



# SAN FRANCISCO PLANNING DEPARTMENT

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## Plan Check Letter – Environmental Planning

July 5, 2018

Katie O' Brien  
Build Inc.  
315 Linden Street  
San Francisco, CA 94102

**RE: Environmental Evaluation Application**  
**Planning Department Case # 2017-014833ENV**  
**469 Stevenson Street**

On November 14, 2017, the above-referenced application was received by the Planning Department. This project was assigned to Environmental Planning staff on May 31, 2018. Environmental Planning has deemed the application to be "inactive." We are unable to process the application further due to the lack of certain information essential to our review, listed below. Review of your application will not continue until we have verified that you have submitted the following:

The Preliminary Project Assessment letter, published on May 17, 2018, requested the following items.

1. **Submit Entitlement Applications.** A Downtown Project Authorization is required for this project and would trigger the assignment of a Current Planner to the project. Assignment of a Current Planner is necessary in order to determine if the base project is code-compliant. Please describe the waivers, incentives, and concessions sought for the bonus project.
2. **Project Description.** The following additional project description information is requested: number of weeks and phases of construction (also see below), whether the project proposes any backup diesel generators or other stationary emissions sources, and information on any programmatic features of the garage and freight operations (e.g., valet operations).
3. **Construction Information.** Complete the attached Air Quality Construction Information form, detailing construction equipment, phasing and duration, including whether pile driving or other particularly noisy construction methods are required.
4. **Streetscape Plan.** A Streetscape Plan is required pursuant to Planning Code Section 138.1 and should be submitted prior to the initiation of the transportation analysis so that it may be incorporated into that analysis. The streetscape plan shall include locations and dimensions of

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existing and proposed sidewalk widths, curb cuts, loading zones (on-street and off-street), location and number of Class 1 and 2 bicycle parking spaces, and location of street trees.

5. **Greenhouse Gases Checklist for Private Development.** Complete the attached Greenhouse Gas Compliance Checklist for Private Development Projects.
6. **Proof of Enrollment in Maher Program.** Proof of enrollment in the Department of Public Health's Maher Ordinance Program is required. Submit a copy of hazardous materials reports prepared for this project.
7. **Interdepartmental Review.** The proposed project is subject to mandatory interdepartmental review due to new construction on an identified Seismic Hazard Zone (liquefaction) parcel. Once an Entitlement Application has been submitted, an application for Interdepartmental Review shall be submitted to the Planning Department for review.

Upon review of the EEA, the following additional items are required:

8. **Noise Study.** An acoustical analysis is required to demonstrate with reasonable certainty that the project would not adversely affect noise-sensitive uses, in accordance with San Francisco Noise Ordinance sections 2909 (a), (b) and (d) and to analyze construction noise and vibration impacts from the project. The noise study shall be conducted by a qualified acoustical consultant who shall prepare a scope of work for approval by the assigned environmental coordinator prior to conducting the study.
9. **Air Quality Study.** The project site is also located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code, Article 38. Please submit a copy of your "Application for Article 38 Compliance Assessment." The original article 38 application shall be submitted directly to the Department of Public Health. Given the project's location within the Air Pollutant Exposure Zone, the project will require mitigation measures during construction and for any stationary sources of air pollutants (e.g., backup diesel generator, etc.). However, no health risk assessment is required. Contrary to the Preliminary Project Assessment letter, the project does require a criteria air pollutant analysis because it proposes land uses that exceed the Bay Area Air Quality Management District's screening levels for criteria air pollutants. The air quality analysis shall be conducted by a qualified consultant who shall prepare a scope of work for approval by the assigned environmental coordinator prior to conducting the study.
10. **Wind Study.** Planning Code section 148 requires a wind analysis study to ensure that the project will not exceed the comfort criteria (ground level wind levels not to exceed 11mph in areas of substantial pedestrian use or 7mph in public seating areas). The wind study shall be conducted by a qualified consultant who shall prepare a wind study scope of work for approval by the assigned environmental coordinator prior to conducting the study.

Katie O'Brien, Build Inc.  
315 Linden Street  
San Francisco, CA 94102

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469 Stevenson Street

11. **Shadow Study.** Code Section 295 restricts new shadowing on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet in height. The shadow study shall be conducted by a qualified consultant who shall prepare a scope of work for approval by the assigned environmental coordinator prior to conducting the study.

**You must provide the above-specified information within 60 calendar days from the date of this letter. 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.**

We will cancel the above application if you fail to comply with this notice. Further, if you fail to comply with this notice, any other applications you may have filed related to this project, such as a Shadow Study Application, Conditional Use Application, Variance Application, or Building Permit Application, will be subject to cancellation by the Planning Department, Zoning Administrator, or Department of Building Inspection, as applicable.

Please direct any questions concerning this notice to the assigned planner, **Lana Wong at (415) 575-9047 or [lane.wong@sfgov.org](mailto:lane.wong@sfgov.org)**. Contact the assigned planner to set up any meeting, should one be necessary. Please do not come to the Planning Department to discuss this notice without an appointment.

Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your application noted above.

Sincerely,  
**Lana Wong**  
Senior Environmental Planner

Attachments: Greenhouse Gas Compliance Checklist for Private Development Projects  
Interdepartmental Project Review Meeting  
Air Quality Construction Information





## SAN FRANCISCO PLANNING DEPARTMENT

### Compliance Checklist Greenhouse Gas Analysis

#### A. GENERAL PROJECT INFORMATION:

Case No: 201X.XXXXENV

Project name/Address:

Block/Lot:

Brief Project description:

#### B. COMPLIANCE CHECKLIST TABLE

Complete and attach to this form the appropriate compliance table by determining project compliance with the identified regulations and providing project-level details in the discussion column. Please note that Table 1 applies to Private Development Projects, Table 2 applies to Municipal Projects, and Table 3 is for plan-level analysis. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's qualified GHG reduction strategy.

Compliance Checklist Table attached: ☐ Table 1. Private Development

☐ Table 2. Municipal Project

#### C. DETERMINATION OF COMPLIANCE WITH CITY'S GHG REDUCTION STRATEGY

☐ Project Complies with San Francisco's *Strategies to Address Greenhouse Gas Emissions*

Project Notes:

The project would meet all required regulations, as applicable, pertaining to transportation sector, energy efficiency sector, waste reduction sector, and environment/conservation sector, as indicated in the Compliance Checklist Table for Greenhouse Gas Analysis. Therefore, it would comply with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.

☐ Project Does Not Comply

If Project does not comply, provide discussion of non-compliant features:

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1650 Mission St.

Suite

San

CA 9

Recd

415

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Plan

Info

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#### Comment [CE1]:

Generally, only projects within the City and County of San Francisco can apply for a determination of consistency with the GHG Reduction Strategy.

#### Instructions:

- Complete Sections A-C, below.

- Once reviewed by the Environmental

Coordinator, please attach the completed GHG

Checklist for the project.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planner Name:**

**Date of Determination:**

\_\_\_\_\_



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Compliance Checklist Table for  
Greenhouse Gas Analysis:**

**Table 1. Private Development Projects**

**Comment [JW1]:** This checklist may only be used for projects within the City and County of San Francisco.

After completing, please submit electronically to the Environmental Coordinator.

**A. GENERAL PROJECT INFORMATION:**

Date: \_\_\_\_\_

Project name: \_\_\_\_\_ Case No: \_\_\_\_\_

Project address, block, and lot: \_\_\_\_\_

Standard to be met (Select one)<sup>1</sup>: LEED Gold / LEED Silver / GreenPoint Rated / Not Applicable /  
Other (Please Specify):

**Comment [JW2]:** Planners should include the standard identified in their environmental document.

Compliance Checklist Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Brief Project Description:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. COMPLIANCE CHECKLIST TABLE:**

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (See next page)

<sup>1</sup> Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.





# SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, section 42Z)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A pre-tax election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer paid benefit whereby the employer supplies a transit or vanpool subsidy for each covered employee. The subsidy must be at least equal in value to the current cost of the Muni and BART monthly pass, or (3) Employer provided transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Transportation Management Programs (San Francisco Planning Code, section 163)	Requires new buildings or additions over a specified size (buildings greater than 25,000 square feet or 100,000 square feet depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the city's eastern neighborhoods and south of market) to implement a transportation management program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Transportation Sustainability Fee (San Francisco Planning Code, section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. The Transportation Sustainability Fee applies to the following development projects that result in: (1) More than 20 new dwelling units (2) New group housing facilities, or additions of 800 gross	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	

**Comment [JW3]:** A specific explanation regarding how the project complies with each regulation is required here.

If you have questions regarding applicability, proceed following these steps  
1) review code section (links under Regulation);  
2) discuss with the current planner assigned; if applicable to Planning Code requirements; and  
3) consult with Chris Espiritu, Jenny Delumo, Lana Russett-Hurd, or Josh Pollock regarding general applicability

Regulation	Requirements	Project Compliance	Remarks
	<p>square feet or more to existing group housing</p> <p>(3) New construction of a non-residential use greater than 800 gross square feet, or additions greater than 800 gross square feet to an existing Non-Residential use</p> <p>(4) New construction of a PDR use greater than 1,500 gross square feet, or additions of greater than 1,500 gross square feet to an existing PDR</p> <p>(5) Change or replacement of use, such that the rate charged for the new use is higher than the rate charged for the existing use</p> <p>(6) Change or replacement of use from a hospital or a health service to any other use</p> <p>Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency and regional providers to improve transit services.</p>		
Jobs-Housing Linkage Program (San Francisco Planning Code, section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the city who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, sections 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to sections 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: must meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term [secure] bicycle parking for at least 5% of</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	

**Comment [JW3]:** A specific explanation regarding how the project complies with each regulation is required here.

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Regulation	Requirements	Project Compliance	Remarks
	motorized vehicle capacity), whichever is stricter.		
Bicycle parking in parking garages (San Francisco Planning Code, section 155.2)	Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies (see above).	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Bicycle parking in Residential Buildings (San Francisco Planning Code, section 155.2)	<p>Class 1 Bicycle Parking Spaces:</p> <p>For dwelling units on lots with 3 units or less, no Class 1 racks are required. Project sponsor must provide secure, weather protected space, one per unit, easily accessible to residents and not otherwise used for automobile parking.</p> <p>For dwelling units on lots with more than 3 units, one Class 1 space is required for each dwelling unit. For buildings containing more than 100 dwelling units, 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100. Dwelling units that are also considered student housing must provide 50 percent more spaces than would otherwise be required.</p> <p>Class 2 Bicycle Parking Spaces:</p> <p>For dwelling units on lots with 3 units or less, no Class 2 spaces are required.</p> <p>For dwelling units on lots with more than 3 units, 1 Class 2 space is required for every 20 dwelling units. Dwelling units that are also considered student housing shall provide 50 percent more spaces than would otherwise be required.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	

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**Comment [JW3]:** A specific explanation regarding how the project complies with each regulation is required here.

If you have questions regarding applicability, proceed following these steps

- 1) review code section (links under Regulation);
- 2) discuss with the current planner assigned, if applicable to Planning Code requirements; and
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Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (CalGreen sections 5.106.5 and 5.710.6.3)	Requires new large commercial projects, new high-rise residential projects and commercial interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8 percent of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site. (Refer to Table 5.106.5.2).	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Car Sharing Requirements (San Francisco Planning Code, section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the city's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
<b>Energy Efficiency Sector (includes water use reduction regulations)</b>			
Alternate water sources for non-potable applications (San Francisco Health Code, article 12C)	<p>Requires large development projects (a single building, or multiple buildings on one or more parcels of 250,000 square feet or more of gross floor area) to be constructed, operated, and maintained using available alternate water sources for toilet and urinal flushing and irrigation.</p> <p>Requires small development projects (a single building, or construction of multiple buildings on one or more parcels of 40,000 square feet or more of gross floor area) prepare water budget calculations; and that subdivision approval requirements include compliance with article 12C.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
San Francisco Green Building Requirements for Energy Efficiency	Demonstrate compliance with Title 24 Part 6 (2016) energy standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable	

Regulation	Requirements	Project Compliance	Remarks
(San Francisco Green Building Code, sections 4.101, 4.103, 5.103)	<ul style="list-style-type: none"> <li>GreenPoint Rated: demonstrate a 10 percent compliance margin</li> <li>LEED for Homes (including midrise): demonstrate a 10 percent compliance margin</li> <li>LEED BD+C 2009: No compliance margin requirement.</li> </ul> <p>Wherever reference is made to the LEED or GreenPoint Rated systems, a comparable equivalent rating system may be used if approved by the Director. LEED prerequisites or credits references are to LEED v4 BD+C.</p>	<input type="checkbox"/> Project Does Not Comply	
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (San Francisco Green Building Code, sections 5.103.1.4, CalGreen 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> <li>New non-residential projects greater than or equal to 25,000 square feet: complete enhanced commissioning of building energy systems (meeting LEED EAC3 – SFGBC 5.103.1.4 and CalGreen 5.410.)</li> <li>Non-residential new buildings and alterations less than 25,000 square feet and greater than or equal to 10,000 square feet: commission all energy systems</li> <li>Non-residential new buildings and alterations less than 10,000 square feet: must complete testing and adjusting of energy systems.</li> <li>New residential high rise, new commercial interior, and major alterations to residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1 (fundamental commissioning of building energy systems).</li> </ul>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
San Francisco Stormwater Management Ordinance (Public Works Code, article	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable	

**Comment [W3]:** A specific explanation regarding how the project complies with each regulation is required here.

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- 2) discuss with the current planner assigned, if applicable to Planning Code requirements; and
- 3) consult with Chris Espiritu, Jenny Delumo, Lama Russet-Hurd, or Josh Pollack regarding general applicability

Regulation	Requirements	Project Compliance	Remarks
4.2)		<input type="checkbox"/> Project Does Not Comply <input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
San Francisco Green Building Requirements for Water Use Reduction (San Francisco Green Building Code, sections 4.103.2.2 and 5.103.1.2, CalGreen sections 4.303.1 and 5.303.2-5.303.6)	<p>All new buildings must comply with current California water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current California and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> <li>New large commercial and high-rise residential projects must verify that project meets maximum fixture flow rates in accordance with the CA Plumbing Code. Projects must also achieve the LEED WE Prerequisite Indoor Water Use Reduction (WEp2) and a minimum 30% reduction in the use of indoor potable water, to meet the LEED WE credit Indoor Water Use Reduction (WEc2).</li> </ul>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Commercial Water Conservation Ordinance (San Francisco Building Code, chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> <li>If showerheads have a maximum flow greater than 2.5 gallons per minute (gpm), replace with less than or equal to 2.0 gpm.</li> <li>All showers have no more than one showerhead per valve</li> <li>If faucets and faucet aerators have a maximum flow rate greater than 2.2 gpm, replace with unit meeting current code:             <ul style="list-style-type: none"> <li>Non-residential lavatory: less than or equal to 0.4 gpm</li> <li>Kitchen faucet: less than or equal to 0.8 gpm</li> <li>Metering faucet: less than or equal to 0.2 gal/cycle</li> </ul> </li> <li>If toilets have a maximum rated water consumption greater than 1.6 gallons per flush (gpf), replace with less than or equal to 1.28 gpf toilet</li> <li>If urinals have a maximum flow rate greater than 1.0 gpf, replace with less than or equal to 0.5 gpf unit</li> <li>Repair all water leaks.</li> </ol>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Residential Water Conservation	Requires all residential properties (existing and new), prior to sale,	<input type="checkbox"/> Project Complies	

**Comment [JW3]:** A specific explanation regarding how the project complies with each regulation is required here.

If you have questions regarding applicability, proceed following these steps

- 1) review code section (links under Regulation);
- 2) discuss with the current planner assigned, if applicable to Planning Code requirements; and
- 3) consult with Chris Espiritu, Jenny Delumo, Lana Russel-Hurd, or Josh Pollack regarding general applicability

Regulation	Requirements	Project Compliance	Remarks
Ordinance (San Francisco Housing Code, chapter 12A)	to upgrade to the following minimum standards: <ol style="list-style-type: none"> <li>1. If showerheads have a maximum flow greater than 2.5 gallons per minute (gpm), replace with less than or equal to 2.0 gpm.</li> <li>2. All showers have no more than one showerhead per valve</li> <li>3. If faucets and faucet aerators have a maximum flow rate greater than 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> <li>• Non-residential lavatory: less than or equal to 0.4 gpm</li> <li>• Residential lavatory: less than or equal to 1.5 gpm</li> </ul> </li> <li>4. If toilets have a maximum rated water consumption greater than 1.6 gallons per flush (gpf), replace with less than or equal to 1.28 gpf toilet</li> <li>5. If urinals have a maximum flow rate greater than 1.0 gpf, replace with less than or equal to 0.5 gpf unit</li> <li>6. Repair all water leaks.</li> </ol> <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code, chapter 63)	<p>Projects that include 500 square feet or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: All commercial and residential landscape rehabilitation projects equal to or greater than 1,000 square feet and less than 2,500 square feet</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 square feet or; (B) the project's modified landscape area is greater than or equal to 2,500 square feet. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the <a href="#">SFPUC website</a> for exemptions to this requirement.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	

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 1) review code section (links under Regulation);  
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Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, <a href="#">chapter 12</a> )	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> <li>Attic insulation: weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.</li> <li>Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner.</li> <li>Maximum required expenditure: \$1300 for one to two unit dwellings, and for buildings with three or more units, one percent of the assessed value or purchase price as applicable.</li> </ul> <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment, Code <a href="#">chapter 20</a> )	<p>Owners of nonresidential buildings in San Francisco with greater than or equal to 10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met. (Refer to <a href="#">section 2008</a> for exceptions).</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Light pollution reduction (CalGreen, <a href="#">section 5.106.8</a> )	<p>For nonresidential projects, comply with lighting power requirements in California Energy Code, CCR Part 6. Meet California Energy Code minimum for lighting zones 1 through 4 with backlight/uplight/glare ratings meeting CalGreen Table 5.106.8 requirements.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable	

**Comment [JW3]:** A specific explanation regarding how the project complies with each regulation is required here.

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Regulation	Requirements	Project Compliance	Remarks
<b>Renewable Energy (includes on-site renewable energy generation regulations)</b>			
San Francisco Green Building Requirements for Renewable Energy (San Francisco Green Building Code, section 4.201.2 and San Francisco Planning Code, section 149)	Newly constructed residential and non-residential buildings of 10 occupied floors or less shall install solar photovoltaic systems and/or solar thermal systems in the solar zone required by California Code of Regulations, Title 24, Part 6 section 110.10, i.e., the 15 percent of roof area designated as Solar Ready Area.  With Planning Department approval, projects subject to SFPUC stormwater requirements may substitute living roof for all or a portion of solar energy systems.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
San Francisco Green Building Requirements for Renewable Energy (San Francisco Green Building Code, section 5.103.1.5)	New commercial buildings of greater than or equal to 25,000 square feet must either generate 1 percent of energy on-site with renewables (LEED EAc2), or purchase renewable energy credits equal to 35 percent of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10 percent compliance margin beyond Title 24 (2016).	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
<b>Waste Reduction Sector</b>			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, chapter 19 and CalGreen section 5.410.1)	All persons in San Francisco are required to separate their refuse into recyclables, compostables, and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse.  All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	

**Comment [W3]:** A specific explanation regarding how the project complies with each regulation is required here.

If you have questions regarding applicability, proceed following these steps  
 1) review code section (links under Regulation);  
 2) discuss with the current planner assigned, if applicable to Planning Code requirements; and  
 3) consult with Chris Espiritu, Jenny Delumo, Lana Russell-Hurd, or Josh Pollack regarding general applicability

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, chapter 14, San Francisco Building Code, chapter 13B, and San Francisco Health Code, section 298)	Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100 percent of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.  Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department of Environment and the plan must provide for a minimum of 65 percent diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
San Francisco Construction and Demolition Debris Recycling Requirements (San Francisco Green Building Code, sections 5.103.1.3 and 4.103.2.3, Environment Code, chapter 14, Building Code, chapter 13B)	In addition to complying with the Construction and Demolition Debris Recovery Ordinance, new commercial buildings of greater than 25,000 square feet and new residential buildings of four or more occupied floors must develop a plan to divert a minimum of 75 percent of construction and demolition debris from landfill, and meet LEED v4 MRc1 (building life-cycle impact reduction).	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
<b>Environment/Conservation Sector</b>			
Street Tree Planting Requirements (San Francisco Public	Public Works Code section 806(d) requires projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every	<input type="checkbox"/> Project Complies	

**Comment [JW3]:** A specific explanation regarding how the project complies with each regulation is required here.

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Regulation	Requirements	Project Compliance	Remarks
Works Code, <u>section 806(d)</u>	20 feet along the property street frontage.	<input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code, <u>article 4.2</u> )	<p>Construction site runoff pollution prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems.</p> <p>Any project disturbing greater than or equal to 5,000 square feet of ground surface is required to submit and receive approval of an erosion and sediment control plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMPs to prevent illicit discharge into the sewer system. <u>San Francisco's construction site runoff pollution requirements.</u></p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Enhanced Refrigerant Management (CalGreen, sections <u>5.508.1.2</u> and <u>5.508.2</u> )	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with global warming potential of 150 times that of carbon dioxide or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units. Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Low-emitting adhesives, sealants, caulks, paints,	Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (Refer to CalGreen	<input type="checkbox"/> Project Complies	

**Comment [W3]:** A specific explanation regarding how the project complies with each regulation is required here.

If you have questions regarding applicability, proceed following these steps

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If you have questions regarding applicability, proceed following these steps

- 1) review code section (links under Regulation);
- 2) discuss with the current planner assigned, if applicable to Planning Code requirements; and
- 3) consult with Chris Espiritu, Jenny Delumo, Lana Russel-Hurd, or Josh Pollack regarding general applicability

Regulation	Requirements	Project Compliance	Remarks
coatings, composite wood, and flooring (CalGreen section 4.504) <sup>2</sup>	<p>tables 4.504.1 and 4.504.2).</p> <p>Paints and coatings -. Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (Refer to CalGreen Table 4.504.3 for details).</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> <li>1. Carpet and Rug Institute Green Label Plus Program,</li> <li>2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),</li> <li>3. NSF/ANSI 140 at the Gold level,</li> <li>4. Scientific Certifications Systems Sustainable Choice, OR California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database</li> </ol> <p>Carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive &amp; carpet pad adhesive must not exceed 50 g/L VOC content. (Refer to Table 4.504.1).</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80 percent of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> <li>1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore Program,</li> <li>2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010</li> </ol>	<div> <input type="checkbox"/> Not Applicable         </div> <div> <input type="checkbox"/> Project Does Not Comply         </div>	

<sup>2</sup> While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
	Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the GreenGuard Children & Schools Program to comply with California Department of Public Health criteria.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	
Wood Burning Rule (Bay Area Air District Regulation 6, Rule 3: Wood-Burning Devices)	Bans the construction of wood-burning devices in new buildings constructed in the Bay Area since November 1, 2016. Gas-fueled fireplaces and logs, gas inserts, and electrical fireplaces are acceptable.		

**Comment [W3]:** A specific explanation regarding how the project complies with each regulation is required here.

If you have questions regarding applicability, proceed following these steps  
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2) discuss with the current planner assigned, if applicable to Planning Code requirements; and  
3) consult with Chris Espiritu, Jenny Deluino, Lana Russel-Hurd, or Josh Pollack regarding general applicability





# SAN FRANCISCO PLANNING DEPARTMENT

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## INTERDEPARTMENTAL PROJECT REVIEW

*Effective: August 31, 2015*

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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](http://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.***

**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

**MEMO**

Please request the following information for Construction from the project sponsor.

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

**Step 1:** Obtain basic construction information:

- Overall construction schedule (number of months or weeks)
- Cubic yards of material transport, separated by import and export.

Reception:  
**415.558.6378**

**Step 2:** If it is determined that modeling will be required for construction (i.e., for criteria air pollutants and/or health risk), obtain the following additional information:

- Phases using the following categories:

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Construction Phase	Definition	Associated Schedule	Total Acres Disturbed	Material Imported/Exported
Demolition (Make sure you identify the square footage of buildings to be demolished.)	Involves tearing down of buildings or structures.			
Site Preparation	Involves clearing vegetation (grubbing and tree/stump removal) and stones prior to grading			
Grading	Involves the cut and fill of land to ensure the proper base and slope for the construction foundation			
Building Construction	Involves the construction of structures and buildings			
Architectural Coatings	Involves the application of coatings to both the interior and exterior of buildings or structures			
Paving	Involves the laying of concrete or asphalt such as in parking lots or roads			
Other: _____	Provide a general description if the phase does not fit within the above definitions			

- Equipment Type (if known – can use defaults in CalEEMod)

Equipment Type	Associated Horsepower	No. of Equipment	Associated Construction Phase	Hours per Day	Total Number of Days in Construction Phase
Aerial Lifts					
Air Compressors					
Bore/Drill Rigs					

Memo

CCSF003160

Cement and Mortar Mixers					
Concrete/Industrial Saws					
Cranes					
Crawler Tractors					
Crushing/Proces. Equipment					
Dumpers/Tenders					
Excavators					
Forklifts					
Generator Sets					
Graders					
Off-Highway Tractors					
Off-Highway Trucks					
Other Construction Equipment					
Other General Industrial Equipment					
Other Material Handling Equipment					
Pavers					
Paving Equipment					
Plate Compactors					
Pressure Washers					
Pumps					
Rollers					
Rough Terrain Forklifts					
Rubber Tired Dozers					
Rubber Tired Loaders					
Scrapers					
Signal Boards					
Skid Steer Loaders					
Surfacing Equipment					
Sweepers/Scrubbers					
Tractors/Loaders/Backhoes					
Trenchers					
Welders					