



PRELIMINARY PROJECT ASSESSMENT

Project Address: 1320 Washington Street
Case Number: 2018-007380PPA
Date: July 23, 2018
To: Susan Sagy, Urban Land Development LLC
From: Claudine Asbagh, Planning Department
Andrew Perry, Planning Department

This Preliminary Project Assessment (PPA) provides feedback from the Planning Department regarding the proposed project at the property listed above, based on the information provided in the PPA application, 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. **Please be advised that the PPA application does not constitute an application for development with the Planning Department. This PPA does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not supersede any required Planning Department approvals.**

A Project Application may be submitted with the Planning Department at any time following the issuance of this PPA. The Project Application should include any supplemental applications for entitlement or required information for environmental review, as indicated in this PPA. The Project Application, and all supplemental applications, may be found here: <http://sf-planning.org/permit-forms-applications-and-fees>

The Planning Department may provide additional comments once a Project Application has been 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, the project will likely require approvals from other City agencies. For more, see the Appendix C: Additional Policies and Requirements.

You may contact Andrew Perry, at (415) 575-9017 or andrew.perry@sfgov.org, to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

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I. EXECUTIVE SUMMARY

SITE DETAILS

<i>Block/Lot(s):</i>	0188/006
<i>Parcel Area:</i>	9,453 sq. ft.
<i>Zoning District(s):</i>	RM-4 (Residential-Mixed, High Density) Zoning District
<i>Height/Bulk District(s):</i>	65-A

PROJECT DESCRIPTION

The project site at 1320 Washington is an approximately 9,453 square foot lot located in the Nob Hill Neighborhood of San Francisco. The site is currently occupied by a two-story, 18,906 square foot commercial parking garage. The project sponsor proposes to demolish the existing building and construct a 65-foot, six-story over basement residential condominium building, containing approximately 40,369 gross square feet of residential space and 22 dwelling units, and approximately 8,570 square feet of subterranean parking and storage.

The PPA was accepted on 5/22/18 and the 60 day deadline is 7/21/18.

KEY PROJECT CONSIDERATIONS

Any Project Application for the proposed project should consider and, to the extent feasible, address the following issues:

- 1. Maximizing Permitted Density.** The proposed project is located within the RM-4 Zoning District, which permits up to one dwelling unit per 200 square feet of lot area. The 9,453 square-foot subject site can therefore principally permit up to 47 dwelling units. With only 22 dwelling units proposed, the project is achieving less than half of its allowable density per the Planning Code. The Department strongly encourages that the development team explore increasing the number of units within the project.

It is the Department's priority to give precedence to the development of all new net housing, and to encourage the direct building of more affordable housing and the maximization of permitted density, while maintaining quality of life and adherence to Planning Code standards. The [San Francisco Planning code](#) describes RM-4 zoning as "devoted almost exclusively to apartment buildings of high density, usually with smaller units, close to downtown." In addition, 1320 Washington sits within San Francisco's [Priority Development Areas](#), residential development areas located near transit and jobs to reduce vehicle miles traveled and greenhouse gas emissions. The proposal to build less than 50% of allowable units on the 1320 Washington site represents a missed opportunity to provide additional housing, given the development capacity of the site and the sustainability goals of the city and region.

Additionally, the project may consider achieving densities greater than what is principally permitted above. Such opportunities may be available through the State Density Bonus Law, or alternatively, through San Francisco's local density bonus program (HOME-SF). These programs allow project sponsors to increase the development capacity of a project in exchange for providing on-site affordable housing units.

2. **Required Variances.** As currently proposed, the project requires variances from Planning Code requirements for rear yard setbacks (Section 134) and dwelling unit exposure (Section 140). The Department generally supports projects that are code-complying, or those that minimize the need for variances. For new construction projects in particular, it may be difficult to make the necessary findings per Section 305 of the Planning Code in order to grant the requested variances.

In addition, applicants should review **Appendix C: Additional Policies and Requirements** prior to the submittal of any Project Application. This document provides important information about project review requirements and policies applicable to development projects in San Francisco.

PLANNING CODE REVIEW

The proposed project will be reviewed for conformity with the requirements of the San Francisco Planning Code, and as required by the California Environmental Quality Act (CEQA), upon submittal of a Project Application. Based on the information provided in the PPA application, a Project Application for the proposed project should include supplemental applications for the following:

1. **Conditional Use Authorization**
2. **Variance**
3. **Transportation Demand Management Program**

For more information, including conformity of the proposed project with Planning Code requirements, and applicable Development Impact Fees, see **Appendix A: Planning Code Review Checklist**.

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.

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.

ENVIRONMENTAL REVIEW

The proposed project would require environmental review in accordance with the California Environmental Quality Act (CEQA). Based on preliminary review of the proposed project, the following would be likely to apply:

Likely Environmental Document: **Class 32 Categorical Exemption**

The Project Application should include the following to be deemed accepted:

1. **Phase I Environmental Site Assessment**
2. **Historic Resource Evaluation**

For more information, see **Appendix B: Environmental Review Checklist**.

LAND USE:

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	209.2	RM-4	1 dwelling unit / 200 sf lot area, up to 47 permitted; 22 Dwelling Units proposed

CONDITIONAL USE AUTHORIZATION:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	253	Review of Buildings >40-ft in RH or >50-ft in RM or RC Districts
<i>Comments:</i> Conditional Use Authorization is required for construction of a building over 40 feet in height in a RM District with more than 50 feet of street frontage. Please refer to Planning Code Sections 253 and 303(c) for Planning Commission review criteria.		

OTHER REQUIRED APPROVALS:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	295	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission
<input checked="" type="checkbox"/>	305	Variance
<input checked="" type="checkbox"/>	311	Neighborhood Notification
Comments: Variance is required for Rear Yard requirement (Section 134), Dwelling Unit Exposure (Section 140)		

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124	Floor Area Ratio	FAR limits do not apply to residential uses in RM-4
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	134	Rear Yard	Required at grade and above, 25% of lot depth; for subject lot (137.5' deep), rear yard depth = 34'-4.5"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	135	Open Space	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	Dwelling Unit Exposure	Ground Floor: Units A, B & C do not meet requirement; Level 2-4: Unit D & E meet requirement, Units A, B & C do not; Level 5-6: Unit F meets requirement, Unit G does not In Total: Only 8 of 22 units meet requirement (36%)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144	Street Frontage	Need more information specifically around fenestration and architectural features to provide visual interest; ground floor plan does not appear to align with front elevation drawing
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	149	Better Roofs/ Living Roof Alternative	The project appears to be eligible to use a Living Roof as an alternative means of meeting some or all of the Better Roof requirements of the San Francisco Green Building Code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151	Required Off-Street Parking	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	155.2	Bicycle Parking	Bike room shown, but individual Class 1 spaces not shown (need more info); Class 2 spaces are being provided in excess of the Code requirement. Class 1 spaces shall be located with direct access without requiring use of stairs, and should be moved to the

APPENDIX A: PLANNING CODE REVIEW CHECKLIST
Case No. 2018-007380PPA
1320 Washington Street

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
					ground floor within 100 feet of the major entrance to the lobby, as per Planning Code Section 155.1.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	167	Unbundled Parking	Will be a standard requirement since the project has more than 10 units.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	169	TDM	Based on the number of proposed accessory parking spaces, the project would be required to achieve 14 points through the TDM Plan. While the proposed list of TDM Measures would be sufficient to meet the point target, more information will be needed to understand implementation of some Measures, and it is also possible that some of the Measures selected would not be available to this project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	207(c)(1)	Affordable Units in Project with 20% or More	Section 207(c) allows for exceptions to the density limits, for example, by inclusion of at least 20% on-site affordable housing units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	207.7	Required Dwelling Unit Mix	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	260(a)	Height	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260(b)	Exemptions from Height	Need roof plan to determine horizontal area of height exemptions.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	270	Bulk	“A” Bulk controls apply above 40’ in height; project complies with max plan length (110 feet), however, does not comply with max plan diagonal (125 feet) with proposed at 129’-2”. Exceptions permitted through CUA process, refer to Section 271(c) for criteria.

DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	411A	Transportation Sustainability Fee (TSF)
<input checked="" type="checkbox"/>	414A	Child-Care for Residential Projects
<input checked="" type="checkbox"/>	415	Inclusionary Affordable Housing Program

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT

NO.	DOCUMENT TYPE	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS	<i>(For Dept. use upon submittal of Development Application)</i> ACCEPTED
11(b)	Potentially eligible for class 32 exemption	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project is potentially eligible for a Class 32 exemption. If the additional analysis performed after submittal of the project application indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an Initial Study to determine whether a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) is needed. Pay applicable fees.	<input type="checkbox"/> YES <input type="checkbox"/> NO

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ACCEPTED APPLICATION REQUIREMENTS	<i>(For Dept. use upon submittal of Development Application)</i> ACCEPTED
2.2(a)	Historic Preservation	Requires Consultant-Prepared Historic Resource Evaluation, Part 1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site contains one or more buildings or structures considered to be a potential historic resource (constructed 45 or more years ago); therefore, the proposed project is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The HRE must be prepared by a qualified consultant selected from the department's historic resource consultant pool. Contact CPC-HRE@sfgov.org for a list of eligible consultants. The selected consultant must send a draft scope to CPC-HRE@sfgov.org for department approval. The consultant must submit first draft of HRE directly to the department prior to project sponsor submitting the project application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ACCEPTED APPLICATION REQUIREMENTS	(For Dept. use upon submittal of Development Application) ACCEPTED
2.2(b)	Historic Preservation	Requires Consultant-Prepared Historic Resource Evaluation, Part 2	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The proposed project may require a consultant-prepared HRE Part 2 pending the findings of the HRE Part 1. If required, department will determine whether a consultant report is necessary. If a consultant report is necessary, it must be prepared by a qualified consultant from the department's historic resource consultant pool. Contact hre@sfgov.org for a list of eligible consultants. The department will review and approve scope and evaluation with consultant.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a private development checklist. The Greenhouse Gas Compliance Checklist for Private development projects are found here: http://sf-planning.org/consultant-sponsor-resources under Application.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.9	Shadow	Building setbacks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and provide plans of building setbacks and coverage at each above-grade level, including height of the roof, parapet, ridge, towers, and penthouses.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.13 (a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit copy of the Maher application form with the department of public health. More information is found here: http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp . Submit a copy of the form with the department of public health intake stamp.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.13 (b)	Hazardous Materials	Requires consultant-prepared Phase I Environmental Site Assessment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The change of use of the site from a parking garage to residential use warrants department review of a consultant-prepared Phase I assessment. The project sponsor must submit a final Phase I assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

SFMTA: San Francisco Municipal Transportation Agency

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS

NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ APPLICATION REQUIREMENTS	<i>(For Dept. use upon submittal of Development Application)</i> ACCEPTED
3.3	Archeology	Preliminary Archeological Review	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	Department will conduct a preliminary archeological review. If required, an archeology study must be prepared by a professional selected from the department's archeological consultant pool. No additional materials are required at this time.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(d)	Transportation	Programmatic features – external to buildings	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Passenger loading is not required due to the small size of the proposed project. Remove proposed white zone from future site plans.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.5(b)	Transportation / Noise / Air Quality	Construction – equipment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe estimated number, size (horsepower), and usage (daily and total) of construction equipment type, including trucks and any impact equipment, by phase. The project sponsor must indicate whether nighttime construction could occur.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.5(c)	Transportation / Noise / Air Quality	Operation – diesel trucks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the estimated number of daily diesel vehicle trucks during operation.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.5(d)	Transportation / Noise / Air Quality	Operation – waste facilities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe and provide plans of the location and dimensions of rooms for compost, recycling, and waste.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.7(b)	Hydrology and Water Quality	Stormwater and Sewer Management	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of Stormwater Management Ordinance. The project sponsor must describe existing sewer capacity and proposed demand on sewer infrastructure.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS

NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ APPLICATION REQUIREMENTS	<i>(For Dept. use upon submittal of Development Application)</i> ACCEPTED
3.8(a)	Hazardous Materials	Requires consultant-prepared Phase 2 Environmental Site Assessment	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The department and department of public health will review the Phase 1 assessment to determine if the project sponsor must submit a final Phase 2 assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

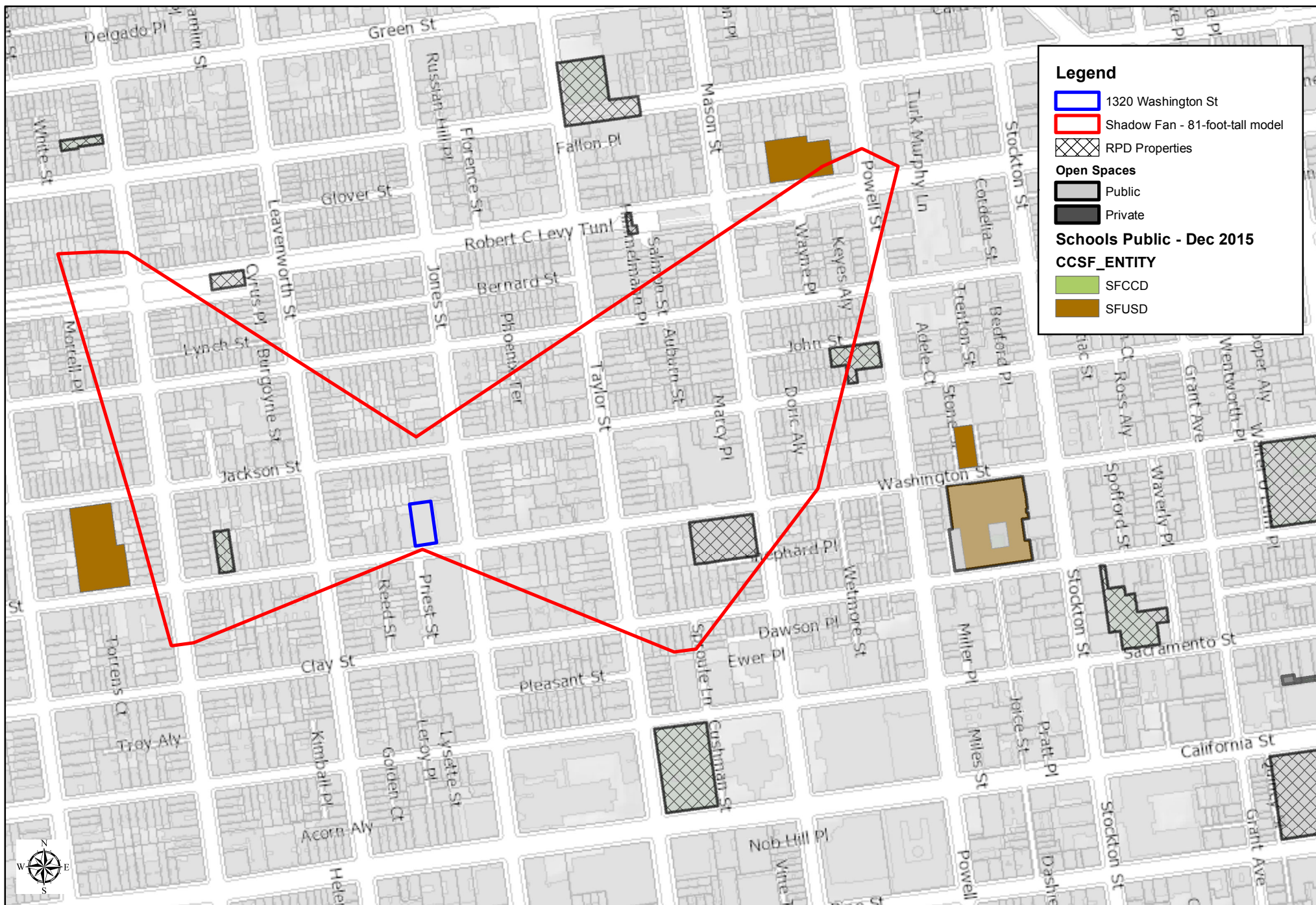
Abbreviations:

CEQA: California Environmental Quality Act

EIR: Environmental Impact Report

TABLE 4. ADDITIONAL INFORMATION

NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS
4.1	General	Resources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please see the following links for additional resources that may inform the environmental analysis: http://propertymap.sfplanning.org/ http://sftransportationmap.org/ http://developmentmap.sfplanning.org/
4.2	Tribal Cultural Resources	Consultation	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The department will determine if consultation with California Native American tribes regarding potential significant impacts is necessary.
4.3	Shadow	Shadow Fan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The department prepared the attached shadow fan which shows potential new shadow on two Recreation and Park Department properties. A Shadow Study Application is required and a detailed shadow study prepared by a qualified consultant (not subject to department list) is required.



Title: Preliminary Shadow Fan - 1320 Washington Street

Comments: Proposed 65-foot-tall building with 16-foot-tall roof equipment
Initial Shadow Analysis: 81-foot-tall building modeled

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San Francisco's evolving physical environment and the people that experience it benefit from the most thoughtful, well designed, and innovative projects possible. Therefore, beyond the requirements outlined in this PPA, project sponsors should review the additional City policies and regulations summarized below and consider how the project will implement applicable measures. The purpose of this fact sheet is to highlight a broader suite of considerations early in the process so they may be incorporated more holistically from the beginning. Project sponsors are advised to work with the relevant City agencies listed below to confirm details and possible additional requirements.

ENVIRONMENTAL SUSTAINABILITY

- 1. Green Building, Climate, and Energy.** San Francisco has committed to achieving net-zero greenhouse gas emissions (GHGs) by 2050, aligning with other global cities to support the Paris Climate Accords. Today, almost half of local GHGs come from buildings. The San Francisco Green Building Code (GBC) surpasses California's Title 24 energy efficiency standards, and outlines LEED certification and other comprehensive green building requirements, most of which also support climate mitigation (e.g., renewable energy, recycling and composting, non-toxic materials, etc). The GBC is regulated by SF Environment (SFE) and the Department of Building Inspection (DBI). Projects are encouraged to work with relevant agencies to determine the most effective mix of green building strategies for the project context, and investigate pathways for achieving performance that meets or exceeds the requirements, striving to create developments that are carbon neutral (net-zero) or regenerative (net positive). For example, maximizing efficiency through mechanical technologies and passive design strategies; decarbonizing through renewable energy generation, all-electric systems, and 100% green (GHG-free) power purchases; and coordinating with water and waste systems, greening, and mobility strategies to optimize co-benefits. For more, visit sfenvironment.org/buildings-environments/green-building
- 2. Better Roofs.** The Better Roofs Ordinance requires projects to install solar (photo voltaic and/or solar thermal systems) on at least 15% of cumulative roof area, living (green) roofs on 30%, or a combination of both. The Better Roofs program provides guidance for how developers, designers, and owners might develop 100% of usable roof space to support open space, habitat, stormwater management, urban agriculture, building cooling, enhanced local air quality, and other benefits. Please see <http://sf-planning.org/san-francisco-better-roofs> for more information, including the Planning Department's Living Roof Manual.
- 3. Clean Energy.** The San Francisco Public Utilities Commission (SFPUC) has been providing 100% greenhouse gas-free electric service (Hetch Hetchy Power) to San Francisco's most critical facilities for 100 years, and currently services all municipal buildings, SFO, Treasure Island, and more. San Francisco City Administrative Code Article 99 requires the SFPUC to consider providing this low cost power for all eligible new development, including large infill buildings and redevelopment projects typically over 50,000 square feet or with substantial electrical loads. The SFPUC has been providing clean power. For more, visit <http://sfwater.org/hetchhetchypowerfordevelopers> or contact HHPower@sfwater.org.
- 4. Recycled Water Use.** Certain projects located in San Francisco's Recycled Water Use areas are required to install recycled water systems ("purple pipe") for irrigation, cooling, and/or toilet and urinal flushing, per 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. For more, visit sfwater.org/index.aspx?page=687.
- 5. Non-Potable Water.** All new development of 250,000 square feet or more of gross floor area must satisfy 100% of flushing and irrigation demands (and ideally HVAC cooling), with non-potable water. Subject projects must install on-site non-potable water reuse systems, or partner with adjacent developments in a district system, to treat and reuse available alternate water sources, such as graywater (from laundry and showers), rain water,

foundation drainage, and more. Applicable projects need approvals from the San Francisco Public Utilities Commission (SFPUC), and permits from both the Department of Public Health (DPH) and DBI to verify compliance with local health and safety codes. All projects greater than 40,000 square feet are required to compete and submit a water balance study. Please visit <http://www.sfwater.org/np> for more information on compliance, coordination with the Stormwater Management Ordinance requirements, and district-scale systems.

6. **Stormwater.** Any project disturbing 5,000 square feet or more of ground surface is subject to the Stormwater Management Ordinance and should refer to the SFPUC's Stormwater Design Guidelines (Guidelines). Applicable projects must prepare a Stormwater Control Plan demonstrating project adherence to the City's latest performance measures and a signed maintenance agreement, which must be approved by the SFPUC's Urban Watershed Management Program before site or building permits may be issued. Compliance may occur through a mix of open space, rooftop, and street/sidewalk treatments and technologies. Projects are encouraged to focus on green infrastructure that maximizes co-benefits for habitat creation, urban heat island reduction, building energy savings, beautification, and urban flood resilience. Please see <http://sfwater.org/sdg> for more information and/or contact stormwaterreview@sfwater.org.
7. **Flood Notification.** Applicants for building permits for new construction, change of use or occupancy, or major alterations or enlargements must initiate contact with the SFPUC to determine whether the project would result in ground-level flooding during storms. Project sponsors may be required to include measures to ensure positive sewage flow, raise entryway elevation, and/or special sidewalk construction and deep gutters. Side sewer connection permits need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to SF Planning or DBI. Please refer to Planning Director Bulletin No. 4: <http://sf-planning.org/departments-publications>.
8. **Water.** A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable, and fire water services. If the current distribution system pressures and flows are inadequate, the project sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900 or contact cddengineering@sfwater.org. The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. For more, visit <https://sfwater.org/index.aspx?page=574>
9. **Refuse Collection and Loading.** Per the Mandatory Recycling and Composting Ordinance, all buildings must include spaces for collecting and loading recycling and composting in common and private areas, which are as or more convenient than waste disposal. Please see <http://sfenvironment.org/zero-waste/overview/legislation> for more information on the City's suite of Zero Waste legislation. Design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700. The Guidance on Recycling Design (page 3) resources for designing appropriate areas is found here: http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf.
10. **Biodiversity.** The San Francisco Biodiversity Resolution establishes biodiversity as a citywide priority to elevate the conservation and stewardship of local native species and habitats. Projects are encouraged to support the City's vision of climate-resilient ecosystems that connect all San Franciscans to nature by amplifying greening throughout all parks, plazas, yards, rooftops, facade walls (especially fronting public space) and sidewalks. Greening also provides co-benefits to air quality, urban cooling, stormwater management, human happiness, and food production. Please see the City's Plant Finder tool to identify the habitat supportive, climate appropriate, native, and non-invasive plants most appropriate for your project's micro-climate: www.sfplantfinder.org.

TRANSPORTATION AND STREETS

SITE CONTEXT CONSIDERATIONS

1. **Better Streets Plan.** The Better Streets Plan provides a comprehensive set of design guidelines for San Francisco's pedestrian environment. Projects should reference this document to inform the design of any changes to the streetscape, particularly projects subject to the streetscape plan requirements of Planning Code Section 138.1.
2. **Vision Zero.** The City of San Francisco is committed to eliminating all traffic-related deaths by 2024, in part by focusing on the city's high-injury corridors. Projects in these locations must prioritize street and sidewalk safety improvements, especially for more vulnerable users like people walking and people on bicycles; please see sftransportationmap.org. For more, visit visionzerosf.org.
3. **Transit First Policy and Citywide Transit Network** [City Charter SEC. 8A.115]. The City's longstanding Transit First Policy instructs all City Boards, Commissions, and Departments to support walking, biking, and transit as affordable, safe, convenient, and environmentally-friendly options for everyone. In general, development projects can support transit use by maximizing density, reducing or eliminating off-street parking, minimizing or eliminating curb cuts, including transit-supportive land uses and pedestrian-friendly facades, and investing in safety and beautification improvements in the public realm. Projects should identify any adjacent transit routes or improvements in order to inform design decisions and understand specific requirements (e.g., Planning Code Section 151 curb cut restrictions). For information on existing and planned transit improvements fronting your site, please see sftransportationmap.org, SMTA's project search tool www.sfmta.com/projects and its MUNI Forward Transit Priority Projects web site: www.sfmta.com/projects/muni-forward-transit-priority-projects.
4. **Citywide Bicycle Network.** The San Francisco Bicycle Plan contains prioritized improvement projects for a safe, interconnected bicycle network that supports bicycling as an attractive alternative to private auto use. Projects should understand if they front an existing or future bikeway and design vertical and horizontal improvements to best coordinate with and support these amenities. Projects should also be aware that Planning Code Section 151 prohibits curb cuts on some bike routes. For information on both, please see sftransportationmap.org and www.sfmta.com/projects-planning/projects/2009-san-francisco-bicycle-plan.
5. **Green Connections.** Green Connections are the City's comprehensive network of streets identified as key opportunities to be greener and healthier streets for walking, biking, and active transportation, especially connecting parks and open spaces. Please see the "Property & Planning" tab of the SF Transportation Information Map to identify if your parcel is on a green connection: <http://sftransportationmap.org/>. The Green Connections Network Map and the Green Connections Design Toolkit support projects' beautification, public art, community stewardship, ecological, and other sustainability features towards the implementation of the Green Connection system.

DESIGN POLICIES AND GUIDELINES

6. **Electric Vehicles** [GBC Sec 4.106.4.1–2]. To support the transition to zero-emission vehicles, projects are required to support electric vehicle infrastructure in off-street parking facilities. Please refer to the City standards on the number, location, and size of EV charging spaces, as well as the requirement to service 100 percent of off-street parking spaces with adequate electrical capacity and infrastructure to support future EV charging stations. For more, visit sfenvironment.org/clean-vehicles/overview/clean-fuels-and-vehicles.
7. **Bike Share.** The region is expanding its Bike Share Program, including many new Bike Share Stations throughout San Francisco and the introduction of electric options. Projects adjacent to current or planned

stations should design street and sidewalk improvements in consideration of Bike Share operations, and may receive TDM points for subsidizing bike share memberships. For more, visit www.fordgobike.com.

8. **Street Trees** [PC Sec. 138.1 & Public Works Code Article 16 Sec. 805 (d) & 806 (d)]. San Francisco has a goal of 1,000 new street trees per year to enhance climate resilience and quality of life; maintenance and associated sidewalk repairs are now provided by the City free of charge to property owners. Street tree amounts and planting guidelines must comply with the Planning Code and Better Streets Plan, as well as SFMTA standards regarding pedestrian visibility and SFPUC utilities guidelines. Approved street tree species may be found at www.sfplantfinder.org. To apply for a permit, visit sfpuc.org/services/permits/street-trees-planting.
9. **Street Lighting** [Public Works Code Sec 941; Admin Code Chapters 25.1 & 25.6]. Projects are required to submit proposed street lighting plans and photometric studies to the Public Works Bureau of Streetscape and Mapping (BSM) prior to issuance of the Streetscape Permit. These plans are reviewed by the SFPUC Power Enterprise division. Plans must meet appropriate illumination levels per Illuminating Engineering Society (IES) RP-8. Streetlights should be oriented to protect night skies and use energy efficient luminaires. Please reference [SFPUC's Streetlight Catalogue](#) for approved streetlight fixtures and poles, and [Public Works' Standard Plans and Specifications](#) for grade and separation requirements. Please note streetlights selected outside of the SFPUC catalogue must be maintained by the property owner(s), and mixing City and PG&E streetlight jurisdiction is typically not permitted. For more, please contact Streetlights@sfgov.org.
10. **Street Improvements** (construction within the public right-of-way). Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from BSM. Additional permits may be required. For additional information visit www.sfpuc.org/services/permits or call 415-554-5810.
11. **Minor Encroachments in the Public Right-of-Way**. Public Works discourages new encroachments into the public right-of-way, such as steps, warped driveways with diverters/planters, level landings, fire department connections, out swinging doors, and bollards. If proposed, the project sponsor must show them on plans and secure proper approvals. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by DBI. If a variance is approved, a Minor Encroachment Permit (sidewalk or other) will be required from BSM. Most encroachment permits require public notification and, depending on the encroachment, an annual assessment fee may be applied. For more, visit www.sfpuc.org/services/permits/minor-encroachment-permit.
12. **Major Encroachments in the Public Right-of-Way**. Any modification of the public right-of-way that deviates from Public Works' Standard Plans and Specifications may require a Major Encroachment Permit (MEP). Project sponsors should ensure that they promptly submit complete plans and applications to BSM at the time of the Street Improvement Permit application submission since review and approval of an MEP can take a minimum of 6–12 months. For more, visit www.sfpuc.org/services/permits/major-encroachment.

Please note that in addition to Public Works approval, MEPs require issuance of a General Plan Referral (GPR) by the Planning Department and subsequent legislative action by the Board of Supervisors. GPRs determine whether projects are in conformity with the City's General Plan, and must be completed prior to Board of Supervisors' consideration. For more, see http://forms.sfplanning.org/GPR_InfoPacket.pdf or email CPC.General.Plan.Referrals@sfgov.org.

ADDITIONAL CONSIDERATIONS

1. **Civic Design Review.** The Civic Design Review Committee, a sub-committee of the Arts Commission, reviews new and renovated structures on (or, sometimes adjacent to) City property to ensure design excellence for San Francisco's civic facilities and structures. Please see the Civic Design Review Guidelines for more information: www.sfartscommission.org/sites/default/files/documents/CDR%20Guidelines%202017.pdf.
2. **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, visit <https://oewd.org/first-source>
3. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential developments within 300 feet of a POE must complete the Entertainment Commission outreach process, and record a Notice of Special Restrictions (NSR) on the site. If an NSR is required, the Planning Department will not consider a Project Application complete until (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. For more, visit <http://sfgov.org/entertainment>.

NEIGHBORHOOD CONTEXT

The project is located in the RM-4 Residential – Mixed, High Density Zoning District and the immediate neighborhood is characterized by residential buildings varying from 4 to 16 stories, the latter being a residential condominium located across the street from the project site. The subject property is flanked by two 4-story residential buildings at Washington Street and backs to a 5-story residential building and the mid-block open space network at the rear of the property. Buildings in the neighborhood are characterized by the use of bay windows stacked in column pattern. The common building materials found in the neighborhood include stucco, bricks, wood boards, and cement panels.

COMPLIANCE WITH DESIGN GUIDELINES

Due to its type or location, the project is required to comply with the following design guidelines:

Residential Design Guidelines	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
IV.3. Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space (page 25-27)	Provide a code compliant rear yard and proper exposure for residential units. Consider orienting the building accordingly to follow the rear yard configuration, matching the neighbor's light well on the side for adequate exposure and ventilation. Match alignment of the rear wall to the west with the primary wall of the neighbor to the west.

Urban Design Guidelines	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
S2 – Harmonize relationships between buildings, streets, and open spaces	See comment above (IV.3.) regarding a code compliant rear yard and proper exposure for residential units.
A1 – Express a clear organizing architectural idea	The proposed front façade does not match with the provided rendering. Please clarify which one is being proposed. In addition, based on the neighborhood context, UDAT recommends the use of bay windows instead of the large frames grouping the windows.
A3 – Harmonize building designs with neighboring scale and materials	Either use common neighborhood material types or contemporary materials strategies that complement neighborhood material characteristics. Define façade materials being proposed. Respect neighboring fenestration patterns in the design of building facades through type, proportions, scales, and frequency.

APPENDIX D: PRELIMINARY DESIGN COMMENTS

Case No. 2018-007380PPA

1320 Washington St

For a full list of guidelines that may apply to this site, refer to the “Design Guidelines” link under the zoning tab when researching the property on the Planning Department’s Property Information Map.