



PRELIMINARY PROJECT ASSESSMENT

Project Address: 5500 Mission St
Case Number: 2018-012065PPA
Date: November 11, 2018
To: Jeremy Schaub
From: Delvin Washington, Planning Department
Linda Ajello Hoagland, 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 Linda Ajello Hoagland, at (415) 575-6823 or linda.ajellohoagland@sfgov.org, to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

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I. EXECUTIVE SUMMARY

SITE DETAILS

<i>Block/Lot(s):</i>	7066/036
<i>Parcel Area:</i>	4,000 sq. ft.
<i>Zoning District(s):</i>	Excelsior Outer Mission Street Neighborhood Commercial Within ¼ Mile of the Fringe Financial Services RUD Within ¼ mile of an Existing Fringe Financial Service
<i>Height/Bulk District(s):</i>	40-X
<i>Plan Area:</i>	

PROJECT DESCRIPTION

The Project includes demolition of an existing single-story 2,750 square foot (sf) industrial building and lot merger and construction of a new 27,740 sf, 45-foot-tall, 4-story building with a Residential Care Facility for the Elderly (RCFE) on the first three floors and Single Room Occupancy (SRO) units on the fourth floor. The Project would include 75 RCFE beds for ambulatory and non-ambulatory patients, 16 group housing beds, and one owner's unit. A total of 4,270 sf of common open space would be provided through a combination of a first floor deck and a roof deck. Four Class 1 and six Class 2 bicycle parking spaces would be provided. One off-street parking space would be provided.

KEY PROJECT CONSIDERATIONS

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

1. The Project site is located within the boundaries of the Interim Controls for District 11 ([Resolution No. 11-8, Board File No. 171122](#)) which would require Conditional Use Authorization for the conversion of any Commercial Use to a Residential Use.

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

PLANNING CODE REVIEW

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

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

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

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

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

ENVIRONMENTAL REVIEW

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

Likely Environmental Document: Class 32 Categorical Exemption

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

1. **Historic Resource Evaluation, Part 1 Draft**
2. **Greenhouse Gas Analysis Compliance Checklist**
3. **Maher Application**
4. **Phase I Environmental Site Assessment**

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

LAND USE:

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	720	Excelsior Outer Mission NC	75 bed Residential Care Facility and 16 SRO Units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	235-249	Special Use Districts	Within ¼ Fringe Financial SUD and ¼ from existing Fringe Financial Service.
<i>Comments: Conditional Use Authorization Required for change of use from commercial to residential use. Interim Controls for District 11 (Resolution No. 11-8, Board File No. 171122)</i>				

CONDITIONAL USE AUTHORIZATION:

Required	Planning Code Section		
<input checked="" type="checkbox"/>	303	Conditional Use Authorization	
<i>Comments: Conditional Use Authorization Required for change of use from commercial to residential use. Interim Controls for District 11 (Resolution No. 11-8, Board File No. 171122). Please refer to Planning Code Section for the additional finding required under Planning Code Section 303(c)</i>			

OTHER REQUIRED APPROVALS:

Required	Planning Code Section		
<input checked="" type="checkbox"/>	312	Neighborhood Notification	
<i>Comments:</i>			

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102	Gross Floor Area	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	121	Lot Area/Width	9,158 sf lot area. $\geq 10,000 =$ CUA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124	Floor Area Ratio	3.6 to 1 permitted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	134	Rear Yard	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	135	Open Space (Residential)	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	138.1	Streetscape Plan	Better Streets Plan Required per zoning district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	140	Dwelling Unit Exposure	Windows not shown on floor plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	141	Rooftop Screening	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	142	Parking Screening & Greening	Plans insufficient to tell if a garage door is proposed to screen off-street parking.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(2)	Parking & Loading Entrances	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(3)	Required Active Use	Residential Care Facility is not considered an active use. PC Section 145.4(c)(1)(3).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1 (c)(4)	Ground Floor Ceiling Height	10 ft floor to floor minimum in NC Districts.

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	145.1(c)(5)	Street-Facing Ground-Level Spaces	Residential Care Facility is not considered an active use. PC Section 145.4(c)(1)(3).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	145.1(c)(6)	Transparency & Fenestration	No windows shown on floor plans and no elevations provided.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	149	Better Roofs/ Living Roof Alternative	Not shown on roof plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151	Off-Street Parking	Off-street parking not required. One ADA space proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155.2	Bicycle Parking	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169	Transportation Demand Management	Draft TDM submitted with PPA.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	260(a)	Height Measurement	Residential Care Facility is not an Active Use; 5-foot additional height per Section 263.2 does not apply.

DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	414A	Child-Care for Residential Projects
<input checked="" type="checkbox"/>	415	Inclusionary Affordable Housing Program

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT				
NO. ¹	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 15378 and 15060(c)(2)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project is considered a 'project' subject to CEQA 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 would be new construction within the Excelsior Outer Mission Street Neighborhood Commercial District (NCD). Per Planning Code section 720, the proposed uses of Single Room Occupancy and Institutional: Residential Care for the Elderly are permitted. Pay applicable fees.	<input type="checkbox"/> YES <input type="checkbox"/> NO

Abbreviations:

CEQA: California Environmental Quality Act

¹ 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
2.2 (a)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site contains one or more buildings or structures considered to be a potential historic resource (constructed 45 or more years ago); therefore, the proposed project is subject to review by the Department’s Historic Preservation staff. A Historic Resource Evaluation (HRE) must be prepared by a qualified consultant selected from the department’s historic resource consultant pool. Contact CPC-HRE@sfgov.org for a list of eligible consultants. The selected consultant must send a draft scope to CPC-HRE@sfgov.org for department approval. The consultant must submit first draft of HRE directly to the department (CPC-HRE@sfgov.org) prior to or simultaneously as submitting to the project sponsor. The project application will not be deemed complete until the first draft of the HRE is received.	<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 type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	An HRE Part 2 may be requested depending on the outcome of the HRE Part 1 review.	<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
2.3 (i)	Transportation	Planning and SFMTA Fees for Transportation	Planning fees <input type="checkbox"/> Planning Transportation Review Fee: \$26,330 SFMTA fees <input type="checkbox"/> Transportation Review Fee: \$14,800 <input type="checkbox"/> Site-Circulation Review Fee: \$2,950 <input checked="" type="checkbox"/> Development Project Review Fee: \$960	Pay SFMTA fees (if any) directly to: Finance & Administration Division Attn: Kwai (Keith) K Chan One South Van Ness, 8 th Floor San Francisco, CA 94103. Make check out to: SFMTA – 2018-012065, 5500 Mission Street The fee is requested for reviewing the color curbs with the SFMTA and confirming loading locations.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a Greenhouse Gas Compliance Checklist For Private Development Projects, found here: http://sf-planning.org/consultant-sponsor-resources under Applications.	<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 Public Works article 16 for definitions) and those removed and added by project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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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
2.12 (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: http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp .	<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 Assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS ²					
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

² Project sponsor must submit these materials after the department deems the project application accepted.

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS ²					
NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION OF REQUIREMENT	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS/ APPLICATION REQUIREMENTS	(For Dept. use upon submittal of Project Application) ACCEPTED
3.6 (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 Stormwater Management Ordinance .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
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

TABLE 4. ADDITIONAL INFORMATION				
NO.	ENVIRONMENTAL TOPIC	GENERAL DESCRIPTION	APPLICABLE TO PROPOSED PROJECT	NOTES/LINKS
4.1	General	Resources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please see the following links for additional resources that may inform the environmental analysis: http://propertymap.sfplanning.org/ http://sftransportationmap.org/ http://developmentmap.sfplanning.org/
4.3	Shadow	Shadow Fan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The department prepared the attached Initial 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
- 2. Better Roofs.** The Better Roofs Ordinance requires projects to install solar (photo voltaic and/or solar thermal systems) on at least 15% of cumulative roof area, living (green) roofs on 30%, or a combination of both. The Better Roofs program provides guidance for how developers, designers, and owners might develop 100% of usable roof space to support open space, habitat, stormwater management, urban agriculture, building cooling, enhanced local air quality, and other benefits. Please see <http://sf-planning.org/san-francisco-better-roofs> for more information, including the Planning Department's Living Roof Manual.
- 3. Clean Energy.** The San Francisco Public Utilities Commission (SFPUC) has been providing 100% greenhouse gas-free electric service (Hetch Hetchy Power) to San Francisco's most critical facilities for 100 years, and currently services all municipal buildings, SFO, Treasure Island, and more. San Francisco City Administrative Code Article 99 requires the SFPUC to consider providing this low cost power for all eligible new development, including large infill buildings and redevelopment projects typically over 50,000 square feet or with substantial electrical loads. The SFPUC has been providing clean power. For more, visit <http://sfwater.org/hetchhetchypowerfordevelopers> or contact HHPower@sfwater.org.
- 4. Recycled Water Use.** Certain projects located in San Francisco's Recycled Water Use areas are required to install recycled water systems ("purple pipe") for irrigation, cooling, and/or toilet and urinal flushing, per Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. For more, visit sfwater.org/index.aspx?page=687.

5. **Non-Potable Water.** All new development of 250,000 square feet or more of gross floor area must satisfy 100% of flushing and irrigation demands (and ideally HVAC cooling), with non-potable water. Subject projects must install on-site non-potable water reuse systems, or partner with adjacent developments in a district system, to treat and reuse available alternate water sources, such as graywater (from laundry and showers), rain water, foundation drainage, and more. Applicable projects need approvals from the San Francisco Public Utilities Commission (SFPUC), and permits from both the Department of Public Health (DPH) and DBI to verify compliance with local health and safety codes. All projects greater than 40,000 square feet are required to complete and submit a water balance study. Please visit <http://www.sfwater.org/np> for more information on compliance, coordination with the Stormwater Management Ordinance requirements, and district-scale systems.
6. **Stormwater.** Any project disturbing 5,000 square feet or more of ground surface is subject to the Stormwater Management Ordinance and should refer to the SFPUC's Stormwater Design Guidelines (Guidelines). Applicable projects must prepare a Stormwater Control Plan demonstrating project adherence to the City's latest performance measures and a signed maintenance agreement, which must be approved by the SFPUC's Urban Watershed Management Program before site or building permits may be issued. Compliance may occur through a mix of open space, rooftop, and street/sidewalk treatments and technologies. Projects are encouraged to focus on green infrastructure that maximizes co-benefits for habitat creation, urban heat island reduction, building energy savings, beautification, and urban flood resilience. Please see <http://sfwater.org/sdg> for more information and/or contact stormwaterreview@sfwater.org.
7. **Flood Notification.** Applicants for building permits for new construction, change of use or occupancy, or major alterations or enlargements must initiate contact with the SFPUC to determine whether the project would result in ground-level flooding during storms. Project sponsors may be required to include measures to ensure positive sewage flow, raise entryway elevation, and/or special sidewalk construction and deep gutters. Side sewer connection permits need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to SF Planning or DBI. Please refer to Planning Director Bulletin No. 4: <http://sf-planning.org/department-publications>.
8. **Water.** A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable, and fire water services. If the current distribution system pressures and flows are inadequate, the project sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900 or contact cddengineering@sfwater.org. The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. For more, visit <https://sfwater.org/index.aspx?page=574>
9. **Refuse Collection and Loading.** Per the Mandatory Recycling and Composting Ordinance, all buildings must include spaces for collecting and loading recycling and composting in common and private areas, which are as or more convenient than waste disposal. Please see <http://sfenvironment.org/zero-waste/overview/legislation> for more information on the City's suite of Zero Waste legislation. Design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700. The Guidance on Recycling Design (page 3) resources for designing appropriate areas is found here: http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf.

- 10. Biodiversity.** The San Francisco Biodiversity Resolution establishes biodiversity as a citywide priority to elevate the conservation and stewardship of local native species and habitats. Projects are encouraged to support the City’s vision of climate-resilient ecosystems that connect all San Franciscans to nature by amplifying greening throughout all parks, plazas, yards, rooftops, facade walls (especially fronting public space) and sidewalks. Greening also provides co-benefits to air quality, urban cooling, stormwater management, human happiness, and food production. Please see the City’s Plant Finder tool to identify the habitat supportive, climate appropriate, native, and non-invasive plants most appropriate for your project’s micro-climate: www.sfplantfinder.org.

TRANSPORTATION AND STREETS

SITE CONTEXT CONSIDERATIONS

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

beautification, public art, community stewardship, ecological, and other sustainability features towards the implementation of the Green Connection system.

DESIGN POLICIES AND GUIDELINES

6. **Electric Vehicles** [GBC Sec 4.106.4.1–2]. To support the transition to zero-emission vehicles, projects are required to support electric vehicle infrastructure in off-street parking facilities. Please refer to the City standards on the number, location, and size of EV charging spaces, as well as the requirement to service 100 percent of off-street parking spaces with adequate electrical capacity and infrastructure to support future EV charging stations. For more, visit sfenvironment.org/clean-vehicles/overview/clean-fuels-and-vehicles.
7. **Bike Share**. The region is expanding its Bike Share Program, including many new Bike Share Stations throughout San Francisco and the introduction of electric options. Projects adjacent to current or planned stations should design street and sidewalk improvements in consideration of Bike Share operations, and may receive TDM points for subsidizing bike share memberships. For more, visit www.fordgobike.com.
8. **Street Trees** [PC Sec. 138.1 & Public Works Code Article 16 Sec. 805 (d) & 806 (d)]. San Francisco has a goal of 1,000 new street trees per year to enhance climate resilience and quality of life; maintenance and associated sidewalk repairs are now provided by the City free of charge to property owners. Street tree amounts and planting guidelines must comply with the Planning Code and Better Streets Plan, as well as SFMTA standards regarding pedestrian visibility and SFPUC utilities guidelines. Approved street tree species may be found at www.sfplantfinder.org. To apply for a permit, visit sfpuc.org/services/permits/street-trees-planting.
9. **Street Lighting** [Public Works Code Sec 941; Admin Code Chapters 25.1 & 25.6]. Projects are required to submit proposed street lighting plans and photometric studies to the Public Works Bureau of Streetscape and Mapping (BSM) prior to issuance of the Streetscape Permit. These plans are reviewed by the SFPUC Power Enterprise division. Plans must meet appropriate illumination levels per Illuminating Engineering Society (IES) RP-8. Streetlights should be oriented to protect night skies and use energy efficient luminaires. Please reference [SFPUC's Streetlight Catalogue](#) for approved streetlight fixtures and poles, and [Public Works' Standard Plans and Specifications](#) for grade and separation requirements. Please note streetlights selected outside of the SFPUC catalogue must be maintained by the property owner(s), and mixing City and PG&E streetlight jurisdiction is typically not permitted. For more, please contact Streetlights@sfwater.org.
10. **Street Improvements** (construction within the public right-of-way). Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from BSM. Additional permits may be required. For additional information visit www.sfpuc.org/services/permits or call 415-554-5810.
11. **Minor Encroachments in the Public Right-of-Way**. Public Works discourages new encroachments into the public right-of-way, such as steps, warped driveways with diverters/planters, level landings, fire department connections, out swinging doors, and bollards. If proposed, the project sponsor must show them on plans and secure proper approvals. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by DBI. If a variance is approved, a Minor Encroachment Permit (sidewalk or other) will be required from BSM. Most encroachment permits require public notification and, depending on the encroachment, an annual assessment fee may be applied. For more, visit www.sfpuc.org/services/permits/minor-encroachment-permit.
12. **Major Encroachments in the Public Right-of-Way**. Any modification of the public right-of-way that deviates from Public Works' Standard Plans and Specifications may require a Major Encroachment Permit (MEP). Project sponsors should ensure that they promptly submit complete plans and applications to BSM at the time of the Street Improvement Permit application submission since review and approval of an MEP can

take a minimum of 6–12 months. For more, visit www.sfpublishworks.org/services/permits/major-encroachment.

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

ADDITIONAL CONSIDERATIONS

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

NEIGHBORHOOD CONTEXT

This stretch of Mission Street has a decidedly mixed visual character with predominantly two to three story buildings in a combination of older historic styles non-descript mid-century buildings. Ground floor uses are a mix of storefronts and residential entries. Building setbacks vary creating an inconsistent streetwall and streetscape character.

COMPLIANCE WITH DESIGN GUIDELINES

Due to its type or location, the project is required to comply with the Urban Design Guidelines:

Urban Design Guidelines	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
Create a Defined and Active Streetwall	Elevations will need to be provided to understand the qualities of the façade in defining the streetwall.
Organize Uses to Complement the Public Environment	The ground floor uses will not effectively activate the sidewalk and public environment. Recommend locating more active uses at the ground floor such as including SRO entries and moving the lobby to the corner. Active ground floor uses will be required for 5' height bonus. Also consider bringing more sunlight into the interior common spaces, for example locating an atrium over the dining area on upper floor and using bay windows.
Express a Clear Organizing Architectural Idea	Need elevations to determine
Modulate Buildings Vertically and Horizontally	Need elevations to determine
Harmonize relationships between buildings, streets, and open spaces	Match light well of building to the NW. Need elevations to fully determine relationships.
Design Buildings from Multiple Vantage Points	Need elevations to determine
Shape the Roofs of Buildings	Need elevations to determine
Render Building Facades with Texture and Depth	Need elevations to determine

Coordinate Building Elements	Need elevations to determine
Design Active Building Fronts	Locating more active uses will help achieve this but elevations are also necessary to determine.
Employ Sustainable Principles and Practices in Building Design	See Better Roofs ordinance for sustainable rooftop requirements. Currently none shown.