



## PRELIMINARY PROJECT ASSESSMENT

*Project Address:* 2285 JERROLD AVE  
*Case Number:* 2018-013692PPA  
*Date:* December 6, 2018  
*To:* Anthony Pantaleoni, Kotas/Pantaleoni Architects  
*From:* Richard Sucre, Planning Department  
Ella Samonsky, Planning Department

This Preliminary Project Assessment (PPA) provides feedback from the Planning Department regarding the proposed project at the property listed above, based on the information provided in the PPA application, the Planning Code, General Plan, Planning Department policies, and local, state, and federal regulations as of the date of this document, all of which are subject to change.

**Please be advised that the PPA application does not constitute an application for development with the Planning Department. This PPA does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not supersede any required Planning Department approvals.**

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

The Planning Department may provide additional comments once a Project Application has been submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, the project will likely require approvals from other City agencies. For more, see the Appendix C: Additional Policies and Requirements.

You may contact Ella Samonsky, at 415-575-9112 or [Ella.Samonsky@sfgov.org](mailto:Ella.Samonsky@sfgov.org), to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

CC: Megan Calpin Environmental Planning Division  
Amnon Ben-Pazi, Citywide Planning Division  
Allison Albericci, Urban Design Advisory Team  
Paul Chasan, Streetscape Design Advisory Team  
Jonas Ionin, Director of Commission Affairs  
[planning.webmaster@sfgov.org](mailto:planning.webmaster@sfgov.org)

Charles Rivasplata, SFMTA  
Jerry Sanguinetti, Public Works  
June Weintraub or Jonathan Parks, SFDPH  
Dawn Kamalanathan, SFUSD



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## **I. EXECUTIVE SUMMARY**

### **SITE DETAILS**

<i>Block/Lot(s):</i>	5286A/007A
<i>Parcel Area:</i>	68,312 sq. ft.
<i>Zoning District(s):</i>	PDR-2 (Core Production Distribution and Repair) Industrial Protection Zone Special Use District
<i>Height/Bulk District(s):</i>	65-J
<i>Plan Area:</i>	Bayview Hunters Point

### **PROJECT DESCRIPTION**

The proposal is to demolish the existing self-storage facility and construct a 6-story, 65-foot-tall mixed-use building. The proposed new building would include 307,033 square feet of commercial storage, 2,498 square feet of retail sales and service (café), 15 vehicular parking spaces, and 5 loading spaces. A 66,916 square-foot Urban Agriculture is proposed on the roof of the building.

### **KEY PROJECT CONSIDERATIONS**

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

1. **Bayview Hunters Point Area Plan.** The subject property falls within the area covered by the Bayview Hunters Point Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The project sponsor is encouraged to read the full plan, which can be viewed at [https://www.sf-planning.org/ftp/General\\_Plan/Bayview\\_Hunters\\_Point.htm](https://www.sf-planning.org/ftp/General_Plan/Bayview_Hunters_Point.htm).
2. **Bayview Hunters Point Citizen Advisory Committee.** The Bayview Hunters Point Citizen Advisory Committee (CAC) provides policy advice to the Board of Supervisors, City boards, commissions and departments, including the Planning Commission and Planning Department, on planning and land use matters in Zone 2 of the Bayview hunters Point Plan Redevelopment Area. The Project Site is within the jurisdiction of the CAC, and may require a presentation to the CAC.
3. **Bicycle Parking.** The project is required to provide Class 1 and Class 2 bicycle parking. A variance cannot be granted to waive or reduce the quantity of bicycle parking required by Planning Code Sections 155.2.

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

## PLANNING CODE REVIEW

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

1. **Conditional Use Authorization for a Planned Unit Development**
2. **Transportation Demand Management Program**

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

Please refer to the [Planning Director's Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection's [Development Impact Fee webpage](#) for more information about current rates.

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

## ENVIRONMENTAL REVIEW

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

*Potential Environmental Document: Class 32 Categorical Exemption*

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

1. **Air Quality Study For Criteria Air Pollutants (and potentially Health Risk) Scope of Work**
2. **Greenhouse Gas Analysis Compliance Checklist**
3. **Preliminary Geotechnical Study with Boring Logs**
4. **Maher Application**
5. **Phase I Environmental Site Assessment**

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

**LAND USE:**

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">210.3</a>	PDR-2	2,498 gsf of retail sales and service use (café); 307,033 gsf of commercial storage use; 66,916 gsf of urban agriculture use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">249.22</a>	Industrial Protection Zone Special Use District	Restrictions on housing and office uses in PDR.
<i>Comments:</i> Commercial storage is a principally permitted use in the PDR-2 Zoning District. Self Storage, as defined in Planning Code Section 102, is not permitted in the PDR-2 Zoning District.				

**CONDITIONAL USE AUTHORIZATION:**

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">303</a>	Conditional Use Authorization
<input checked="" type="checkbox"/>	<a href="#">304</a>	Planned Unit Development
<i>Comments:</i> Project sites over one half acre in area may be developed as a Planned Unit Development (PUD). As part of the PUD process, the Planning Commission may grant modifications from certain requirements of the Planning Code for projects that exhibit high quality, cohesive design and are complementary to the design and values of the surrounding area. A Conditional Use Authorization is required to establish a PUD. Please refer to Planning Code Section 303(c) and 304 (d) for the necessary findings for approval. If the Project does not pursue a PUD, a variance will be required for vehicle parking (Planning Code Section 151). The Department generally supports new construction projects that are code-compliant, as it may be challenging to make the finding to support the requested variance.		

**ADDITIONAL PLANNING CODE REQUIREMENTS:**

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">102</a>	Gross Floor Area	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">121</a>	Lot Area/Width	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">124</a>	Floor Area Ratio	5.0 to 1 in a 65 or 68-foot Height District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">136</a>	Permitted Obstructions	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">138.1</a>	Streetscape Plan	Please see SDAT Comments in Appendix E.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">139</a>	Bird Safety	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">142</a>	Parking Screening & Greening	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">145.5</a>	Ground Floor Standards in Industrial Districts	Ground floor spaces with a minimum of 17 feet floor-to-floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">149</a>	Better Roofs/ Living Roof Alternative	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">150(e)</a>	Reduction & Replacement of Off Street Parking	No replacement for off street parking provided.

APPENDIX A: PLANNING CODE REVIEW CHECKLIST

Case No. 2018-013692PPA  
2285 JERROLD AVE

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">151</a>	Off-Street Parking	One for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 10,000 square feet. Provide occupied floor area to calculate required parking.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">152</a>	Required Off-Street Loading	Dimension the three loading spaces. Provide occupied floor area to calculate required parking.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">154</a>	Parking Dimensions	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">155.2</a>	Bicycle Parking	Provide bicycle parking. One Class 1 space for every 40,000 square feet of agricultural uses. One Class 1 space for every 40,000 square feet of Occupied Floor Area of commercial storage. Minimum two Class 2 spaces for retail sales and service use. Provide occupied floor area to calculate required bicycle parking.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">155.4</a>	Required Showers & Lockers	Four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">169</a>	Transportation Demand Management	Proposed plans do not conform to bicycle parking requirement and does not include car-share as indicated on draft TDM Plan. Review and revise application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">202.7</a>	Demolition of Industrial Buildings in PDR Districts	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">260(a)</a>	Height Measurement	Dimension all rooftop structures, including parapets and stair/ elevator penthouses.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">260(b)</a>	Exemptions from Height	Provide information and dimensions of planters and other roof top structures for the urban agriculture use,\.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">270</a>	Bulk	J-Bulk Controls have been met. Above a height of 40-ft, the project has a max plan dimension of 250-ft and a diagonal dimension of 300-ft/
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">607</a>	Signs	Signs may not be located above 60 feet in height. Roof signs (signs extending over the roof covering any portion of a building) are not permitted.

**DEVELOPMENT IMPACT FEES:**

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">411A</a>	Transportation Sustainability Fee (TSF)
<input checked="" type="checkbox"/>	<a href="#">413</a>	Jobs-Housing Linkage Fee

**TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT**

No. <sup>1</sup>	Document Type	Applicable to Proposed Project	Notes / Links	(For Dept. use upon submittal of Project Application) Accepted
1.1(a)	Considered a 'project' subject to CEQA review per section <a href="#">15378</a> and <a href="#">15060(c)(2)</a>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project at 2285 Jerrold Avenue is considered a project under CEQA and is subject to review.	<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(b)	Potentially eligible for Class 32 exemption	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project may be eligible for a Class 32 exemption, as an infill development project. The proposal will have to undergo study for air quality impacts, which would determine applicability of the exemption. Pay applicable fees.	<input type="checkbox"/> YES <input type="checkbox"/> NO

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.2(a)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The existing buildings on the project site are less than 45 years of age. Thus, the proposed project is not subject to review by the Department's Historic Preservation staff; no additional analysis of historic architectural resources is required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(b)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	A Part 2 Historic Resource Evaluation is not required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

<sup>1</sup> Note: Numbers appear nonconsecutively because certain topics do not apply to the proposed project. These rows have been deleted for clarity.

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.3(a)	Transportation	Roadway changes – construction	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project is subject to the Better Streets Plan (Planning Code section 138.1). The project sponsor must describe the location and provide plans of any changes to roadways during construction, including the duration and location of temporary construction closure or relocation of travel lanes, sidewalks, bus stops, etc.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(b)	Transportation	Roadway changes – operation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project is subject to the Better Streets Plan (Planning Code section 138.1). The project sponsor must describe the location and provide plans of typical roadway dimensions (e.g., lane dimensions/stripping drawings, on-street parking; loading; and bike, transit, and travel lane), including identifying any non-typical roadway dimension (e.g., turn pockets, bulb outs).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(e)	Transportation	Requires department transportation planner coordination	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	More information is needed to determine what level of transportation review is required.  If a transportation coordinator is required, a department transportation planner will be assigned to coordinate on transportation topics as seen in the attached Scope of Work Checklist.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A



**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	<i>(For Dept. use upon submittal of Project Application) Accepted</i>
2.3(f)	Transportation	Requires consultant-prepared Site Circulation Study/Section	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	<p>More information is needed to determine what level of transportation review is required.</p> <p>A Site Circulation Study must be prepared by a qualified consultant selected from the department’s transportation consultant pool. For Site Circulation Study/Sections, a list of eligible consultants can be found here: <a href="https://sf-planning.org/consultant-sponsor-resources">https://sf-planning.org/consultant-sponsor-resources</a>. The consultant must submit a scope of work to the planning department for review and approval. The consultant must also submit a first draft of study with the project application. The consultant must submit the draft study directly to <a href="mailto:cpc.transportationreview@sfgov.org">cpc.transportationreview@sfgov.org</a>.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	<i>(For Dept. use upon submittal of Project Application)</i> Accepted
2.3(g)	Transportation	Requires consultant-prepared Complex Transportation Study/Section Scope of Work and Draft 1	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	More information is needed to determine what level of transportation review is required.  For Complex Transportation Study/Sections, contact <a href="mailto:cpc.transportationreview@sfgov.org">cpc.transportationreview@sfgov.org</a> for a list of consultants. Please notify <a href="mailto:cpc.transportationreview@sfgov.org">cpc.transportationreview@sfgov.org</a> of the selected consultant for the project. The consultant must submit a scope of work to the planning department for review and approval. The consultant must also submit a first draft of study with the project application. The consultant must submit the draft study directly to <a href="mailto:cpc.transportationreview@sfgov.org">cpc.transportationreview@sfgov.org</a> .	
2.3(h)	Transportation	Scope of Work Checklist	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	More information is needed to determine what level of transportation review is required.  A transportation study determination was not made at the time of the PPA. Refer to attached checklist which lists the likely transportation study scope requirements.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4(a)	Noise	Requires consultant-prepared Noise Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed project would not generate considerable noise. Loading for commercial storage would be complete internal to the building.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	<i>(For Dept. use upon submittal of Project Application) Accepted</i>
2.4(b)	Noise	Mechanical equipment or other noise sources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number and size (horsepower) of stationary sources or mechanical equipment (e.g., backup diesel generators, fire pumps) or other noise sources.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5	Air Quality	Stationary sources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number, size (horsepower), and engine tier level of stationary sources (e.g., backup diesel generators, fire pumps).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6(a)	Air Quality	Subject to San Francisco Health Code article 38	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must submit a copy of a filed Application For Article 38 Compliance Assessment with the department of public health. More information is found here: <a href="http://www.sfdph.org/dph/eh/Air/default.asp">http://www.sfdph.org/dph/eh/Air/default.asp</a> .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	<i>(For Dept. use upon submittal of Project Application) Accepted</i>
2.6(b)	Air Quality	Requires consultant-prepared Air Quality Study for Criteria Air Pollutants (and potentially Health Risk Assessment) Scope of Work	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project is located in the Air Pollutant Exposure Zone and is above the Bay Area Air Quality Management District’s criteria air pollutant (regional air pollutant) screening criteria. An air quality consultant (not subject to department list) must submit a <a href="#">Scope of Work</a> to the department for a criteria air pollutant analysis. The project sponsor must provide details in the Project Application describing the location of the nearest <a href="#">sensitive receptors</a> (residential uses, child care facilities, hospitals, schools, elderly housing, and convalescent facilities). The consultant must analyze criteria air pollutants and, potentially, conduct a health risk assessment, if sensitive receptors are located within 1,000 feet of the project site. Additionally, the project sponsor or consultant must describe estimated hours and number of days per week of construction, including by phase as defined in the <a href="#">CalEEMod Manual</a> (i.e., demolition, site preparation, grading, building construction, architectural coatings, paving). The project sponsor must describe estimated number, size (horsepower), and usage (daily and annual) of construction equipment type, including trucks and any impact equipment, by phase. The project sponsor must describe the estimated number of daily diesel vehicle trucks during operation.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.7	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a Greenhouse Gas Compliance Checklist For Private Development Projects, found here: <a href="https://sf-planning.org/resources">https://sf-planning.org/resources</a> under Applications and Forms.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.8	Wind	Requires consultant-prepared Wind Memorandum and Potentially Wind Study With Tunnel Testing OR Wind Study With Tunnel Testing Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed building would be 65 feet tall, and up to 75 feet with roof appurtenances. A wind study is not required for buildings below 80 feet tall.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.9	Wind/Shadow	Building setbacks	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe location and provide plans of building setbacks and coverage at each above-grade level, including height of the roof, parapet, ridge, towers, and penthouses.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (a)	Biological Resources	Trees	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and show on plans the number of trees on, over, or adjacent to the project site, including those significant, landmark, and street trees (see <a href="#">Public Works article 16</a> for definitions) and those removed and added by project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (b)	Biological Resources	Requires consultant-prepared Biological Resources Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed building would be an infill project in a completely urbanized industrial area. A Biological Resources Study is not required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.11 (a)	Geology and Soils	Project site slope	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project site does not contain a considerable slope.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11 (b)	Geology and Soils	Requires Preliminary Geotechnical Study, including boring logs	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site is located in a liquefaction zone of San Francisco. The project sponsor must submit Preliminary Geotechnical Study with boring logs.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a copy of the Maher Application submitted to department of public health to the environmental coordinator. Submit a copy of the form with the department of public health intake stamp. More information is found here: <a href="http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp">http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp</a> .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (b)	Hazardous Materials	Requires consultant-prepared Phase I Environmental Site Assessment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit final Phase I Environmental Site Assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

SFMTA: San Francisco Municipal Transportation Agency

**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.2	Archeology	Preliminary archeological review	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	Department will conduct a preliminary archeological review. Project sponsor must provide detailed information, including sections, on proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation. Project sponsor must submit any available geotechnical/soils or phase II environmental site assessment. The preliminary review could result in the requirement of a technical study.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(a)	Transportation	Sidewalk dimensions	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide existing and proposed sidewalk dimensions, taking into account presence and general location of physical structures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(b)	Transportation	Intersection improvements	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and type of existing and proposed intersection curb ramps, intersection crossing treatments (e.g., crosswalks), or traffic control devices (e.g., stops signs, gates, signals).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(c)	Transportation	Overhead wires	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and type of overhead wires (e.g., Muni, PG&E).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(e)	Transportation	Programmatic features – internal to buildings	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe operations of vehicle stackers, elevators, turning tables, loading facilities, etc.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

<sup>2</sup> Project sponsor must submit these materials after the department deems the project application accepted.

**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.3(f)	Transportation	Turning templates	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide plans of vehicle turning templates, indicating the vehicle types.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(a)	Transportation / Noise / Air Quality	Construction – phasing	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe estimated hours and number of days per week of construction, including by phase, as defined on page 31 of the <a href="#">CalEEMod Manual</a> (i.e., demolition, site preparation, grading, building construction, architectural coatings, paving).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(b)	Transportation / Noise / Air Quality	Construction – equipment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe estimated number, size (horsepower), and usage (daily and total) of construction equipment type, including trucks and any impact equipment, by phase. The project sponsor must indicate whether nighttime construction could occur.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(c)	Transportation / Noise / Air Quality	Operation – diesel trucks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the estimated number of daily diesel vehicle trucks during operation.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(d)	Transportation / Noise / Air Quality	Operation – waste facilities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe and provide plans of the location and dimensions of rooms for compost, recycling, and waste.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.6(b)	Hydrology and Water Quality	Stormwater and sewer management	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of <a href="#">Stormwater Management Ordinance</a> .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A



**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.7(a)	Hazardous Materials	Requires consultant-prepared phase II environmental site assessment	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The department of public health will review the phase I assessment to determine if the project sponsor must submit a final phase II assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.7(b)	Hazardous Materials	Operational materials	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must list and describe any potential hazardous materials to be stored or used as part of project operations.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

CEQA: California Environmental Quality Act

**TABLE 4. ADDITIONAL INFORMATION**

No.	Environmental Topic	General Description	Applicable to Proposed Project	Notes / Links
4.1	General	Resources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please see the following links for additional resources that may inform the environmental analysis: <a href="https://propertymap.sfplanning.org/">https://propertymap.sfplanning.org/</a> <a href="https://sftransportationmap.org/">https://sftransportationmap.org/</a> <a href="https://developmentmap.sfplanning.org/">https://developmentmap.sfplanning.org/</a>
4.2	Tribal Cultural Resources	Consultation	<input type="checkbox"/> YES [Only applies to mitigated negative declarations or EIRs] <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	[The department will determine if notifying California Native American tribes regarding tribal cultural resources is required. Consultation with California Native American tribes regarding tribal cultural resources may be required at the request of the tribes. No additional information is needed from the project sponsor at this time.]
4.3	Shadow	Shadow Fan	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The department prepared the attached Shadow Fan which shows no new shadow on outdoor recreation facilities or other public areas.

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

## ENVIRONMENTAL SUSTAINABILITY

- 1. Green Building, Climate, and Energy.** San Francisco has committed to achieving net-zero greenhouse gas emissions (GHGs) by 2050, aligning with other global cities to support the Paris Climate Accords. Today, almost half of local GHGs come from buildings. The San Francisco Green Building Code (GBC) surpasses California's Title 24 energy efficiency standards, and outlines LEED certification and other comprehensive green building requirements, most of which also support climate mitigation (e.g., renewable energy, recycling and composting, non-toxic materials, etc). The GBC is regulated by SF Environment (SFE) and the Department of Building Inspection (DBI). Projects are encouraged to work with relevant agencies to determine the most effective mix of green building strategies for the project context, and investigate pathways for achieving performance that meets or exceeds the requirements, striving to create developments that are carbon neutral (net-zero) or regenerative (net positive). For example, maximizing efficiency through mechanical technologies and passive design strategies; decarbonizing through renewable energy generation, all-electric systems, and 100% green (GHG-free) power purchases; and coordinating with water and waste systems, greening, and mobility strategies to optimize co-benefits. For more, visit [sfenvironment.org/buildings-environments/green-building](http://sfenvironment.org/buildings-environments/green-building)
- 2. Better Roofs.** The Better Roofs Ordinance requires projects to install solar (photo voltaic and/or solar thermal systems) on at least 15% of cumulative roof area, living (green) roofs on 30%, or a combination of both. The Better Roofs program provides guidance for how developers, designers, and owners might develop 100% of usable roof space to support open space, habitat, stormwater management, urban agriculture, building cooling, enhanced local air quality, and other benefits. Please see <http://sf-planning.org/san-francisco-better-roofs> for more information, including the Planning Department's Living Roof Manual.
- 3. Clean Energy.** The San Francisco Public Utilities Commission (SFPUC) has been providing 100% greenhouse gas-free electric service (Hetch Hetchy Power) to San Francisco's most critical facilities for 100 years, and currently services all municipal buildings, SFO, Treasure Island, and more. San Francisco City Administrative Code Article 99 requires the SFPUC to consider providing this low cost power for all eligible new development, including large infill buildings and redevelopment projects typically over 50,000 square feet or with substantial electrical loads. The SFPUC has been providing clean power. For more, visit <http://sfwater.org/hetchhetchypowerfordevelopers> or contact [HHPower@sfwater.org](mailto:HHPower@sfwater.org).
- 4. Recycled Water Use.** Certain projects located in San Francisco's Recycled Water Use areas are required to install recycled water systems ("purple pipe") for irrigation, cooling, and/or toilet and urinal flushing, per Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. For more, visit [sfwater.org/index.aspx?page=687](http://sfwater.org/index.aspx?page=687).
- 5. Non-Potable Water.** All new development of 250,000 square feet or more of gross floor area must satisfy 100% of flushing and irrigation demands (and ideally HVAC cooling), with non-potable water. Subject projects must install on-site non-potable water reuse systems, or partner with adjacent developments in a district system, to

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

6. **Stormwater.** Any project disturbing 5,000 square feet or more of ground surface is subject to the Stormwater Management Ordinance and should refer to the SFPUC's Stormwater Design Guidelines (Guidelines). Applicable projects must prepare a Stormwater Control Plan demonstrating project adherence to the City's latest performance measures and a signed maintenance agreement, which must be approved by the SFPUC's Urban Watershed Management Program before site or building permits may be issued. Compliance may occur through a mix of open space, rooftop, and street/sidewalk treatments and technologies. Projects are encouraged to focus on green infrastructure that maximizes co-benefits for habitat creation, urban heat island reduction, building energy savings, beautification, and urban flood resilience. Please see <http://sfwater.org/sdg> for more information and/or contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org).
7. **Flood Notification.** Applicants for building permits for new construction, change of use or occupancy, or major alterations or enlargements must initiate contact with the SFPUC to determine whether the project would result in ground-level flooding during storms. Project sponsors may be required to include measures to ensure positive sewage flow, raise entryway elevation, and/or special sidewalk construction and deep gutters. Side sewer connection permits need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to SF Planning or DBI. Please refer to Planning Director Bulletin No. 4: <http://sf-planning.org/departments-publications>.
8. **Water.** A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable, and fire water services. If the current distribution system pressures and flows are inadequate, the project sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900 or contact [cddengineering@sfwater.org](mailto:cddengineering@sfwater.org). The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. For more, visit <https://sfwater.org/index.aspx?page=574>
9. **Refuse Collection and Loading.** Per the Mandatory Recycling and Composting Ordinance, all buildings must include spaces for collecting and loading recycling and composting in common and private areas, which are as or more convenient than waste disposal. Please see <http://sfenvironment.org/zero-waste/overview/legislation> for more information on the City's suite of Zero Waste legislation. Design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700. The Guidance on Recycling Design (page 3) resources for designing appropriate areas is found here:  
  
[http://sfenvironment.org/sites/default/files/fliers/files/sfe\\_zw\\_ab088.pdf](http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf).
10. **Biodiversity.** The San Francisco Biodiversity Resolution establishes biodiversity as a citywide priority to elevate the conservation and stewardship of local native species and habitats. Projects are encouraged to support the City's vision of climate-resilient ecosystems that connect all San Franciscans to nature by amplifying greening throughout all parks, plazas, yards, rooftops, facade walls (especially fronting public space) and sidewalks. Greening also provides co-benefits to air quality, urban cooling, stormwater management, human happiness, and

food production. Please see the City's Plant Finder tool to identify the habitat supportive, climate appropriate, native, and non-invasive plants most appropriate for your project's micro-climate: [www.sfplantfinder.org](http://www.sfplantfinder.org).

## TRANSPORTATION AND STREETS

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

## DESIGN POLICIES AND GUIDELINES

16. **Electric Vehicles** [GBC Sec 4.106.4.1-2]. To support the transition to zero-emission vehicles, projects are required to support electric vehicle infrastructure in off-street parking facilities. Please refer to the City standards on the number, location, and size of EV charging spaces, as well as the requirement to service 100 percent of off-street parking spaces with adequate electrical capacity and infrastructure to support future EV charging stations. For more, visit [sfenvironment.org/clean-vehicles/overview/clean-fuels-and-vehicles](http://sfenvironment.org/clean-vehicles/overview/clean-fuels-and-vehicles).

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

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

## ADDITIONAL CONSIDERATIONS

1. **Civic Design Review.** The Civic Design Review Committee, a sub-committee of the Arts Commission, reviews new and renovated structures on (or, sometimes adjacent to) City property to ensure design excellence for San Francisco's civic facilities and structures. Please see the Civic Design Review Guidelines for more information:  
  
[www.sfartscommission.org/sites/default/files/documents/CDR%20Guidelines%202017.pdf](http://www.sfartscommission.org/sites/default/files/documents/CDR%20Guidelines%202017.pdf).
2. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more, visit <https://oewd.org/first-source>
3. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential developments within 300 feet of a POE must complete the Entertainment Commission outreach process, and record a Notice of Special Restrictions (NSR) on the site. If an NSR is required, the Planning Department will not consider a Project Application complete until (A) the Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the comments were provided. For more, visit <http://sfgov.org/entertainment>.

**NEIGHBORHOOD CONTEXT**

The area is characterized by industrial buildings and warehouses of 1-2 stories interspersed with surface parking. Common materials found in the neighborhood buildings include plaster, cement boards, stucco, and metal panels. The property parcel is subject to Bayview Hunters Point Area Plan.

UDAT supports the plan as proposed and applauds the design team for the placement of the café space at the corner of Jerrold Ave. and Barneveld Ave.

**COMPLIANCE WITH DESIGN GUIDELINES**

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

[Industrial Area Design Guidelines](#)

## STREET DESIGN REVIEW

The Street Design Advisory Team (SDAT) is an inter-agency review body that provides street design guidance for projects subject to the streetscape and pedestrian improvement requirements established in the Better Streets Plan, or any project proposing work in the public right-of-way. SDAT includes representatives from The Planning Department, Department of Public Works, Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC). SDAT reviewed the proposed project on October 29, 2018 and provides the following comments:

## CONTEXT

### Project Description

The project site has frontages along Jerrold Avenue and Barneveld Avenue. The proposed project would construct 6-Stories of commercial storage and cafe with 15 off-street parking spaces & 3 loading docks.

### Site Conditions

(See Transportation Info Map <http://sftransportationmap.org>)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Vision Zero Network High Injury | <input type="checkbox"/> Transit Preferential Street    |
| <input checked="" type="checkbox"/> Bicycle Network                 | <input type="checkbox"/> Key Walking Street             |
| <input type="checkbox"/> Green Connections Network                  | <input type="checkbox"/> Curb Cut Restriction           |
| <input type="checkbox"/> Muni Corridor                              | <input type="checkbox"/> SFMTA or Public Works Projects |

### Conditions Requiring Street Design Review

- Planning Code 138.1 (required streetscape improvements per the Better Streets Plan)
- Vision Zero
- Other

Based on the information provided in the PPA Application:

- Development Application would not require SDAT review.**
- Development Application would require SDAT review.** The proposed project would require SDAT review upon submittal of the first Development Application. Any Development Application for a project requiring SDAT review shall include the required elements for a Streetscape Plan outlined in the Plan Submittal Guidelines here: [http://forms.sfplanning.org/Plan\\_Submittal\\_Guidelines.pdf](http://forms.sfplanning.org/Plan_Submittal_Guidelines.pdf)



**REQUIRED STREETScape FEATURES**

Based on a preliminary interagency review, SDAT anticipates the project would be required to install the following streetscape features. Be aware that these recommendations are subject to change.

**1. CurblinE and Intersection Modifications**

- Bulbouts
  - SDAT recommends a standard corner bulbout be installed at Jerrold/Barneveld. The bulbout should warp around the corner extending into both the Jerrold and Barneveld ROWs. The bulbouts should extend a minimum of 5' past the outer edges of the crosswalks. Please coordinate with Thalia Leng ([Thalia.Leng@sfmta.com](mailto:Thalia.Leng@sfmta.com)) from the SFMTA on the design of this bulbout coordinate.
  - Please refer to the attached drawing showing conceptual bulbout dimension and roadway striping. The bulbout has been designed to accommodate large truck movements.
- Accessible curb ramps
  - The project sponsor shall upgrade pedestrian ramps at both crosswalks spanning Jerrold Avenue and Barneveld Avenue.
  - Per Public Works' standards, the curb at the opposite end of the crosswalk crossing 6th Street will also need to be modified to create an ADA ramp. Please coordinate with Kevin Jensen the Public Works ADA Coordinator on the accessible ramp designs [kevin.w.jensen@sfdpw.org](mailto:kevin.w.jensen@sfdpw.org)

**2. Pedestrian Lighting**

- The project sponsor shall provide special pedestrian lighting on all street frontage(s). Please coordinate with the SFPUC Streetlights Division on this item at [Streetlights@sfwater.org](mailto:Streetlights@sfwater.org)

**3. Off-street Loading and Parking Access**

- The proposed curb cuts on Jerrold Ave and Bareveled Ave appear to be excessively wide. The San Francisco Planning Code restricts one-way curb cuts to 10' in width. If a greater width is desired, the project sponsor will need to submit turn templates justifying the greater width.

**4. Transformer Vault**

- SDAT does not support the instillation of electrical transformers in subterranean vaults within the public ROW at this site. Any transformers associated with the project will need to be installed on the project site (private property). Please indicate proposed electrical transformer location on future submittals.

**5. Trash**

- Provide trash loading and removal strategy explaining how trash bins will be moved between the trash storage area and the street on pickup days.