



PRELIMINARY PROJECT ASSESSMENT

Project Address: 2000 MARIN STREET
Case Number: 2018-013196PPA
Date: November 20, 2018
To: Henry Sears, Tishman Speyer
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, 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>	4346/003
<i>Parcel Area:</i>	343,882 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 proposed project would establish a Public Utility Yard for use by the San Francisco Public Utilities Commission (SFPUC) at the eastern end of lot, approximately 104,239 square feet in area, which currently contains surface parking. The project would include construction of a 18,900 gross square foot warehouse building at the west end of site, a 8,400 gross square foot modular structure containing accessory office space at the south end of the site, 55 parking spaces for storage of SFPUC vehicles and machinery, and open storage racks. The project would have no accessory parking spaces.

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 as the project seeks to maintain and expand industrial zones for production, distribution, and repair activities. The project sponsor is encouraged to read the full plan, which can be viewed at http://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. Large Lots in PDR Districts.** The proposed Project is to establish a Public Utilities Yard on a portion (104,239 square feet) of Lot 003 of Block 4346 (343,882 square feet). Subdivision of the lot would require a Conditional Use Authorization per Planning Code Section 121.9. Code compliance, such as from FAR, will be based on the entire lot, not just the proposed project area.
- 4. Public Utilities Yard Screening.** A Public Utility Yard, as defined by Planning Code Section 102, must be entirely within an area completely enclosed by a wall or concealing fence not less than six feet high. This screening requirement is in addition to the screening and landscape requirement of Planning Code Section 142.

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. **Variance** from the Zoning Administrator to address the Planning Code requirements for ground floor ceiling height (Planning Code Section 145.5).
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: **Categorical Exemption***

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

1. **Air Quality Study For Criteria Air Pollutants 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"/>	210.3	PDR-2	Public Utilities Yard is a principally permitted use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	249.22	Industrial Protection Zone Special Use District	Restrictions on housing and office uses in PDR.
<i>Comments:</i> By definition, in Section 102, service yards for public utility must be conducted entirely within an area completely enclosed by a wall or concealing fence not less than six feet high.				

OTHER REQUIRED APPROVALS:

Required	Planning Code Section		
<input checked="" type="checkbox"/>	305	Variance	
<i>Comments:</i> A Variance is required for ground floor ceiling height in industrial districts (Section 145.5). 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. Please refer to Planning Code Section 305 for the necessary findings for approval.			

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	124	Floor Area Ratio	5.0 to 1 in a 65 or 68-foot height district. Provide information on existing and proposed FAR for the entire lot, not just the area of development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	125	FAR Premiums	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	138.1	Streetscape Plan	Please see SDAT comments in Appendix E
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	139	Bird Safety	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	142	Parking Screening & Greening	Service yard and equipment and vehicle storage must be screened from the public right of way. Provide details on existing and proposed screening (fencing etc.) and landscaping a minimum of 5 feet in depth.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	145.5	Ground Floor Standards in Industrial Districts	Minimum floor-to-floor height of 17 feet at ground floor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151	Off-Street Parking	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152	Required Off-Street Loading	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155.3	Bicycle Parking in City-Owned/ Leased Properties	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155.4	Required Showers & Lockers	

APPENDIX A: PLANNING CODE REVIEW CHECKLIST

Case No. 2018-013196PPA
2000 MARIN ST

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169	Transportation Demand Management	Draft TDM Plan submitted with PPA.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	202.7	Demolition of Industrial Buildings in PDR Districts	The last legal use of the existing 74,122 square-foot building on the lot was a printing press, a Light Manufacturing use; therefore, the building is an industrial building for the purposes of Section 202.7. Application of this requirement will apply to the full lot, not just the development area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	204.1 , 204.2 , 204.3 , 204.4	Accessory Use	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260(a)	Height Measurement	Diagram height per Section 260 (a)(1); measure height from curb level.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	260(b)	Exemptions from Height	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	270	Bulk	

DEVELOPMENT IMPACT FEES:

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

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(b)	Potentially eligible for Class 32 exemption	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Proposed project describe briefly if exceptions, including unusual circumstances, could make the project ineligible. 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 building on the project site is less than 45 years of age, and is located in an area that has not been previously surveyed. There is no indication that the surrounding area encompasses a potential historic district, therefore preservation review is not required. The proposed project will be reviewed for contextual compatibility by the Urban Design Advisory Team (UDAT). A Historic Resource Evaluation (HRE) report is not 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		<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 checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Due to low PM peak hour trips, a transportation study is not likely required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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
2.3(f)	Transportation	Requires consultant-prepared Site Circulation Study	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Due to low PM peak hour trips, a circulation study is not likely required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(g)	Transportation	Requires consultant-prepared Complex Transportation Study	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Due to low PM peak hour trips, a transportation study is not likely required.	
2.4(a)	Noise	Requires consultant-prepared Noise Study	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<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 proposed project does not include sensitive receptors.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6(b)	Air Quality	Requires Air Quality Study.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site is located in the Air Pollutant Exposure Zone. A consultant (not subject to department list) must submit a Scope of Work to the department. The project sponsor must describe estimated hours and number of days per week of construction, including by phase as defined in the CalEEMod Manual (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 [Municipal/Private] Development Projects, found here: https://sf-planning.org/resources under Applications and Forms.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.8	Wind	Requires consultant-prepared wind study.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed project is not 80 feet high or taller and the project site is not located in a zoning district with wind criteria.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (b)	Biological Resources	Requires consultant-prepared Biological Resources Study	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<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 hazard zone. 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: 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 Environmental Site 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 <i>preliminary archeological review</i> . 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 <i>phase II environmental site assessment</i> . 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
3.4(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
3.7(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
4.2	Tribal Cultural Resources	Consultation	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input 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.

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

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 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.
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. 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 sfpublicworks.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@sfgov.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.sfpublicworks.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.sfpublicworks.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.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 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

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, bricks, and metal panels. The property parcel is subject to Bayview Hunters Point Area Plan.

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	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
Utilize innovative materials and design that enrich the architectural character of predominantly industrial areas.	Explore opportunities to incorporate landscape and planting into fencing and the surface parking to increase building identity and enhance the character of the neighborhood. The improvements should result in a better pedestrian experience along Marin Street, as well as a higher quality interior open space / surface parking.

For a full list of guidelines that may apply to this site, refer to the “Design Guidelines” link under the zoning tab when researching the property on the Planning Department’s Property Information Map.

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 has reviewed the proposals for a temporary SF Flower Mart on the western half of Preliminary Project Assessment Letter on May 14, 2018 and August 13, 2018. On October 15, 2018, SDAT reviewed plans for a separate project: an SFPUC facility on the eastern half of the site. Below are the SDAT comments from the October 15th SDAT review.

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 will not require SDAT review.**
- Development Application will 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

SDAT COMMENTS**New Sidewalk on Marin Street Frontage**

Per Planning Code Section 138.1, the project is required to construct an extension of the existing 8' sidewalk along Marin Street along the entirety of the Marin Street frontage. The sidewalk design shall and meet City Standards. The design shall also incorporate street trees should Public Works deem them feasible.

No Additional SDAT Review Required

Barring any substantive changes to the project, no further SDAT review is required.