



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 4, 2016
TO: Kava Massih, Kava Massih Architects
FROM: Delvin Washington, SW Team Leader, Planning Department
RE: PPA Case No. 2016-004598PPA for 250 Laguna Honda Boulevard

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

Reception:
415.558.6378

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415.558.6409

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415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Elizabeth Gordon Jonckheer, at (415-575-8728) or elizabeth.gordon-jonckheer@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 "Delvin Washington", written over a horizontal line.

Delvin Washington, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: October 4, 2016
Case No.: **2016-004598PPA**
Project Address: 250 Laguna Honda Boulevard
Block/Lot: 2819/021
Zoning: RH-1(D), Residential-House, One-Family Detached Use District,
40-X Height and Bulk District
Area Plan: N/A
Project Sponsor: Kava Massih, Kava Massih Architects
(510) 664-1920
Staff Contact: Elizabeth Gordon Jonckheer – 415-575-8728
elizabeth.gordon-jonckheer@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 July 6, 2016 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/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposal is to demolish the existing 12,330-square-foot (sf) church and child care facility and 49 space surface parking lot and construct a five-story, 49-foot-tall senior housing apartment building

incorporating a church and community center. The existing building on the 70,796-sf subject lot was constructed in 1962. The proposed new building would include 150 senior housing dwelling units, 62 parking spaces (57 standard, two compact and three accessible spaces), and 3,148 sf of church and community center space. In addition, the proposed building would include common usable open space in a first floor garden and second floor podium garden. Trash and mechanical areas are proposed in the parking garage on the first floor. Lobby area and management offices are proposed at the second floor. Repurposed stained glass from the existing church is proposed at the lobby. Soil would be excavated to approximately 16 feet below grade. At the southern portion of the lot a semi-circular driveway is proposed for pick-up/drop-off of passengers. The driveway removes the existing 32 foot curb cut along Laguna Honda Boulevard and requires two new curb cuts at the southeast corner of the property. The proposed project reuses an existing 32 foot curb cut at the northern end of the site for vehicular access for the garage.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)** for the full scope of the project. 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 www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for calculation of environmental application fees.¹ **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.**

As the proposed project does not conform to the requirements of the Zoning District and the Height and Bulk District at the subject site, the project is not eligible for a Class 32 infill development categorical exemption under CEQA Guidelines Section 15332. Therefore, based upon the current proposal, it is likely that an initial study would need to 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 Devyani Jain at (415) 575-9051 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

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

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

- 1. Historic Resources.** The project site contains buildings constructed more than 45 years ago, which are therefore considered potential historic resources. While this property has not been evaluated, it was identified as an example of Expressionist design in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* (adopted in 2011). Therefore, the proposed project is subject to review by the Department's Historic Preservation staff to determine whether the existing building is a historic resource for the purposes of CEQA. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.
- 2. Archeological Resources** As the proposed project includes excavation up to sixteen feet below grade, the proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify

additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of one of the Planning Department's three standard archeological mitigation measures (archeological testing, monitoring, or accidental discovery), or other appropriate measures. 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.

3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the proposed project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the proposed project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.
4. **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,² the project would likely require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Technical Memorandum. You may be required to pay additional fees for the Memorandum; please contact Virnaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared memorandum.
5. **Noise.** Construction noise is subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. While the PPA does not indicate that the proposed project will require particularly noisy construction methods, please include with the EEA a construction schedule if particularly noisy construction methods are anticipated.

² This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

6. The proposed project, with 150 dwelling units and 5,000 square feet of religious institutional use, is below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria air pollutants.³ Therefore, an analysis of the project's criteria air pollutant emissions may not be required. However, please provide detailed information related to construction phasing and schedule and the volume of excavation as part of the EEA in order to make this determination.

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

The project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on and modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the project site is not within an Air Pollutant Exposure Zone, no additional measures or analysis related to local health risks are anticipated. Additionally, while the proposed project likely would not include any new stationary sources of toxic air contaminants including, but not limited to, diesel generators or boilers, please provide detailed information related to any proposed stationary sources with the EEA.

7. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁴ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
8. **Wind.** The proposed project does not involve construction of a building more than 80 feet in height. Therefore, a wind analysis is not anticipated.

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

⁴ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

9. **Shadow.** The proposed project would result in construction of a building greater than 40 feet in height. A preliminary shadow fan analysis prepared by Planning Department staff indicates that the proposed project would cast shadows on portions of Laguna Honda Reservoir and tree-covered open spaces within the boundaries of Laguna Honda Hospital. As a result, while a quantitative shadow analysis is not anticipated, a qualitative shadow analysis may be required. A determination will be made by the Environmental Coordinator subsequent to the submission of the EEA, including next steps regarding the analysis.
10. **Geology.** A portion of the project site is located within a Seismic Hazard Zone (Landslide Hazard Zone). Any new construction on the site is therefore subject to a mandatory Interdepartmental Project Review.⁵ A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should address whether the site is subject to liquefaction, and should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the proposed project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
11. **Hazardous Materials.** Because the existing buildings were constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The BAAQMD is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.
12. **Tree Planting and Protection.** 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 property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."
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

⁵ San Francisco Planning Department. *Interdepartmental Project Review*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

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 occurs, 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>.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in environmental review is completed.

1. Legislative Amendments

- **Planning Code Text and Zoning Map Amendments.** In order for the project to proceed, Planning Code Text and Zoning Map Amendments are required. A Planning Code Text amendment is a request to modify a particular section of the Planning Code. The most common amendment is to create a new Special Use District and associated controls, which requires adding these details to the Planning Code. A Zoning Map Amendment is the reclassification of real property from one district to another. This includes changing the allowed height for a parcel, or the creation of a Special Use District (SUD) for a parcel (or a combination of parcels).

The parcel is currently zoned RH-1(D), Residential-House, One-Family Detached Zoning District, with a height and bulk limit of 40-X; construction of senior housing at a density of 150 units and development above 40 feet in height are not permitted. In order for the project to proceed it will be necessary to establish a Senior Housing SUD to allow for greater density. Since the height of the proposed project would exceed the height limit, a Height District Reclassification for the subject parcel is required by amending Height and Bulk District Map

No. HT06. Pursuant to Planning Code Section 302, the rezoning, including establishment of an SUD and new height controls, are legislative actions that require Mayoral and Board of Supervisor approval following Planning Commission approval. Planning Code and Zoning Map Amendments can be initiated either by the Planning Commission, the Board of Supervisors, or by application from the property owner. An application for a Text and Map Amendment (referred to as a Legislation Change Application) is available for download from the Planning Department's website.

- **General Plan Amendment.** A General Plan amendment is a request to alter a component of San Francisco's General Plan, including reclassifying a parcel of property that is located on a map within the General Plan. Due to the project's height, an amendment to General Plan Map 4, "Urban Design Guidelines for Heights of Buildings" would be required in order to exclude Assessor's Block 2819 Lot 021, the subject property, from the shading that limits the height of the parcel to 40-feet. General Plan Amendments may be initiated by the Planning Commission or by application from the property owner. General Plan Amendments can be applied for using the Legislation Change Amendment Application, as referenced above.

Please note: Legislative changes cannot occur without final approval from the Board of Supervisors, which requires the passing and enactment of an ordinance. Due to the many public hearings and notification requirements, the legislative amendment process takes anywhere from four months to a year.

2. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

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

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC 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.

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.

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 COMMENTS:

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

1. **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.
2. **Front Setback and Rear Yard.** Within the SUD, the front setback requirements of Section 132 and rear yard requirements of Section 134 would not apply. SUD language to limiting lot coverage shall be required as part of the legislative amendment process.
3. **Open Space – Residential.** Within the SUD, the open space requirements of Section 135 would still be required within a reasonable amount. SUD language specifying open space requirements shall be required as part of the legislative amendment process. A first floor garden and podium garden are shown on the PPA. Please specify the amount of common usable open space to be provided on your formal plan submittal.
4. **Street trees.** Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. No street trees are shown on the PPA plans.
5. **Streetscape Plan.** Under the Department's Better Streets Plan, Laguna Honda Boulevard is classified as a Park Edge Street. A significant upgrade of the existing sidewalk is expected from the project. As a Park Edge Street in the Better Streets Plan, a 24' sidewalk is recommended. A minimum 12' sidewalk is required. The project is expected to submit a detailed streetscape plan to the Planning Department per Planning Code section 138.1. This Streetscape Plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department's Better Streets

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

6. **Standards for Bird Safety.** Adopted on July 14, 2011, the Standards for Bird Safe Buildings, Section 139, specify requirements for a bird safe building. As the subject site is located within 300 feet of an Urban Bird Refuge, there may be feature related hazards included in the proposal. Feature related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. Please review the standards and indicate the method of glazing treatment where applicable.
7. **Rooftop Screening.** Section 141 requires all rooftop equipment to be screened. Please clearly illustrate compliance with this requirement on your formal plan submittal.
8. **Shadow Analysis (Section 295).** Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a preliminary shadow fan analysis that indicates that the proposed project would cast shadows on portions of Laguna Honda Reservoir and tree-covered open spaces within the boundaries of Laguna Honda Hospital. As a result, while a quantitative shadow analysis is not anticipated, a qualitative shadow analysis may be required.
9. **Parking.** Section 151 does not require off-street parking for dwellings specifically designed for and occupied by senior citizens in districts other than RH-1 and RH-2. As the text amendment will create a SUD, the existing RH-1(D) off-street parking requirements will not apply. For a church or other religious institution, Section 151 requires 1 parking space for each 20 seats by which the number of seats in the main auditorium exceeds 200. Based on the PPA plans, no spaces are required for the proposed church space due to the capacity of the auditorium. The PPA application proposes 62 parking spaces. The text amendment creating the SUD may authorize a parking space maximum based on the entitlement proposal. Any accessory parking proposed above the parking space maximum would require a conditional use authorization, pursuant to Planning Code Section 157.
10. **Curb Cuts.** Planning Code Section 155(l) notes that driveways shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, and to minimize conflicts with pedestrian and transit movements. The three curb-cuts for driveways as shown on the PPA plans are not supported by the Department. Curb-cuts should be reduced to one or, if necessary, two.
11. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 space for every 10 units or beds for Senior Housing and two Class 2 spaces for every 50 units or beds. The Project proposes the addition

of up to 150 units, requiring 15 Class 1 parking spaces and 3 Class 2 parking spaces. Per the PPA application, the proposed project contains no bicycle parking.

12. **Car sharing.** Planning Code Section 166 requires 1 car share space for any development proposing 50 or more parking spaces, and additional space for every 50 parking spaces over. No car share spaces are shown on the PPA plans.
13. **Loading.** Planning Code Section 152 requires two off-street freight loading spaces for certain uses, such as senior housing, that occupy between 100,001-200,000 gross square feet. Exceptions per Section 161 may apply. No loading spaces are shown on the PPA plans.
14. **Height.** The existing height limit is 40 feet. The project as proposed is greater than the height limit and would not be permitted pursuant to Planning Code Section 260. An increase to the height limit is required through legislative amendment process pursuant to Planning Code Section 302.
15. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

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

16. **Inclusionary Affordable Housing.** The proposed project is 100% affordable; therefore, it is not subject to the Inclusionary Affordable Housing requirements.
17. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater, 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. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.

18. **Recycled Water.** Projects located in San Francisco's designated recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. To determine if the proposed project is in a designated recycled water use area, and for more information about the recycled water requirements, please visit sfwater.org/index.aspx?page=687.
19. **Non-potable Water Reuse.** Beginning November 1, 2015, all new buildings of 250,000 square feet or more of gross floor area, located within the boundaries of San Francisco's designated recycled water use area, must install non-potable water reuse systems to treat and reuse available alternate water sources for toilet and urinal flushing and irrigation. This requirement expands to the entire city the following year, on November 1, 2016. Your project will need approvals from the San Francisco Public Utilities Commission and permits from both the Department of Public Health and DBI to verify compliance with the requirements and local health and safety codes. To view more information about the requirements, please visit <http://www.sfwater.org/np>. Project teams may contact nonpotable@sfwater.org for assistance.
20. **Impact 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.

Based on an initial review of the proposed project, no impact fees that are assessed by the Planning Department will be assessed for this project. The following impact fees that would otherwise be assessed by the Planning Department for this project, but would be waived due to the provision of affordable housing units as proposed are:

- a. Transportation Sustainability Fee (TSF) (411)
- b. Child Care Impact Fee (414)
- c. Affordable Housing Fee (415)

Note that impact fees assessed by other entities, including the San Francisco Unified School District and San Francisco Public Utilities Commission may apply to this project.

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 Planning Department supports saving the Forest Hill Christian Church building, an exceptional, rare, and intact example of Expressionist architecture in

San Francisco and a local monument of mid-century modernism west of Twin Peaks. The Planning Department will consider relocating the church building on-site, as necessary. Space should be left around the church to allow it to be seen and appreciated.

The Department supports using this large site that is within 900 feet of underground and bus stops for senior housing. Perhaps the sanctuary can be used both by the congregation and as a facility for the larger community while the lower floor can house the community rooms and management offices for the senior housing.

As the site is the last privately developed site for nearly half a mile northbound of Laguna Honda, the Planning Department does not recommend a building that forms a strong street wall near the road. The Department recommends incorporating the larger wooded and naturalistic setting into the design concept, perhaps incorporating a massing strategy more akin to pavilions rather than a slab along the street frontage, more like a campus.

2. **Parking and Circulation.** The Planning Department does not support the drop-off configuration shown. All vehicle circulation should take place entirely within the project boundary. A dedicated bike lane runs along the property frontage, so curb cuts should be minimized and carefully considered.

The quantity of parking proposed may trigger several measures to offset automobile usage through the Transportation Demand Management program (TDM) which is designed to incentivize transit and active transportation modes like walking and biking and depress demand for single occupancy vehicle use by residents and visitors to the site.

All parking should be underground. Where it may end up above grade due to the slope of the site, The Department requests that parking be shielded by at least 25' of active uses (residences or other non-storage, non-mechanical spaces that have transparent windows).

3. **Architecture.** As the project is diagrammatic, the Planning Department has little comment on the architecture at this time but recommends that the project express significant façade depth, provide high-quality materials and meet the architectural detailing and character of the neighborhood. The Department will provide further detailed design review on the subsequent submission, which should include detailed drawings.

Streetscape and Public Realm

The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC). The 250 Laguna Honda Boulevard project came to SDAT on August 22, 2016. Below are the SDAT comments from that meeting.

1. **Better Streets Plan.** The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP policies can be found at: www.sfbetterstreets.org.
 - Under the BSP, Laguna Honda is classified as a Park Edge Street, with a recommended sidewalk width of 24'.
2. **Citywide Bike Network.** The 2009 San Francisco Bicycle Plan contains specific proposed near-term bicycle route network improvement projects for a safe, interconnected bicycle network that supports bicycling as an attractive alternative to private auto use. The San Francisco Bike Plan is the guiding policy document defining where bicycle improvements should be made in the City.
 - Laguna Honda is identified as a bike route under the San Francisco Bicycle Plan and is a primary route to and from the southwest area of the City from Golden Gate Park.
 - Laguna Honda currently has a protected bike lane, or cycletrack, along the project frontage. There is a standard bike lane on the far side of Laguna Honda.
3. **Driveways and porte-cochere entry.**
 - Three curb-cuts for driveways is not acceptable and should be reduced to one or, if necessary, two. The project may not add an additional curb cut to the current two that are used by the property, and consolidating to one curb-cut is encouraged, if feasible.
 - The project sponsor is encouraged to consider redesigning the building such that the parking area on the First Floor can also function for through circulation, in which vehicles enter the property at the north curb cut and either a) drop-off at the south end of the garage, then turn around and the exit via the same curb cut; or b) drop-off at the south end of the garage, then continue through to exit the south driveway. If one of these preferred access designs is feasible, note that minimum floor height must be 114" clear for para-transit vehicle access.
 - The proposed design of the "porte-cochere"-style vehicular loading entry is unacceptable, due to its significant safety impacts on the protected cycletrack fronting the project. The San Francisco Municipal Transportation Agency (SF MTA) will consider other possible design alternatives to accommodate vehicular loading on-site. Please contact James Shahamiri (james.shahamiri@sfmta.com) of the SF MTA to coordinate this work.
4. **Sidewalk.** A significant upgrade of the existing sidewalk is expected from the project. As a Park Edge Street in the Better Streets Plan, a 24' sidewalk is recommended. A minimum 12' sidewalk is required. The project is expected to submit a detailed streetscape plan to the Planning Department per Planning Code section 138.1

5. **ADA Access.** Please verify the grade of the street to be sure ADA access meets acceptable guidelines. Please work with Kevin Jensen (kevin.w.jensen@sfdpw.org) of Public Works on ADA access.
6. **Landscaping, Street Trees and Site Furnishings in the Public Sidewalk.**
 - All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See www.sfbetterstreets.org.
 - Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.
 - Per SFPUC standards, new trees shall not be placed within 5 feet of water facilities, including water mains and water service laterals.
 - Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfdpw.org/trees> or call 415-554-6700.
7. **Plan Specifications.**
 - Please include the following dimensions in future plan submittals: Existing and proposed sidewalk widths, proposed street tree species, adjacent ROW widths, curb radii , bulb-out dimensions, etc.
8. **Street trees and landscaping in the public sidewalk.** Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfdpw.org/trees> or call 415-554-6700.
9. **Electrical Transformer Room.** If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans. SF Public Works typically does not permit new transformer vaults in the public right-of-way. If an exception is requested, a Vault Permit from SF Public Works Bureau of Street Use & Mapping (BSM) will be required.
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 SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies). Additional permits may be required. Visit <http://www.sfdpw.org/permits-0> for additional information or call 415-554-5810.

11. **Encroachments into the Public Right-of-Way.** SF Public Works discourages any new encroachments into the public right-of-way. If new encroachments are proposed, show them on the plans. Examples of encroachments are: steps, warped driveways with diverters/planters, fire department connections (FDC), out swinging doors, bollards, etc. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by the DBI. If a variance is approved, a Minor Sidewalk Encroachment Permit (MSE) or other encroachment permit will be required from BSM. Some permits require public notification and an annual assessment fee may be applied.
12. **Modified Curb Lines (widened or narrowed sidewalk and corner bulbouts).**
- Per guidelines established in the San Francisco Better Streets Plan the tangent of the curb return on a corner bulbout should start a minimum of 5' beyond the property line.
 - To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See: http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes_docs
 - Modification of the curb line will require Sidewalk Legislation, contact BSM Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.

For SF Public Works permit information visit <http://www.sfdpw.org/permits-0> or call 415-554-5810.

13. **SFPUC- Water**

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

- San Francisco Fire Code and Reliability;
- California Waterworks Standards; California Code of Regulations Titles 17 and 22
- Auxiliary Water Supply System (AWSS) Distribution Piping.

For questions please contact cddengineering@sfgwater.org.

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

BSP Street Furnishings Guidelines:

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

BSP Guidelines for Special Paving in the Furniture Zone:

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

BSP Sidewalk Landscaping Guidelines:

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

San Francisco's Water Sewer, and Stormwater Requirements:

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

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Legislative Amendment Application and Building Permit Application, as listed above, must be submitted no later than **April 4, 2018**. 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
 Neighborhood Group Mailing List
 Interdepartmental Project Review Application
 Flood Notification: Planning Bulletin
 SFPUC Recycled Water Information Sheet

cc: Forest Hill Christian Church, Property Owner
 Christian Church Homes, Applicant
 Kava Massih, Kava Massih Architects
 Elizabeth Gordon Jonckheer, Current Planning
 Justin Horner, Environmental Planning

Jonathan Swae, Citywide Planning and Analysis

Matthew Priest, Urban Design

Jonas Ionin, Planning Commission Secretary

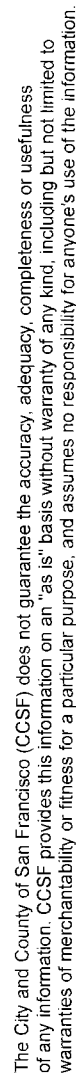
Charles Rivasplata, SFMTA

Jerry Sanguinetti, Public Works

Pauline Perkins, SFPUC

June Weintraub and Jonathan Piakis, DPH

Planning Department Webmaster (planning.webmaster@sfgov.org)



FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
		President	Greater West Portal Neighborhood Assn.	P.O. Box 27116	San Francisco	CA	94127	415-501-0394	info@gwpna.org	Diamond Heights, Inner Sunset, Outer Sunset, Parkside, Twin Peaks, West of Twin Peaks
Anita	Theoharis	Zoning & Planning	Miraloma Park Improvement Club	350 O'Shaughnessy Blvd	San Francisco	CA	94127	94127	atheoharis@sbcglobal.net	West of Twin Peaks
Bill	Chionisni	President	Westwood Park Association	P.O. Box 27901, No. 770	San Francisco	CA	94127	415-334-4373	bill-barbani@sbcglobal.net	West of Twin Peaks
Claudia	Chamberlain		Lakeshore Acres Improvement Club	P.O. Box 320222	San Francisco	CA	94132-0222	415-564-7463	claudia@schanberlain.us	Lakeshore
David	Bisho	President	Neighbors of Ardenwood	2690 16th Avenue	San Francisco	CA	94116	415-753-0520	bisho@bsho.com	West of Twin Peaks
Diana	Wara		Westwood Highlands Association	120 Brentwood Avenue	San Francisco	CA	94127	415-397-0767	foreshilich@aol.com	West of Twin Peaks
			Forest Hill Association	381 Magellan Avenue	San Francisco	CA	94116	415-664-0542	DianeW@foreshill-sf.org	West of Twin Peaks
Gary	Weiss	President	Corbett Heights Neighbors	78 Mars Street	San Francisco	CA	94114	415-276-5570	gary@corbettheights.org	Castro/Upper Market, Noe Valley, West of Twin Peaks
Gordon	Canapa	Association Manager	St. Francis Homes Association	101 Santa Clara Ave.	San Francisco	CA	94127	415-681-0493	stfrancisshomes@gmail.com	Twin Peaks
Karen	Breslin		Miraloma Park Improvement Club	839 Forster Street	San Francisco	CA	94127		0 kbsmail@sbcglobal.net	West of Twin Peaks
Kimber	Blackburn	President	Monterey Heights Homeowners Association	P.O. Box 27125	San Francisco	CA	94127-0125		0 info@montereyheights.org	West of Twin Peaks
Mark	Scardina	President	Ingliside Terraces Homes Association	P.O. Box 27504	San Francisco	CA	94127-0304	415-466-9815	President@thast.org	Lakeshore, Ocean View, West of Twin Peaks
Matt	Chamberlain	President	West of Twin Peaks Central Council	P.O. Box 27112	San Francisco	CA	94127		0 info@WestOfTwinPeaks.org	Diamond Heights, Lakeshore, Parkside, Twin Peaks, West of Twin Peaks
Norman	Yee	Supervisor, District 7	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-6516	Norman.Yee@sfgov.org;	Inner Sunset, Lakeshore, Ocean View, Parkside, Twin Peaks, West of Twin Peaks
Sophie	Breall	President	Balboa Terrace Homes Association	P.O. Box 27642	San Francisco	CA	94127	415-279-9530	Olivia Scanlon@sfgov.org	Peaks
Sally	Stephens	President	Golden Gate Heights Neighborhood Association	P.O. Box 27606	San Francisco	CA	94127	415-379-0577	board@balboaterrace.org	West of Twin Peaks
Tim	Armour		Miraloma Park Improvement Club	439 Myra Way	San Francisco	CA	94127	415-541-9488	president@goldengateheights.org	Inner Sunset, Parkside, West of Twin Peaks
Daniel	Weaver		0 Ocean Avenue Association	1728 Ocean Avenue, PMB 154	San Francisco	CA	94127	650-273-6223	nocalim@sbcglobal.net	West of Twin Peaks
Francesca	Panullo	Manager	Shawin Williams	1415 Ocean Ave	San Francisco	CA	94112	203-376-6868	info.oacbd@gmail.com	Ocean View, Outer Mission, West of Twin Peaks
					San Francisco	CA	94112	203-376-6868	sw8644@sherwin.com	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
		President	Greater West Point Neighborhood Assn.	P.O. Box 27116	San Francisco	CA	94127	415-501-0394	info@wypma.org	Diamond Heights, Inner Sunset, Outer Sunset, Parkside, Twin Peaks, West of Twin Peaks
Anni	Chung	President & CEO	Self-Help for the Elderly	407 Sansome Street	San Francisco	CA	94111	415-677-7663	anni@selfhelpelderly.org	Richmond, Inner Richmond, Inner Sunset, Outer Sunset
Sheila	D'Ambrosio	President	Sunset Heights Association of Responsible People (SHARP)	1700 11th Avenue, Apt. 2	San Francisco	CA	94122	415-731-1222	president@sharpsf.com	0 Inner Sunset
Cheryl L.	Switzer	President	Inner Sunset Neighborhood Association	1309 - 12th Avenue	San Francisco	CA	94122	415-564-5268	sharp@sharpsf.com	0 Inner Sunset
Craig Everett	Dawson Hewitt	President	Inner Sunset Merchants Association	1128 Irving Street	San Francisco	CA	94122	415-865-1077	ehewitt@earthlink.net	0 Inner Sunset
Harriet Lawrence	Rohmer Rosenfeld	Author Treasurer Supervisor, District 5	ML Sutro Woods Owners Association Inc.	419 Crestmont Drive	San Francisco	CA	94131	415-566-5237		Inner Sunset
London	Breed		Ninth Avenue Neighbors	1461 Ninth Avenue	San Francisco	CA	94122	415-664-8500	hrolmer@earthlink.net	Inner Sunset
			Inner Sunset Park Neighbors	1032 Irving Street PMB #511	San Francisco	CA	94122	707-322-7281	info@inner-sunset.org	Inner Sunset
			Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-	415-554-7630	London.Breed@sfgov.org; conor.johnston@sfgov.org; valle.brown@sfgov.org	Bernal Heights, Downtown/Civic Center, Height Ashbury, Inner Sunset, Western Addition
Maria	Waibl		Inner Sunset Neighborhood Association	1515 5th Ave	San Francisco	CA	94122	415-759-6585	Ahmad.Elnalla@sfgov.org mariawaibl@gmail.com	Inner Sunset
Mary Anne	Miller	President	SPEAK (Sunset-Parkside Education and Action Committee)	1329 7th Ave	San Francisco	CA	94122	NONE	speaksanfrancisco@yahoo.com	Inner Sunset, Outer Sunset, Parkside
Norman	Yee	Supervisor, District 7	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-	415-554-6516	Norman.Yee@sfgov.org; Mathias.Morino@sfgov.org; Olivia.Scanton@sfgov.org	Inner Sunset, Lakeshore, Ocean View, Parkside, Twin Peaks, West of Twin Peaks
Sally	Stephens	President	Golden Gate Heights Neighborhood Association	P.O. Box 27608	San Francisco	CA	94127	415-379-0577	president@goldengateheights.org	Inner Sunset, Parkside, West of Twin Peaks
Sarah Jones	Caplan	President	Edgewood Neighborhood Association	160 Edgewood Ave	San Francisco	CA	94117	(415) 504-7233	sarahmjthompson@gmail.com	Inner Sunset
Walter			0 Forest Knolls Neighborhood Organization	157 Warren Drive	San Francisco	CA	94131-	415-753-3280	whcaplan@comcast.net	Inner Sunset, Twin Peaks
Francesca	Panullo	Manager	Sherwin Williams	1415 Ocean Ave	San Francisco	CA	1020	94112 203-376-6866	sw8644@sherwin.com	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Portero Hill, South Bayshore, Twin Peaks, Visitation Valley, West of Twin Peaks

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Brent	Plater	President	Greater West Portal Neighborhood Assn. 0 Wild Equity Institute	P.O. Box 27116 474 Valencia Street Suite 295	San Francisco San Francisco	CA CA	94127 94103	415-501-0394 0	Info@gwpna.org bplater@widequity.org	Diamond Heights, Inner Sunset, Outer Sunset, Parkside, Twin Peaks, West of Twin Peaks Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks Diamond Heights, Twin Peaks 0 Twin Peaks
Nancy	O'Brien	Co-Chair	Twin Peaks Eastside Neighborhood Alliance (TPENA)	74 Crestline Drive #9	San Francisco	CA	94131	415-282-3430	nancyob6@comcast.net	Twin Peaks
Doris	Linnenbach	Secretary	Twin Peaks Improvement Association	155 St Germain Avenue	San Francisco	CA	94114	415-731-4455	mithoa@midtownterrace.org	Inner Sunset, Lakeshore, Ocean View, Parkside, Twin Peaks, West of Twin Peaks
Joseph	Humphreys	Board Member	Midtown Terrace Homeowners Association	20 Knollview Way	San Francisco	CA	94131	415-550-2467	Norman.Yee@sfgov.org;	West of Twin Peaks
Norman	Yee	Supervisor, District 7	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-8516	Matthias.Morimoto@sfgov.org;	Castro/Upper Market, Diamond Heights, Glen Park, Noe Valley, Twin Peaks
Scott	Wiener	Supervisor, District 8	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-6968	Olivia.Scarrion@sfgov.org scott.wiener@sfgov.org; Adam.Taylor@sfgov.org; Andres.Pruett@sfgov.org; Jeff.Cortan@sfgov.org; whcaplan@comcast.net	Inner Sunset, Twin Peaks
Walter	Caplan	Caplan	0 Forest Knolls Neighborhood Organization	157 Warren Drive	San Francisco	CA	94131-1030	415-753-3280	sw6644@sherwin.com	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks
Francesca	Panullo	Manager	Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112	203-376-6868	etpna.info@gmail.com	Castro/Upper Market, Twin Peaks
Taylor	Jordan	Vice President	East of Twin Peaks Neighborhood Association	857 Montgomery Street	San Francisco	CA	94133	415-364-0000		



SAN FRANCISCO PLANNING DEPARTMENT

INTERDEPARTMENTAL PROJECT REVIEW

Effective: August 31, 2015

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight (8) stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the above referenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). A representative from each of these City Agencies will attend your meeting.

Interdepartmental Project Review fees:

Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's website at www.sf-planning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377.

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

Please note: All returned checks are subject to a \$50.00 bank fee.

Interdepartmental Project Reviews are scheduled no sooner than two (2) weeks from the receipt of the request form and check.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Submittal requirements:

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.

INTERDEPARTMENTAL PROJECT REVIEW MEETING APPLICATION FORM

APPLICATION DATE: _____

PROJECT CONTACT: (Please complete all data fields)

Name _____ Phone No. () _____

Address _____

City _____ Zip Code _____

FAX No. () _____ E-Mail Address _____

Name of Property Owner _____

PROJECT INFORMATION:

Property Address _____

How many units does the subject property have? _____

Assessor's Block/Lot(s) _____ Zoning District _____

Height and Bulk Districts _____

PROJECT DESCRIPTION / PURPOSE OF MEETING: (Use a separate sheet, if necessary)

Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted Planning Department staff _____

Will this project be publicly funded? (specify) _____

Please submit four (4) copies/sets of all information for distribution to each department/agency.

Note: No documents or plans should exceed 11" x 17" page size.



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DIRECTOR **BULLETIN NO. 4**

Review of Projects in Identified Areas Prone to Flooding

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

Date:
APRIL 2007

Reprinted:
OCTOBER 2009

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

Formerly known as: Planning Department Bulletin



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

PURPOSE:

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

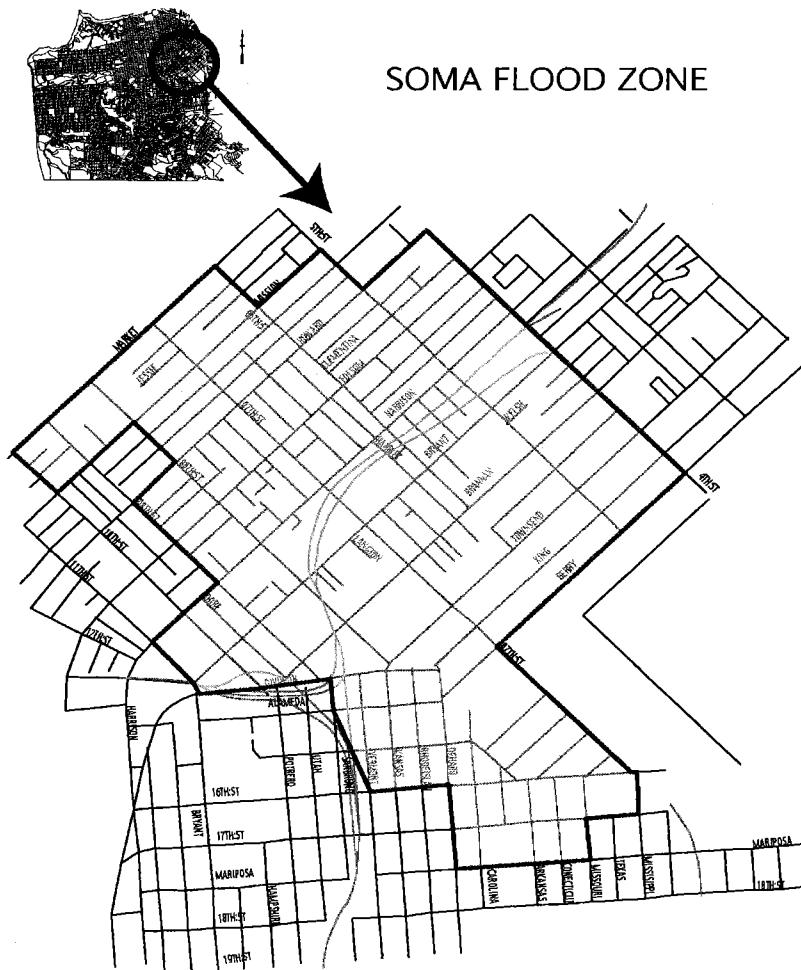
BACKGROUND:

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

PERMIT APPLICATION PROCESS:

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

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





San Francisco
Public Utilities Commission
Blocks of Interest

Nov, 2006



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

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



San Francisco Water Power Sewer

Services of the San Francisco Public Utilities Commission

San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

The City and County of San Francisco's (CCSF) Recycled Water Ordinance requires property owners to install dual plumbing for recycled water use within the designated recycled water use areas in these situations:

- 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

For more information on the Recycled Water Ordinance and the designated recycled water use areas, please visit www.sfpuc.org/recycledwater

The following are procedures to guide developers and property owners with the installation of recycled water service lines. Drawings A and B show how and where the lines are to be installed, and the required backflow prevention assembly for development when recycled water mains have been installed in the streets (Drawing A), and when the mains have not been installed in the streets (Drawing B).

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 CCSF's Plumbing Codes

****SFPUC's City Distribution Division 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

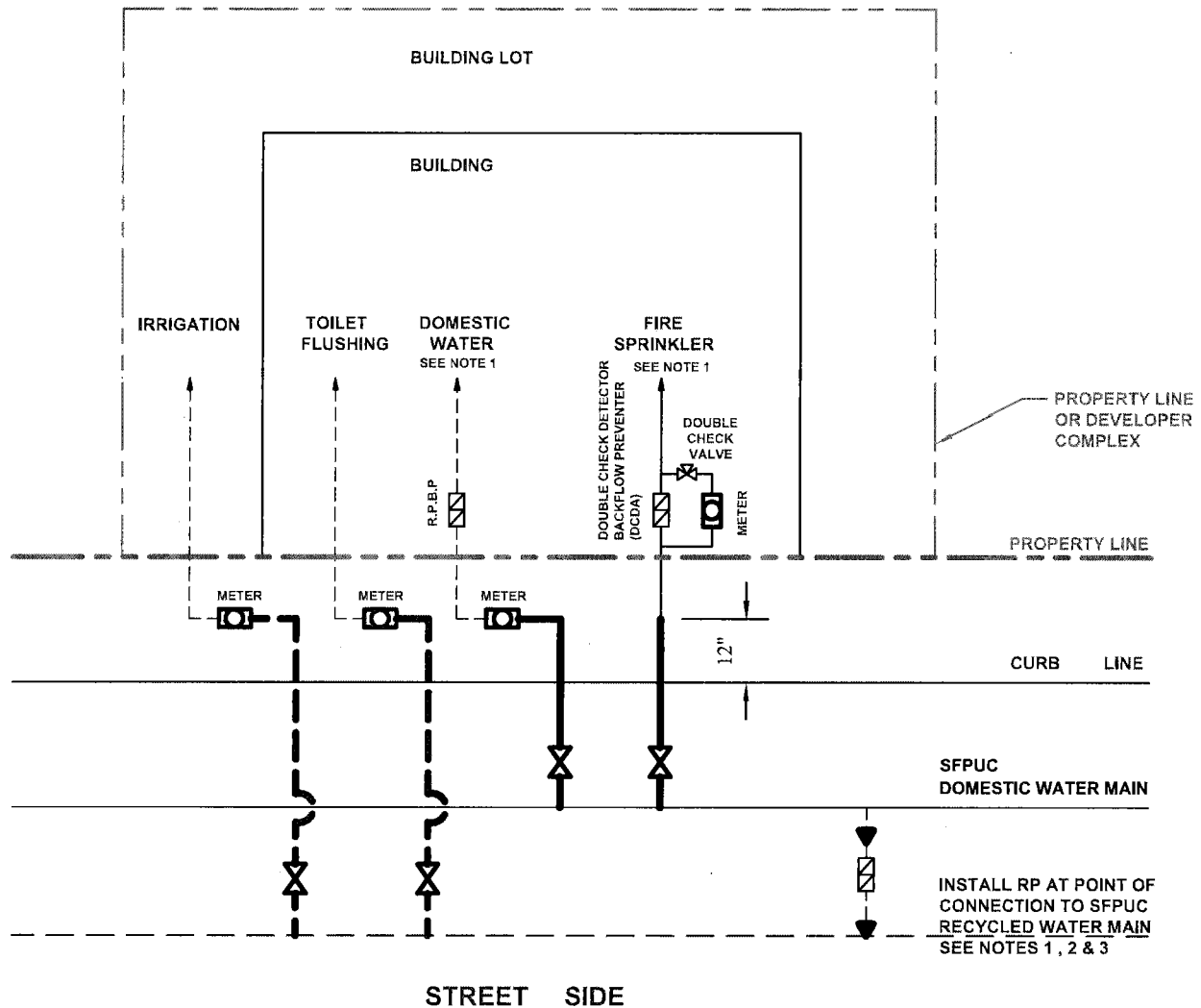
Backflow Prevention

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

New Service Line Permits

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

DRAWING A



NOTES:

1. BACKFLOW PREVENTER TO BE APPROVED BY SFPUC WQ 1.
2. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET TITLE 17, CCR, REQUIREMENTS AND PUBLIC HEALTH SAFETY CODE.
3. BFA INSTALLED, OWNED AND MAINTAINED BY SFPUC

RESPONSIBILITY OF INSTALLATION OF HEAVY LINES:

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

LIGHT LINES:

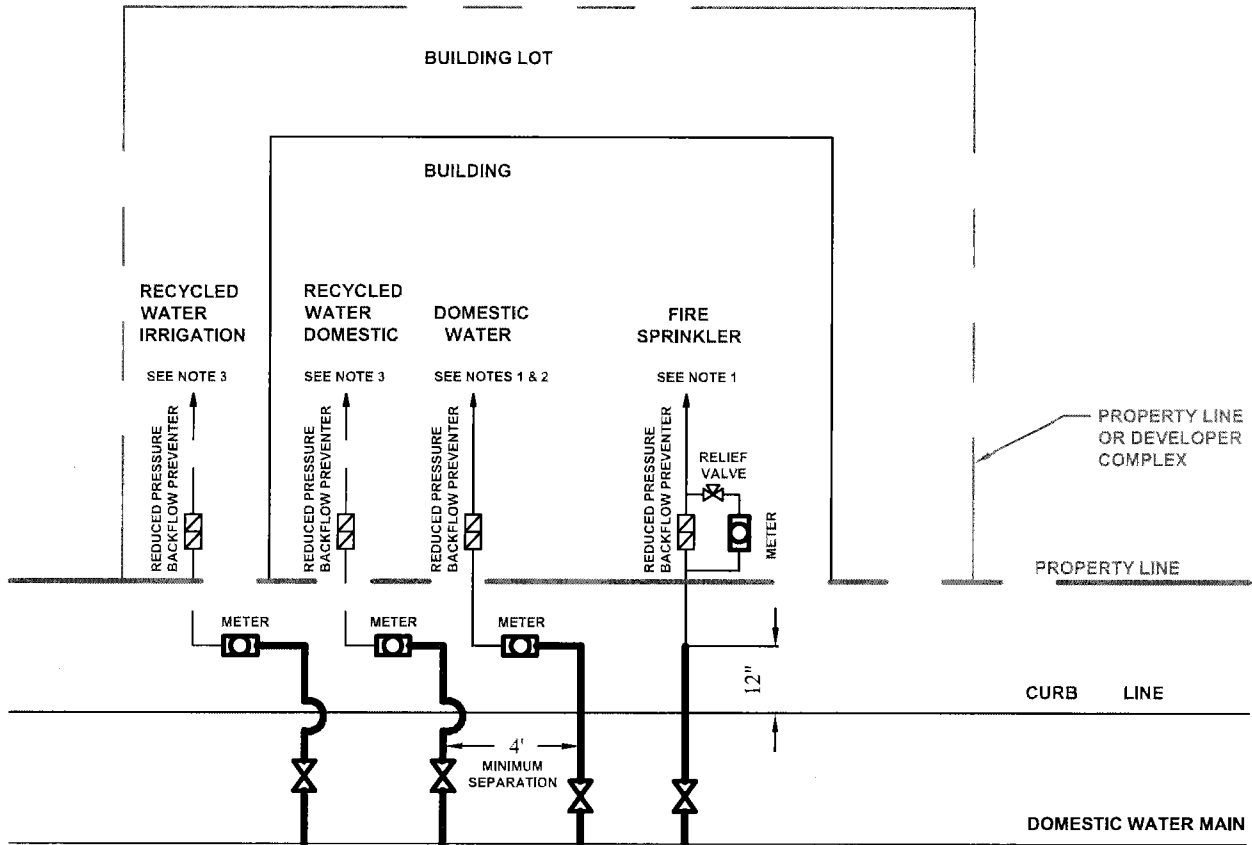
HOUSE PIPE
OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

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

RESPONSIBILITY FOR SERVICE LINES FOR DEVELOPMENT WITH RECYCLED WATER MAIN LINES

APPROVED BY:	SCALE: NTS	DESIGNED BY: K. PAYNE	DRAWN:	DRAWING NO. A-1290c.1 REV. NO. 1
		DATE: 10/23/15	CHECKED:	

DRAWING B



STREET - SIDE

NOTE:

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

RESPONSIBILITY OF INSTALLATION OF

HEAVY LINES:

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

LIGHT LINES: & _____

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

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

INSTALLATION OF RECYCLED WATER SERVICE LINES

APPROVED BY:

SCALE:

NTS

DESIGNED BY:
Cheryl Munoz

DATE: 05/28/08

DRAWN: W.Villasica

CHECKED: M.Gardiner

DRAWING NO.
A-1290.2

REV. NO. 2

