



PRELIMINARY PROJECT ASSESSMENT

Project Address: 222 DORE STREET
Case Number: 2018-013580PPA
Date: December 4, 2018
To: Mark Macy
From: Richard Sucre, Planning Department
Doug Vu, 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 Doug Vu, at 415-575-9120 or Doug.Vu@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>	3525/083
<i>Parcel Area:</i>	6,375 sq. ft.
<i>Zoning District(s):</i>	RED (Residential Enclave) Zoning District Western SoMA Special Use District
<i>Height/Bulk District(s):</i>	40-X
<i>Plan Area:</i>	Western SoMA Area Plan

PROJECT DESCRIPTION

The proposal is to demolish the existing 7,973-square-foot (sf) industrial building (constructed in 1977) on the 6,375-sf subject lot, and construct a new five-story, 50-foot-tall and 25,270 sf residential building containing 33 dwelling units, including 23 two-bedroom and 10 one-bedroom units. A total 24 Class 1 bicycle parking spaces would be located at the ground floor, 2,700 sf of common open space above the roof, and no vehicular parking is proposed. Thirty (30) dwelling units would be market rate, and 3 units would be below market rate (BMR) under the inclusionary affordable housing program. Under the Individually Requested State Density Bonus Program, the proposal is requesting waivers for rear yard, open space, exposure, bicycle parking, and building height controls under the Planning Code.

KEY PROJECT CONSIDERATIONS

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

1. **Individually Requested State Density Bonus Program.** The Individually Requested Density Bonus program offers a path for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code, or for those that do not qualify for bonuses under the HOME-SF or Analyzed State Density Bonus Programs. This program requires sponsors to submit two sets of plans: 1) a fully code-compliant base project, and 2) a bonus project – including details regarding any incentives, concessions or waivers requested.
 - a) **Base Project.** As noted by the Project Sponsor, a Code-complying project at the subject property would yield a maximum floor area of 19,125 gross square feet, as defined under Planning Code Section 102. The proposed base project is Code compliant and contains 19,039 gross square feet that includes 24 dwelling units, with an on-site affordability rate of 12.5% or three (3) Very Low Income (up to 50% AMI) inclusionary units.
 - b) **Bonus Project.** The proposed base project includes 12.5%, or three Very Low Income inclusionary units and is eligible for the maximum bonus density of 35%, or 6,694 gross square feet. The proposed bonus density project contains 25,270 gross square feet that includes 33 dwelling units, and requests five waivers for height, rear yard, exposure, open space, and bicycle parking.

A	B	C	D	E	F	G	H	G
Affordability Level	Restricted Affordable Units Provided in Project	% of Base Project	Minimum percentage to qualify for bonus	Bonus granted for minimum	Percentage of units above minimum provided (C – D)	Additional bonus for each 1% increase in restricted units	Additional bonus granted (F x G)	Bonus granted (E + H)
Very Low Income (up to 50% AMI)	3	12.5%	5%	20%	7.5%	2.50%	18.75%	35% max

The Department is currently drafting an implementation document for projects seeking to utilize the State Density Bonus Program. Please note that the project will be subject to the procedures included in the Implementation Document, which will be released in early 2019.

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. **Large Project Authorization**, per Planning Code Section 329
2. **Individually Requested State Density Bonus Program Application**
3. **Transportation Demand Management Program Application**

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: Community Plan Evaluation (CPE)

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

1. **Application for Article 38 Compliance Assessment**
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"/>	813	RED	Residential Use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	823	Western SoMa SUD	Residential Use
<i>Comments:</i>				

OTHER REQUIRED APPROVALS:

Required	Planning Code Section		
<input type="checkbox"/>	295	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission	
<input checked="" type="checkbox"/>	312	Neighborhood Notification, Change in Use from One Land Use Category	
<input checked="" type="checkbox"/>	314	Residential, Hotel or Motel Uses near Places of Entertainment	
<input checked="" type="checkbox"/>	329	Large Project Authorization	
<i>Comments:</i> Large Project Authorization is required because the project includes new construction over 25,000 gross square feet. Please refer to Planning Code Section for the additional finding required under Planning Code Section 329.			

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	121	Lot Area/Width	6,375 sf
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	134	Rear Yard	Base: 21'-3". Bonus: 15'-0" Waiver required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	135	Open Space (Residential)	Base: 1,920 sf @ rear yard. Bonus: 2,700 sf rooftop deck Waiver required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	136	Permitted Obstructions	Proposed bay windows appear to meet Planning Code Section 136.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	139	Bird Safety	Plans appear to comply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	140	Dwelling Unit Exposure	Base: Compliant. Bonus: Waiver required for 19 rear-facing units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1(c)(3)	Required Active Use	Plans appear to comply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	145.1(c)(4)	Ground Floor Ceiling Height	Plans appear to comply.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	145.1(c)(6)	Transparency & Fenestration	Frontages with active uses that are not PDR must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	149	Better Roofs/ Living Roof Alternative	Designated areas need to be identified on roof plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155.2	Bicycle Parking	Base: 24 C1 & 2 C2. Bonus: 24 C1 & 2 C2 - Waiver required for 9 units.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	169	Transportation Demand Management	TDM Application required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	207.6	Required Min. Dwelling Unit Mix	Base: 15 2BR. Bonus: 23 2BR DU.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	260(a)	Height Measurement	Base: 40'. Bonus: 50' Waiver required.

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	260(b)	Exemptions from Height	Plans appear to comply.

DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	411A	Transportation Sustainability Fee (TSF)
<input checked="" type="checkbox"/>	414A	Child-Care for Residential Projects
<input checked="" type="checkbox"/>	415	Inclusionary Affordable Housing Program
<input checked="" type="checkbox"/>	423	Eastern Neighborhoods Impact Fee and Public Benefits Fund

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		<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(d)	In Western SOMA (Eastern Neighborhoods) Area Plan and likely eligible for Community Plan Evaluation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO [skip to 1.1(e)]	Likely eligible for a community plan evaluation (CPE). Supplemental information regarding CPEs is here: http://sf-planning.org/community-plan-exemptions . Project-specific initial study and potentially subject to the mitigation measures identified in the Eastern Neighborhoods Area Plan EIR. 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 was previously evaluated in the South of Market historical resources survey and found ineligible for national, state, or local listing. 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		<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(c)	Transportation	Requires Drop-Off & Pick-Up Management Plan Application	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(f)	Transportation	Requires consultant-prepared Site Circulation Study/Section	<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(g)	Transportation	Requires consultant-prepared Complex Transportation Study/Section Scope of Work and Draft 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD		
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
2.4(b)	Noise	Mechanical equipment or other noise sources	<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 checked="" type="checkbox"/> YES <input 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: http://www.sfdph.org/dph/eh/Air/default.asp .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6(b)	Air Quality	Requires consultant-prepared Air Quality Study For Criteria Air Pollutants or Health Risk Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed project does not exceed Bay Area Air Quality Management District screening criteria for detailed criteria pollutant analysis.	<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: 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 in height or more and 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 Scope of Work	<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	Project site is located in a liquefaction hazard zone.	<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

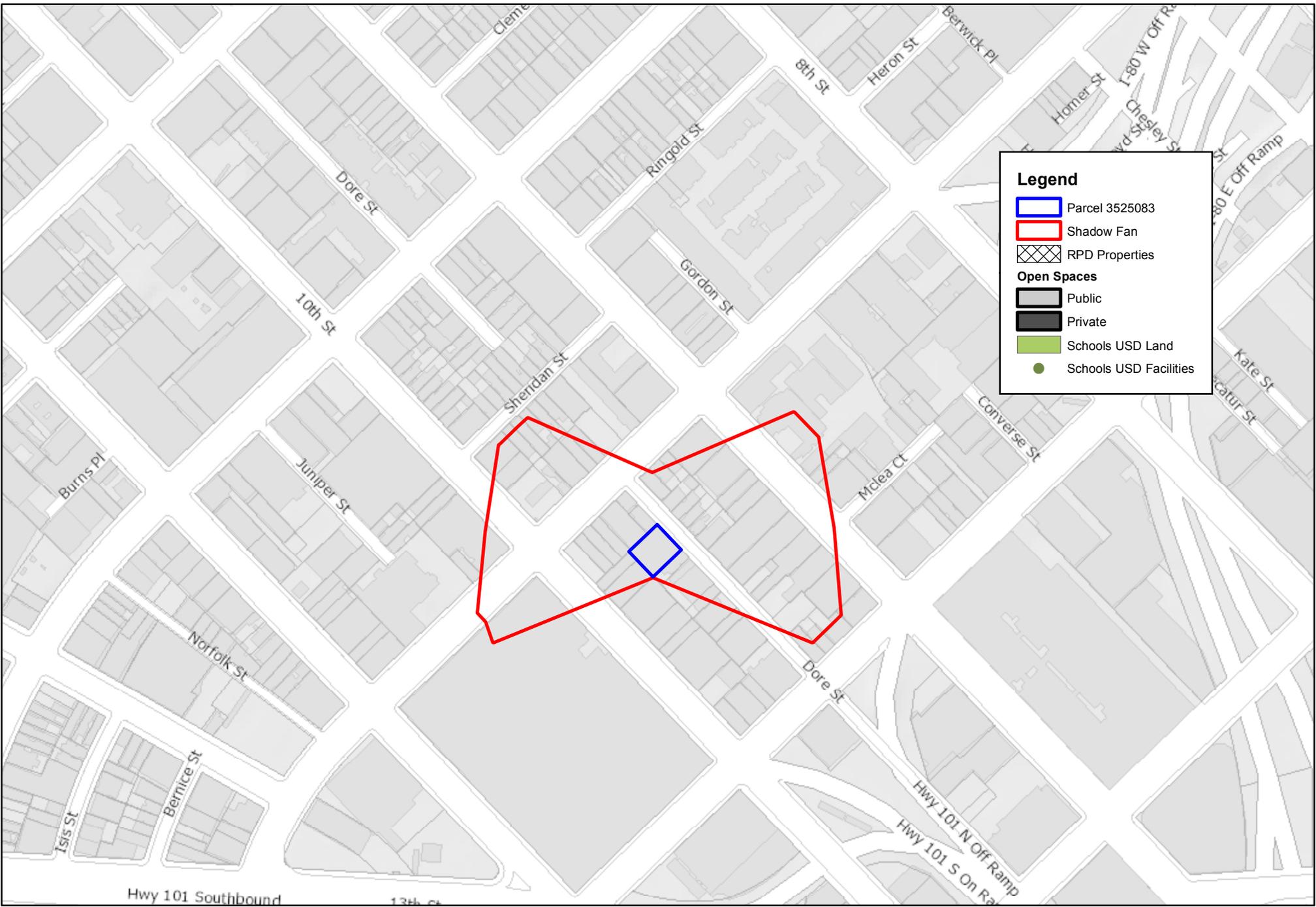
TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS ²

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

TABLE 4. ADDITIONAL INFORMATION

No.	Environmental Topic	General Description	Applicable to Proposed Project	Notes / Links
4.3	Shadow	Shadow Fan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The Department prepared the attached Shadow Fan which shows no new shadow on outdoor recreation facilities or other public areas.

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



Title: 222 Dore Street Shadow Fan (60 foot height assumed)

Comments: Justin Horner, Environmental Planning

Printed: 15 October, 2018



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

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. 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.

5. **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>.
6. **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>
7. **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.
8. **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

9. **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.

DESIGN POLICIES AND GUIDELINES

10. **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.
11. **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 information, please contact Streetlights@sfgwater.org.
12. **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.
13. **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.
14. **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

- 15. First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more, visit <https://oewd.org/first-source>
- 16. 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

Dore Street has two distinct characters with the south side occupied by primarily two- and three-story Victorian residences and the north side dominated by one- and two-story light industrial stucco and brick buildings. The narrow street with repetitive bay windows and ground floor residential entries creates an intimate streetscape and neighborhood character to the south while the north side loses the pedestrian qualities with numerous blank facades, roll up garage doors with curb cuts and little landscaping. The existing project site is the main exception to the character of the south side with a blank industrial façade interrupting the residential fabric. Introducing contextually sensitive new housing will bridge this gap and strengthen the residential character and streetscape qualities.

COMPLIANCE WITH DESIGN GUIDELINES

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

Urban Design Guidelines	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
<i>S2 - Harmonize Relationships between Buildings, Streets, and Open Spaces</i>	Match light well of building to the South
<i>S7 - Integrate Common Open Space and Landscape with Architecture</i>	Look for opportunities to include planting at ground floor.
<i>A2 - Modulate Buildings Vertically and Horizontally</i>	The use of bay windows is a contextually sensitive approach to the street; however, their four-story height and close spacing creates an overwhelmingly vertical expression. Please consider opportunities to balance this with more horizontal expression. Detaching the ground floor windows and recessed entries from the bay windows above would help achieve this. Including the adjacent property elevations and perspectives in context will also help determine compatibility with neighborhood.
<i>A3 - Harmonize Building Designs with Neighboring Scale and Materials</i>	Recommend the smooth plaster option for the primary cladding material for consistency with neighborhood. Please call out other materials on plans.
<i>A8 - Design Active Building Fronts</i>	Opportunities exist to make the ground floor more welcoming and residential in character. Recommend that the raised entries for the ground floor units face the street for consistency with surrounding entries. Larger ground floor windows with lower sills would also provide more transparency and better address the sidewalk.

<i>A9 - Employ Sustainable Principles and Practices in Building Design</i>	Confirm that the Better Roofs Ordinance requirements are met.
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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.