



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 13, 2014
TO: Michael Yarne, Build Inc.
FROM: Mark Luellen, Planning Department
RE: PPA Case No. 2014.1322U for Central Freeway, Parcels R&S

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

Reception:
415.558.6378

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415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the properties listed above. You may contact the staff contact, Kevin Guy, at (415) 558-6163 or kevin.guy@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 "Mark Luellen", written over a horizontal line.

Mark Luellen, Senior Planner



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Preliminary Project Assessment

Date: November 13, 2014
Case No.: **2014.1322U**
Project Address: Central Freeway Parcels R and S
Block/Lot: 0834/040 and 035
Zoning: NCT (Hayes-Gough Neighborhood Commercial Transit) District
50-X Height and Bulk District
Area Plan: Market Octavia Area Plan
Project Sponsor: Michael Yarne, Build Inc.
415-551-7612
Staff Contact: Kevin Guy (415) 558-6163
kevin.guy@sfgov.org

DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or 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, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project site consists of two rectangular, vacant parcels (former Central Freeway Parcels R and S), located on the east side of Octavia Boulevard, totaling 5,926 square feet. Parcel R extends between Oak Street to the north and Lily Street to the south, measuring approximately 120 feet by 24 feet. Parcel S extends between Page Street to the south and Lily Alley to the north, measuring 120 feet by 25.5 feet. The proposed project would develop both parcels through the construction of two new buildings. Each of the two proposed buildings would be approximately 55 feet tall (five stories), with 16 dwelling units each, and ground-floor commercial space in each building. The proposed dwelling units are intended to be affordable units pursuant to Planning Code Section ("Section") 415, partially satisfying the off-site affordable housing requirements for the 1540 Market Street project (also known as "One Oak").

ENVIRONMENTAL REVIEW:

The proposed project is located within the Market and Octavia Area Plan, which was evaluated in the *Market and Octavia Neighborhood Plan Area Programmatic Final Environmental Impact Report EIR*, and certified on April 5, 2007.¹ Sites occupied by the former Central Freeway (“Freeway Parcels”) including the subject properties, were analyzed in the Market and Octavia FEIR on a project level as feasible for use, height, massing, etc. The proposed project would be analyzed for conformance to the analysis conducted under the Market and Octavia FEIR. The Planning Department would determine if the analysis in the Market and Octavia FEIR sufficiently addresses all potential environmental impacts of the projects as proposed. Any pertinent mitigation measures and CEQA findings from the Market and Octavia FEIR would remain applicable to the project and mitigation measures would be implemented as part of the project’s approvals (entitlements).

If the Planning Department determines that the impacts of the projects as proposed were not adequately addressed in the Market and Octavia FEIR, then the project would require the environmental review outlined below. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted.

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

Because the proposed project is consistent with the development density identified in the area plan, it is eligible for community plan exemption (CPE). Please note that a CPE is a type of exemption from environmental review, and cannot be modified to reflect changes to a project after approval. Proposed increases beyond the CPE project description in project size or intensity after project approval will require reconsideration of environmental impacts and issuance of a new CEQA determination. Potentially significant project environmental impacts that were identified in and pertinent mitigation measures and CEQA findings from the underlying area plan final EIR may be applicable to the proposed project. Within the CPE process, there can be three different outcomes as follows:

1. **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Market and Octavia Area Plan Final EIR* (“*Market and Octavia FEIR*”), and there would be no new “peculiar” significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Market and Octavia FEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the CPE certificate fee (currently \$7,402); and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Market and Octavia FEIR*.

¹ Available for review on the Planning Department’s Area Plan EIRs web page:
<http://www.sfplanning.org/index.aspx?page=1893>.

2. **CPE + Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Market and Octavia FEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused initial study/mitigated negative declaration (IS/MND) is prepared to address these impacts, and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the *Market and Octavia FEIR*, with all pertinent mitigation measures and CEQA findings from the *Market and Octavia FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on construction value); and (c) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Market and Octavia FEIR*
3. **CPE + Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the *Market and Octavia FEIR*, with all pertinent mitigation measures and CEQA findings from the *Market and Octavia FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on construction value); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery of costs incurred by the Planning Department for preparation of the *Market and Octavia FEIR*.

In order to begin formal environmental review, please submit an Environmental Evaluation Application. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current Fee Schedule for calculation of environmental application fees. **Note that until an approval application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** Below is a list of topic areas that would require additional study based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal dated May 17, 2014.

1. **Archeological Resources.** The *Market and Octavia FEIR* anticipated that development of the project sites and the proposed excavation of up to an approximate depth of 14 feet below ground surface at each site would have the potential to disturb archeological deposits. As such, *5.6.A1 Archeological Mitigation Measure - Soil Disturbing Activities in Archaeologically Documented Properties* from the area plan EIR would apply to the proposed project. This mitigation measure requires the project sponsor to retain the services of a qualified archeological consultant to submit an addendum to the respective Archeological Research Design/Treatment Plan (ARD/TP) prepared by a qualified archaeological consultant with expertise in California prehistoric and urban historical archaeology to the Environmental Review Officer (ERO) for review and approval. The Planning Department's list of approved archeological consultants is available at http://www.sf-planning.org/ftp/files/MEA/Archeological_Review_consultant_pool.pdf.

The addendum to the ARD /TP shall evaluate the potential effects of the project on legally-significant archaeological resources with respect to the site- and project-specific information absent in the ARD/TP. The addendum report to the ARD /TP shall have the following content:

1. Summary: Description of subsurface effect of the proposed project and of previous soils disturbing activities;
 2. Historical Development: If demographic data for the project site is absent in the discussion in the ARD/TP, the addendum shall include new demographic data regarding former site occupants;
 3. Identification of potential archaeological resources: Discussion of any identified potential prehistoric or historical archaeological resources;
 4. Integrity and Significance: Eligibility of identified expected resources for listing to the California Register of Historical Resources (CRHR); Identification of Applicable Research Themes/Questions (in the ARD/TP) that would be addressed by the expected archaeological resources that are identified;
 5. Impacts of Proposed Project;
 6. Potential Soils Hazards: Update discussion for proposed project;
 7. Archaeological Testing Plan (if archaeological testing is determined warranted): the Archaeological Testing Plan (ATP) shall include:
 - A. Proposed archaeological testing strategies and their justification
 - B. Expected archaeological resources
 - C. For historic archaeological resources
 1. Historic address or other location identification
 2. Archaeological property type
 - D. For all archaeological resources
 1. Estimate depth below the surface
 2. Expected integrity
 3. Preliminary assessment of eligibility to the CRHR
 - E. ATP Map
 1. Location of expected archaeological resources
 2. Location of expected project sub-grade impacts
 3. Areas of prior soils disturbance
 4. Archaeological testing locations by type of testing
 5. Base map: 1886/7 Sanborn Fire Insurance Company map
2. **Shadow:** Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Department staff has prepared a preliminary shadow fan analysis and determined that the proposed 55-foot-tall buildings would not cast shadow on Recreation and Park Department public open space. Therefore, the proposed project would not require a shadow study. An official determination will be made subsequent to the submittal of the EEA.

In addition, *Market and Octavia FEIR Mitigation Measure 5.5.A2 Shadow - Parks and Open Space not Subject to Section 295* would apply to the proposed project. This measure applies to new buildings and additions to existing buildings in the Project Area where the building height exceeds 50 feet shall

be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site in question, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295 of the Planning Code.

In determining the impact of shadows, the following factors shall be taken into account: the amount of area shaded, the duration of the shadow, and the importance of sunlight to the type of open space being shaded.

3. **Historic Resources.** The proposed project would include the construction of two buildings on existing vacant lots (Central Freeway Parcels R and S). The project sites are not located within an eligible or designated historic district. Therefore, the proposed project would not require historic resource evaluation. An official determination will be made subsequent to the submittal of the EEA.
4. **Transportation Study.** Based on the Planning Department's Transportation Impact Analysis Guidelines, the proposed project would potentially add approximately 111 PM peak hour person trips and would not likely require additional transportation analysis. However, an official determination will be made subsequent to submittal of the EEA.
5. **Air Quality.** The proposed project would include construction of 32 dwelling units with 4,592 sf of commercial space would be below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants. Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required. Detailed information related to construction equipment, phasing and duration of each phase, and cubic yards of excavation shall be provided 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 San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. Although the proposed project is not within an Air Pollutant Exposure Zone, improvement measures may be recommended for consideration by City decision makers such as exhaust measures during construction and enhanced ventilation measures as part of building design. Enhanced ventilation measures will be the same as those required for projects, such as this project, subject to Article 38 of the Health Code.

If the proposed project would generate new sources of toxic air contaminants including, but not limited to, diesel generators or boilers, or any other stationary sources, the proposed project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Detailed information related to any proposed stationary sources shall be provided 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 GHG Analysis Compliance Checklist.² The project sponsor is required to submit the completed checklist 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 GHG Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the GHG Reduction Strategy.
7. **Noise.** Based on the Market and Octavia FEIR, the project site is located in an area where traffic related noise exceeds 75 dBA (a day-night averaged sound level). The proposed project involves the siting of new sensitive uses (i.e., residential uses) at the project site and, therefore, would need an acoustical analysis demonstrating how the building would meet Title 24 insulation standards. This analysis should include at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes). The analysis must be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 noise insulation standards, where applicable, can be met and that there are no particular circumstances about the project site that warrant heightened concern about noise levels in the vicinity. All required common open space should be designed in a manner that minimizes noise annoyance for users of the open space. As the proposed project includes ground-floor retail space, the analysis should also demonstrate with reasonable certainty that the proposed project would comply with Section 2909 of the San Francisco Police Code and the land use compatibility requirements of the General Plan.
8. **Hazardous Materials.** The proposed project is located on former Central Freeway parcels. The Market and Octavia PEIR found a pattern of potential contaminants that may exceed residential or construction-based screening levels throughout the Plan Area. Soil investigations and site assessments conducted as part of the Central Freeway land transfer project recommended the preparation of a site mitigation plan for future excavation projects in the vicinity of the parcels. A Phase I Environmental Site Assessment must be submitted with the environmental application. Planning staff will share the report with the Department of Public Health, Environmental Health Section, Local Oversight Program, with whom the project sponsor is required to coordinate directly in the preparation of a site mitigation plan.

² San Francisco Planning Department. *Greenhouse Gas Compliance Checklist for Private Development Projects*. Available online at <http://sf-planning.org/index.aspx?page=1886>.

Furthermore, *Market and Octavia FEIR Mitigation Measure 5.10.A Hazardous Materials – Construction Activities*, which includes construction measures required to be implemented in order to protect the community from exposure to hazardous materials during construction, would be applicable to the project. This mitigation would be included and discussed in the CPE. Environmental impacts concerning hazardous materials would not require additional analysis in a focused initial study.

9. **Geology and Soils.** The *Market and Octavia FEIR* did not identify any significant operational impacts related to geology, soils, and seismicity. The proposed project is located on a site with liquefaction potential. Therefore, the applicant shall submit a geotechnical study with the submittal of an EEA that investigates the soils underlying the site and identifies any geotechnical concerns related to the proposed project's foundation. The geotechnical study should determine whether the site is subject to liquefaction, and should provide recommendations for addressing any geotechnical concerns identified in the study. The investigation of geotechnical and soil conditions and the application of the building codes for new development based on these conditions would reduce the potential for impacts related to structural damage; ground subsidence, liquefaction, and landslides; and surface settlement to a less-than-significant level. The geotechnical study will also help inform the archeological resources review mentioned above.

The *Market and Octavia Neighborhood FEIR* identified a potentially significant impact related to soil erosion during construction. Therefore, *Market and Octavia Neighborhood FEIR mitigation measure 5.11.A Construction Related Soils* would be applicable to the proposed project. This mitigation measure consists of construction best management practices to prevent erosion and discharge of soil sediments to the storm drain system, which would reduce any potential impacts related to geology soils to less than significant levels. This mitigation measure would be included in the CPE and would not require additional analysis in a focused IS or EIR.

10. **Stormwater Management.** Prior to issuance of a building permit, the project sponsor is required to submit a stormwater control plan to the San Francisco Public Utilities Commission Wastewater Enterprise, Urban Watershed Management Program that demonstrates compliance with the City's Stormwater Design Guidelines. The proposed project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and low-impact design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality. For more information on the SFPUC's stormwater management requirements, see <http://stormwater.sfwater.org>. It is likely this analysis would be included in the CPE and would not require additional analysis in a focused initial study or EIR.
11. **Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property³. Any tree identified in this Disclosure Statement must be shown on the Site Plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.

³ San Francisco Planning Department. *Affidavit for Tree Disclosure*. Available online: http://sfmea.sfplanning.org/Tree_Disclosure.pdf.

12. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site at the initiation of the Community Plan Exemption process. Please provide these mailing labels at the time of submittal.

13. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any “major project.” A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

If any of the additional analyses, outlined above, determine that mitigation measures not identified in the area plan EIR are required to address peculiar impacts, the environmental document will be a focused initial study/mitigated negative declaration. If the additional analyses identify impacts that cannot be mitigated, the environmental document will be a focused EIR.

During this preliminary review, the proposed project appears to be consistent with the Market and Octavia FEIR assumptions and the project does not appear to have additional impacts beyond those identified in the analysis conducted in the FEIR, and therefore the project appears to be adequately addressed in the Market and Octavia FEIR. An official determination will be made subsequent to submittal of the EEA.

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. **Building Permit Applications** are required for the proposed new construction on the subject properties.

Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged 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.

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 www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. **Permitted Obstructions/Bay Windows.** Planning Code Section ("Section") 136(c) specifies certain building features, such as the proposed bay windows and "marquee"), which may project over the property line. Such features must meet specific standards for dimensions, distance of projection, and in the case of bay windows, separation between bays and minimum percentage of glazing. Future submittals should provide additional details on these features, and demonstrate how they comply with the applicable standards of Section 136. Specifically, plan sets in future submittals should call out the property line at each floor levels so that staff may assess compliance with these standards.
2. **Bicycle Parking.** Sections 155.1 and 155.2 require Class 1 and Class 2 bicycle parking spaces in new development. While the proposed bicycle parking appears to meet the quantitative standards for the number of required spaces, future submittals should demonstrate compliance with the location and access criteria of Section 155.1 Specifically, the Class 1 bicycle storage areas should have direct access to the elevator in each building, minimizing the number of doors that must be passed through to reach the elevator. The Class 2 bicycle spaces should be located in areas which meet the short-term bicycle parking needs of visitors to the site. Accordingly, these spaces should be located at grade, preferably in the exterior of the project. It appears that there would be extensive opportunities to place the Class 2 spaces within the public right-of-way fronting the project sites.
3. **Standards for Bird Safe Buildings.** Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Future submittals

should reflect the standards and indicate the method of window treatments to comply with the requirements where applicable.

4. **Street Trees/Streetscape Improvements:** Planning Code Section 138.1 includes requirements for street trees for projects involving construction of new buildings. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. As the project falls within an NC zoning district, the trees must also have a minimum 2-inch caliper (at breast height), branch a minimum of 80 inches above sidewalk grade, and be planted in a sidewalk opening of at least 16 square feet with a decorative edging treatment and a minimum 3'6" soil depth. Existing trees fronting the project site, if preserved, could apply towards the street tree requirement.

Section 138.1 also requires streetscape improvements in accordance with the Better Streets Plan and the Downtown Plan. As indicated under "Preliminary Design Comments" below, the Department is supportive of the proposed streetscape modifications to the Octavia Boulevard access lane in front of the projects. The specific details of the design will be subject to further review and coordination with the Fire Department, SFPDW, and SFMTA.

5. **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, San Francisco, CA 94102
(415)581-2303

6. **Recycled Water.** The City requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas for new construction projects larger than 40,000 square feet. Please see the attached SFPUC document for more information.
7. **Fees.** This project is subject to several categories of impact fees, as specified in Article 4 of the Planning Code, including:
 - a. Transit Impact Development Fee (Section 411)
 - b. Market and Octavia Community Improvements Fee (Section 421)

The rate, applicability by land use, and calculation methodology varies by fee, and the fees would be calculated by the Department during review of entitlement applications and building permits. For certain fee categories, credits may be applied to existing uses on the site.

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project:

The proposed buildings occupy narrow former freeway parcels fronting Octavia Boulevard, and as such, have an important role to complete Octavia Boulevard. They consist of small ground floor commercial spaces with four stories of residential above. Common usable open space is provided on the roof decks. Parcel R proposes a building primarily defined by a vertically articulated façade of angled projecting bays that creates a uniform building fabric; Parcel S employs the stair wells as a means of vertically modulating the building mass into three major segments that similarly uses square projecting bays as a means of further articulating the massing.

1. **Building Massing, Site Design, and Open Space.** The massing for both parcels is generally appropriate. The building massing for S, broken vertically by stair courts facing Octavia, is an appropriate response. However, the building massing on the upper floors creates a top-heavy feel which might be compensated by additional features that ground the base.
2. **Architecture.** With respect to the Parcel R building, the bays appear to be transparent only on the front and not the return angles as prescribed in the Planning Code. The Planning Department suggests exploring opportunities for greater transparency and other elements, such as balconies, that may further animate the façade. While the massing of Parcel S helps terminate the building with a shaped roofline, a stronger more traditional roof termination should be explored on Parcel R. One possibility could hold the reticulation of the façade below the roof (similar to the building at the corner of Fell and Octavia), or conversely extend the reticulation up to the roof parapet in conjunction with a stringer horizontal banding counterpart.

In consideration of the challenges of these sites due to the long western exposure, adjacency to a busy arterial street, and narrow site, the Planning Department encourages the design to explore architectural responses to layering the facades that would help screen and filter sound, noise, and visual access into dwellings. Furthermore, the disciplined ordering of the facades could be augmented by additional texture, depth, and detail that introduce a dynamic element. Please consider additional variations that may be functional such as balconies to help animate the facades with human scaled details.

Please consider continuity of some design elements from the body to the base / ground façade. Carefully consider the floor to ceiling glass storefront with an eye toward creating human scaled and transitional space, as well as durability and weathering. Solid durable bases may not appear as soiled by grime and wear as clear glass.

3. **Streetscape.** The project proposes streetscape modifications to the Octavia Boulevard access lanes that enhance the connection between the sidewalk and the medians and potentially improve the safety for bicyclists, and storm water retention. The Planning Department supports the attempt of this concept to activate the pedestrian zone that includes the sidewalk and the median. It will be subject to subsequent review from Fire Department, SFDPW and SFMTA.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **May 13, 2016**. 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: Neighborhood Group Mailing List
 SFPUC Recycled Water Information Sheet

cc: John Updike, City and County of San Francisco Real Estate Division, Property Owner
 Kevin Guy, Current Planning
 Christopher Espritu, Environmental Planning
 Kearstin Dischinger, Citywide Planning and Analysis
 Jonas Ionin, Planning Commission Secretary
 Jerry Robbins, MTA
 Jerry Sanguinetti, DPW

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
		President	Japantown Merchants Association	1581 Webster Street	San Francisco	CA	94115	415-202-0365		0 Western Addition
Adrienne	Shiozaki Woo	Board Chair	Nihonmachi Little Friends	2031 Bush Street	San Francisco	CA	94115	415-922-8898	nlfchildcare@yahoo.com	Western Addition
Al	Sodini		0 Anza Vista Civic Improvement Club	140 Terra Vista Avenue	San Francisco	CA	94115	415-921-5131	ducha931@aol.com	Western Addition
Gus	Hernandez	President	Alamo Square Neighborhood Association	P.O. Box 15372	San Francisco	CA	94115	415-271-5691	president@alamosq.org	Western Addition
Jan	Bolaffi	President	Western Addition Neighborhood Association	2331 Bush Street	San Francisco	CA	94115	415-931-1091	bolaffi@pacbell.net	Western Addition
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenders@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition
Lawrence	Li	Land-Use & Transportation Committee Chair	Lower Haight Merchant & Neighbors Association	498 Waller Street, Apt. 9	San Francisco	CA	94117	415-644-4290	lawrence@bureausf.com	Western Addition
Leela	Gill	President	North of Panhandle Neighborhood Association (NOPNA)	850 Baker Street	San Francisco	CA	94115	415-806-6282	leela@NOPNA.org	Haight Ashbury, Western Addition
London	Breed	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7630	London.Breed@sfgov.org; conor.johnston@sfgov.org; vallie.brown@sfgov.org; Ahmad.Elnajjar@sfgov.org	Bernal Heights, Downtown/Civic Center, Haight Ashbury, Inner Sunset, Western Addition
Mark	Farrell	Supervisor, District 2	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-5942	Mark.Farrell@sfgov.org; Catherine.Stefani@sfgov.org; Margaux.Kelly@sfgov.org; Jess.Monteiano@sfaov.org	Marina, Pacific Heights, Presidio Heights, Russian Hill, Seacliff, Western Addition
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-6526	415-674-1935	marvisphillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Pat	Tura	Board President	Duboce Triangle Neighborhood Association	2261 Market Street PMB #301	San Francisco	CA	94114	415-267-1821	patriciatura@me.com	Castro/Upper Market, Western Addition
Patricia	Vaughey		0 Marina/Cow Hollow Neighbors & Merchants	2742 Baker Street	San Francisco,	CA	94123	415-776-3191		0 Marina, Pacific Heights, Western Addition
Peter	Cohen		0 Noe Street Neighbors	33 Noe Street	San Francisco	CA	94114	415-722-0617	pcohensf@gmail.com	Castro/Upper Market, Mission, Western Addition
Richard	Rabbitt	President	Temescal Terrace Association	55 Temescal Terrace	San Francisco	CA	94118	415-954-4959	richard.rabbitt@stanfordalumni.org	Haight Ashbury, Inner Richmond, Presidio Heights, Western Addition
Russell	Pritchard	Coordinator	Hayes Valley Merchants Association	568 Hayes Street	San Francisco	CA	94102	415-255-9307	russell@zonalhome.com	Western Addition
Thomas	Reynolds	President	Fillmore Merchants & Improvement Association	2184 Sutter Street #155	San Francisco	CA	94115	415-441-4093	trr@newfillmore.com	Pacific Heights, Western Addition
William	Bulkley	President	Hayes Valley Neighborhood Association	1800 Market St., PMB #104	San Francisco	CA	94102	415-503-1970	president@hayesvalleysf.org	Downtown/Civic Center, Western Addition



San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

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

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

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

Number of Water Lines Coming onto a Property

Three to four lines:

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

Number of Water Meters

One water meter is required for each water line.

Required Backflow Prevention Assembly

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

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

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

Pipe Separation

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

Pipe Type

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

Temporary Potable Water Use Until Recycled Water Becomes Available

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

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

If you have questions, or would like additional information:

Recycled Water Ordinances and Technical Assistance

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

Recycled Water Plumbing Codes

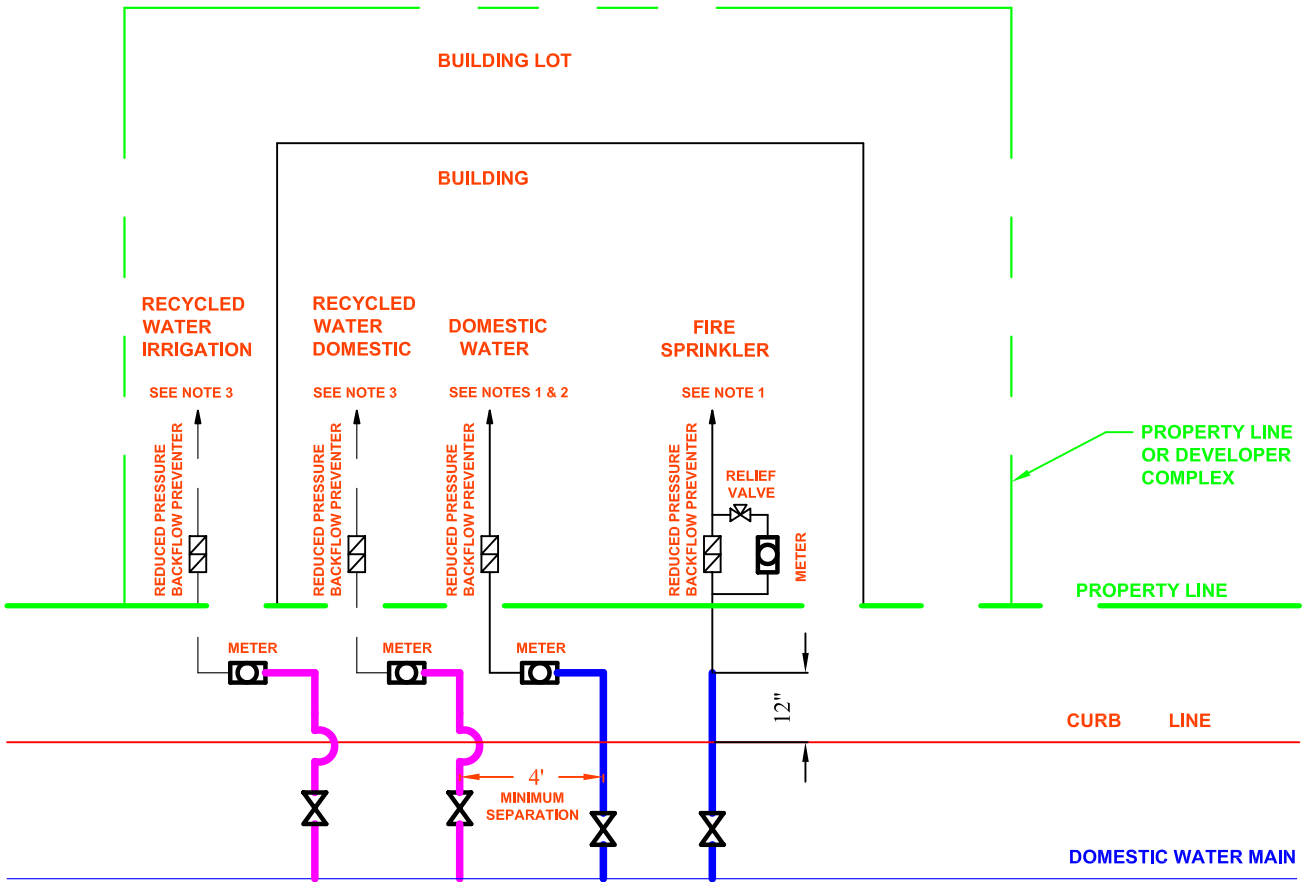
Department of Building Inspection
Plumbing Inspection Services
(415) 558-6054

Backflow Prevention

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

New Service Line Permits

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



STREET - SIDE

NOTE:

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

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

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

LIGHT LINES: & _____

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

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

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:

Cheryl Munoz

DATE: 05/28/08

DRAWN:

W.Villasica

CHECKED:

M.Gardiner

DRAWING NO.

A-1290.2

REV. NO.

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