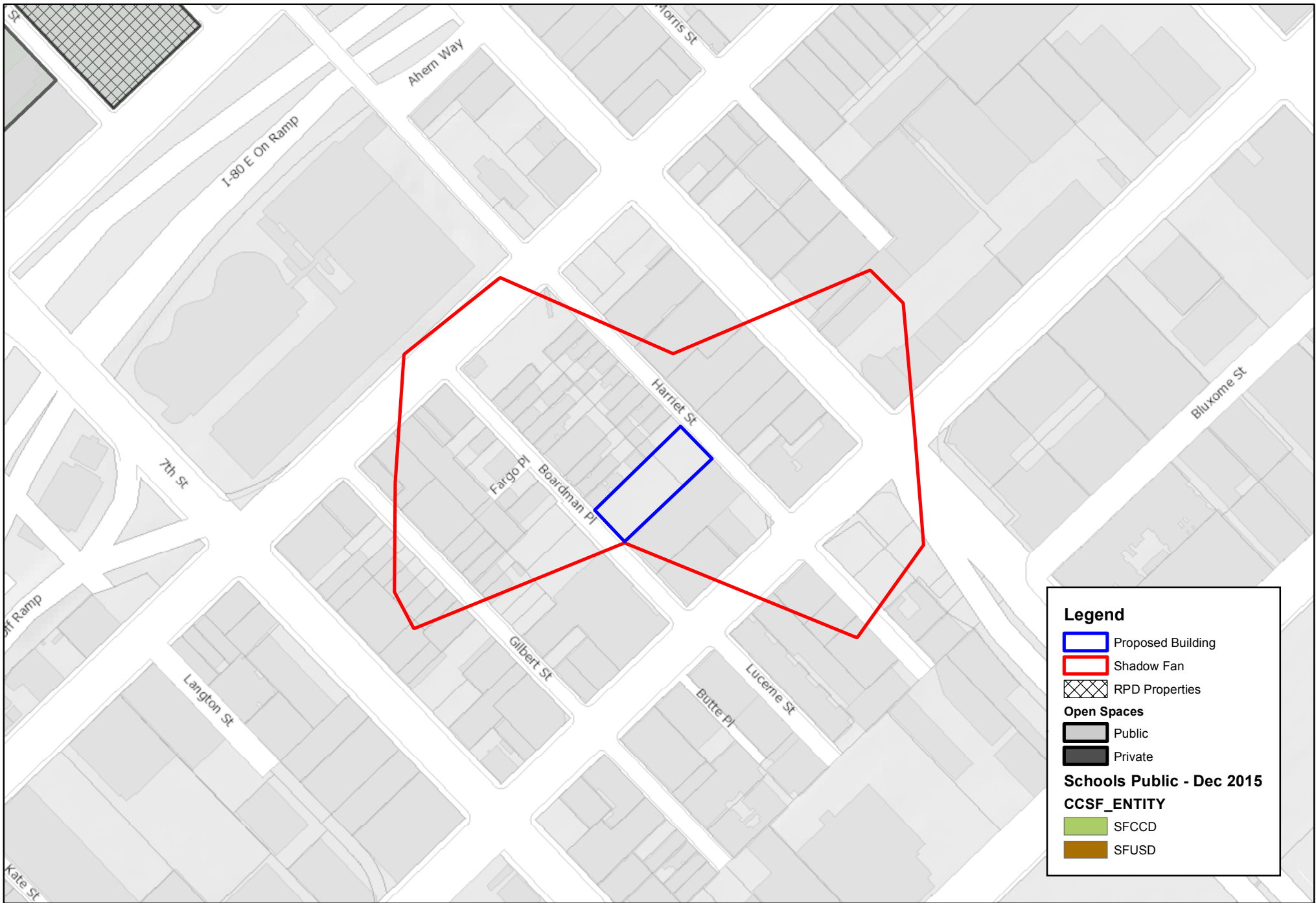
Enclosure: Shadow Fan

cc: Tiny Trust and Bruce W Hart, Property Owners  
Kimberly Durandet, Current Planning  
Jennifer McKellar, Environmental Planning  
Lisa Chen, Citywide Planning and Analysis  
Jonas Ionin, Planning Commission Secretary  
Charles Rivasplata, SFMTA  
Jerry Sanguinetti, Public Works

Pauline Perkins, SFPUC

June Weintraub and Jonathan Piakis, DPH

Planning Department Webmaster ([planning.webmaster@sfgov.org](mailto:planning.webmaster@sfgov.org))



Title: 71 Boardman Place/356 Harriet Street (2017-016505PPA)

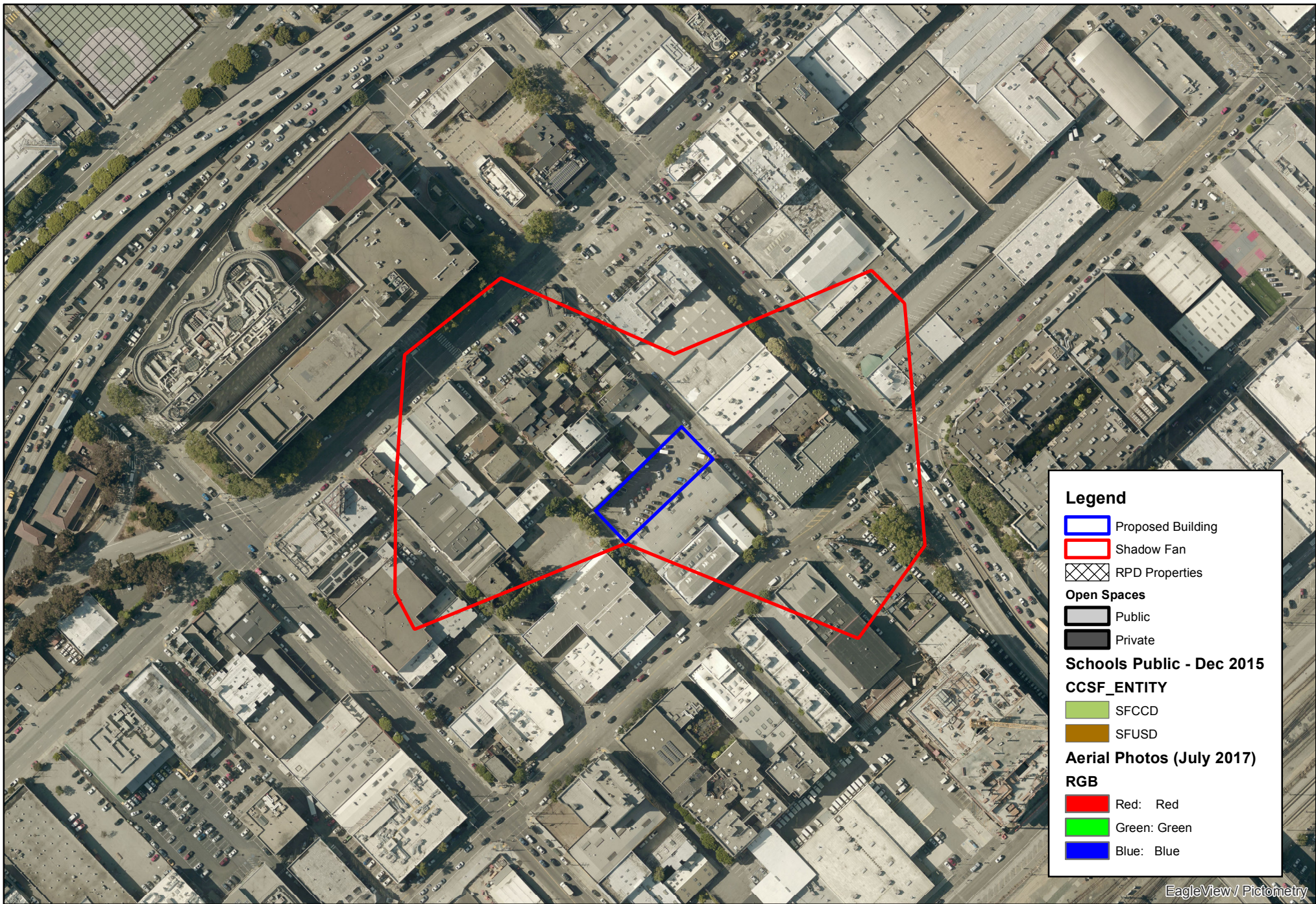
Comments: Calculated using slopes on entire building envelope at maximum height of 65 feet (elevator penthouse included)

Printed: 15 February, 2018



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EagleView / Pictometry

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