



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 7, 2017
TO: Jonathan Pearlman
FROM: Joshua Switzky, Planning Department
RE: PPA Case No. 2016-015814PPA for 5400 Geary Boulevard

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

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Jon Swae, at (415) 575-9069 or jon.swae@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joshua Switzky, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: March 7, 2017
Case No.: **2016-015814PPA**
Project Address: 5400 Geary Boulevard
Block/Lot: 1450/008
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale),
Geary Boulevard Formula Retail Pet Supply Store and
Formula Retail Eating and Drinking Subdistrict
40-X
Project Sponsor: Jonathan Pearlman, Elevation Architects
415-537-1125
Staff Contact: Jon Swae– 415-575-9069
jon.swae@sfgov.org

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DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on December 6, 2016, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are 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, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project involves the interior renovation of the Alexandria Theater building. The building's existing uses include a movie theater (13,248 sf), ground floor retail (900 sf) and office (1,200 sf). The proposed project would create an indoor recreational facility with two swimming pools on the first floor (15,080 sf), classrooms and a learning center on the second floor (7,150 sf) and a new third floor open office space

(8,195 sf). The project includes 47 parking spaces, 60 Class 1 Bicycle Spaces and 25 Class 2 Bicycle Spaces. The project also involves excavation of 9' for the pools and 10' for building support. The office use would be accessed by a new entrance at an existing storefront on Geary Boulevard.

BACKGROUND:

The existing Alexandria Theatre was shuttered in February, 2004 and has been vacant since that time. In 2010 the Planning Department prepared an Initial Study for a Planned Unit Development to adaptively reuse the Alexandria Theater building and to construct a 52,537-square-foot residential mixed-use building on the theater's adjacent surface parking lot (the "project").

On November 24, 2010, the Preliminary Mitigated Negative Declaration (PMND) for the project was prepared and published for public review. On May 26, 2011, the Department adopted the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). In 2011, the Department reviewed minor revisions to the project's program, which are reflected in an amended Final Mitigated Negative Declaration (FMND) that the Department issued May 27, 2011.

On April 25, 2013, the Planning Commission approved a Conditional Use Authorization ("CUA", Motion No. 18853, Case No. 2004.0482CEK!) for the project that entailed renovation and reuse of the existing theatre building, and construction of a new residential mixed-use building with underground parking on the surface parking lot adjacent the theater. Mitigation measures addressing historic preservation in the Alexandria Theater building were adopted, among others, as conditions of project approval. As of the drafting of this PPA letter in March, 2017, the mixed-use building is currently under construction.

The subject of the PPA relates to the approved program for the theater building and modifications to approvals. No changes to the program of the adjacent mixed-use building are contemplated. The mix of rehabilitated theater space, retail, and restaurant space approved under Motion No. 18853 no longer reflect the uses contemplated for the theater building. The proposed swim center, after-school educational program activity and space, and a business or professional service use in the theatre building, are not addressed in CUA Motion No. 18853.

PRELIMINARY PROJECT COMMENTS:

The following comments address general issues that may affect the proposed project.

- 1. Conditional Use Authorization.** With the current proposed uses for an aquatics/swim center, an after-school educational program, and a business or professional service in the theatre building, the originally approved project under Motion No. 18853 would need to be modified by seeking a new Conditional Use Authorization.
- 2. Environmental Review.** As noted in the letter, the mix of uses and types of physical alterations envisioned for the Alexandria Theater was a component of a larger project that also included

development of a mixed-use residential building approved by the Planning Commission in Motion No. 18853. The theater rehabilitation component of the project has been modified as described in the Project Description and these changes in use and any physical alterations to the theater building require review to ensure the proposed modification to the project do not create new or substantially worsen impacts disclosed in the FMND. Further discussion is included in the Environmental Review section below.

ENVIRONMENTAL REVIEW:

Scope and Approach

As noted above, the mix of uses and types of physical alterations envisioned for the Alexandria Theater was a component of a larger project that also included development of a mixed-use residential building approved by the Planning Commission in Motion No. 18853. The theater rehabilitation component of the project has been modified as described in the Project Description (see pages 1-2) and these changes in use and any physical alterations to the theater building require review to ensure the proposed modification to the project do not create new or substantially worsen impacts disclosed in the FMND.

The FMND for the previously approved project found less-than-significant (or no) impacts in the following environmental topic areas: land use and land use planning; aesthetics; population and housing; transportation and circulation; air quality; wind and shadow; utilities and service systems; public services; biological resources; geology and soils; hazards and hazardous materials; mineral and energy resources; and agricultural resources. No mitigation measures were identified for those topical areas. The FMND found less-than-significant effects with mitigation identified in the MND and adopted as a condition of project approval for: cultural resources; noise; and hydrology and water quality.

When a mitigated negative declaration has been adopted for a project such as this one, CEQA does not require preparation of a subsequent MND unless substantial evidence suggests that one or more of the following conditions may apply:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous negative declaration;

- (B) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (C) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA directs lead agencies to prepare a subsequent negative declaration if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration if the above conditions are met. In consideration of the environmental topics below, the Planning Department will determine whether any of the above conditions are met and may require a subsequent negative declaration, an addendum, or no further documentation for the current theater modifications. The review of the following environmental topics considers project modifications this light.

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)**. The EEA can be submitted at the same time as the PPA Application. The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.** EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.¹

Below is a list of topic areas addressed through the environmental review process:

1. **Historic Resources.** The project site comprises the Alexandria Theater, a building previously determined to be eligible for national, state, or local listing as a historic resource by a Historic Resource Evaluation Response by Department Staff (See Case No. 2004.0482E). Therefore, the proposed alterations (e.g., change to the project program evaluated in the prior FMND) is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The project proposes alterations to an historical resource and the HRE scope will require a Secretary of the Interior's Standards for the Treatment of Historic Properties analysis of the project, including the identification and retention of character-defining features at the exterior and interior of the subject property. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. The selected consultant must scope the HRE in consultation with Department Historic Preservation staff. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.

2. **Archeological Resources.** The proposed project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. The scope of this review considers the changes to the project previously evaluated in Case File No. 2004.0482E and whether any additional information or measures would be required that were not included in the Archeological Monitoring Program required for the project as identified in the FMND. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of one of the Planning Department's three standard archeological mitigation measures (archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,² the project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Technical Memorandum. You may be required to pay additional fees for the Memorandum; please contact Virnaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, please contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared memorandum. Please also see comments from the Street Design Advisory Team (SDAT) on pages 13-16 of this letter and in the attached SDAT memo (2/22/17).
4. **Noise.** Based on the General Plan's Background Noise Levels map, the project site is located along a segment of Geary Boulevard with noise levels between 65-70 dBA Ldn (a day-night averaged sound level). The FMND focused on the project's potential to permanently increase noise levels above ambient levels through operational noise, building mechanical noise, increases in vehicle traffic and

² This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

construction. The focus of the analysis was on the sensitive receptors that would be introduced to the site related to the mixed-use residential building (currently under construction). The proposed project modifications would introduce an indoor recreational facility (swimming center) confined within the theater's existing structure and classroom and services spaces in the upper levels. It is not anticipated that operational noise associated with these uses would result in permanent increases to ambient levels in the site vicinity; therefore, specific acoustical testing does not appear warranted.

Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during the construction, measures to reduce construction noise may be required as part of the proposed project. The EEA application should indicate whether pile driving or other particularly noisy construction methods are required and whether Mitigation Measure M-3a and M-3b identified in the FMND is warranted based on the change in programming within the theater building.

5. **Air Quality.** The proposed project modification, rehabilitation of a former theater to accommodate recreational (swimming center) and classroom space, is below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria air pollutants.³ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, please provide detailed information related to construction equipment, phasing and duration of each phase, and volume of excavation as part of the EEA.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. The proposed project is also required to prepare a Construction Dust Control Plan for review and approval by DPH.

6. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁴ The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.

³ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

⁴ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

7. **Wind.** The proposed project entails an adaptive reuse of the Alexandria Theater building that would house swimming facilities, and educational/community spaces within the existing building envelope that extends to about 55 feet above street grade at the building's roofline. No enlargement of the existing building envelope is contemplated as part of the project. Typically, in San Francisco, buildings of 80 feet in height or less would not create adverse pedestrian wind conditions and as such, project-specific wind testing is not anticipated to be required for this project.
8. **Shadow.** The proposed project would result primarily in renovations and modifications to building interiors and would not enlarge the current building envelope. As such, the modified project is not anticipated to trigger review under Planning Code Section 295 for potential shadow on public parks and open spaces.
9. **Geology.** The project site is not located within a Seismic Hazard Safety Zone or within an area subject to liquefaction or increased landslide risk. The modified project's building and foundation plans should be submitted for review by the Department of Building Inspection and any changes related to the building's structural system and/or foundation type should be highlighted. Further, the FMND identified Mitigation Measure M-HY-1 addressing specific measures in the event that dewatering is necessary and the modified project should anticipate whether this potential exists for work within the theater portion of the site and accommodate implementation of the measure if warranted.
10. **Hazardous Materials.** The FMND indicates that the site is not included on a list of hazardous materials sites compiled to Government Code Section 65962.5. Further, the site does not fall within a designated Maher Zone. Phase I Environmental Site Assessments indicate the possibility of hazardous building materials may be present in the existing structure given its age. Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.
11. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans.
12. **Disclosure Report for Developers of Major Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR

for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occurs, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

The following comments address preliminary Planning Code issues that may substantially affect the design and massing of the proposed project:

1. **Revisions to Previously-Approved Project.** On April 25, 2013, the Planning Commission approved a Conditional Use Authorization (Motion No. 18853 for Case No. 2004.0482CEK!) for the renovation of the existing theatre building, and the construction of a new mixed-use building with underground parking on the adjacent surface parking lot. The new four-story mixed-use development would consist of two levels of underground parking with 122 spaces, and 37 dwelling units on the upper floors. The number of dwelling units to be provided at the site was later amended to 43 units in May 2015. The mixed-use building is currently under construction. With the current proposed uses for a swim center, an after-school educational program, and offices in the theatre building, the originally approved project under Motion No. 18853 would need to be modified by seeking a new Conditional Use Authorization.
2. **Change in Use of Movie Theatre Use.** The current project proposes to change the movie theatre use to a swim center, an after-school educational program, and a business or professional service/office uses. Planning Code Section 303(i) requires a Conditional Use Authorization from the Planning Commission with additional findings, in addition to the criteria set forth in Planning Code Section 303(c).
3. **Office Use.** The PPA application indicates that the proposed project would include an "office use" on the third floor, containing approximately 9,700 square feet. Please note that general office (i.e. office space that is not service-based) is not permitted in the NC-3 zoning district or any NC districts. The PPA application proposes an "office" use as defined under Planning Code Section 790.108, which is a "Business or Professional Service" use. Please note that Section 790.108 is defined as "A retail use which provides to the general public, general business or professional services, including but not

limited to, architectural, management, clerical, accounting, legal, consulting, insurance, real estate brokerage, and travel services.”

4. **Personal Service Use.** The PPA application describes the proposed project to also include a “swim center” and an “after-school educational program with 12 classrooms.” In the NC-3 zoning district, both uses are permitted as of right pursuant to Section 712.52 (“personal service”) as defined by Section 790.116.
5. **Non-Residential Use Size.** Section 712.21 requires a Conditional Use Authorization for any non-residential use size exceeding 5,999 square feet. Each of the proposed uses exceeds the 5,999 square feet threshold. Therefore, each proposed use would require a Conditional Use Authorization from the Planning Commission.
6. **Off-Street Parking.** Section 151 requires that a certain number of off-street parking spaces be provided for the proposed uses. The PPA does not provide enough details for determining the exact amount of off-street parking spaces that would be required for each use. Depending on the type of “business offices” proposed, the off-street parking requirement could either be one for each 500 square feet or 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. The off-street parking requirement for the “after-school program and the swim center” would be one for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000. Section 150 states that off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1.
7. **Transportation Demand Management Program.** On August 4, 2016, the Planning Commission adopted a resolution to recommend approval of Planning Code amendments that would require development projects to comply with a proposed Transportation Demand Management (TDM) Program (within a new Planning Code Section 169). The Board of Supervisors is scheduled to hear the legislation in January 2017, which will likely include a phase-in of the requirements of the TDM Program (BOS File #160925). The intent of the proposed TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces proposed. To meet each target, the project sponsor must select TDM measures from a menu of options. In general, the number of TDM measures that the project sponsor must implement would increase in proportion to the number of accessory vehicle parking spaces proposed. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project’s target(s). Project sponsors would be required to implement and maintain TDM measures for the life of the project.

In order to determine applicability/compliance with these requirements, a breakdown of all proposed uses by occupied floor area, as defined in Section 102 of the Planning Code, is required.

The Planning Code may require the project to provide the following TDM measures:

- Bicycle Parking (Planning Code Section [155.2](#); TDM Menu ACTIVE-2 – option a)
- Shower facilities and lockers (Planning Code Section [155.4](#); TDM Menu ACTIVE-3)

The project may be required to select and incorporate additional TDM measures to meet the target(s) listed above. A full list of the TDM measures included in the menu of options is available on this [website](#). Once an entitlement application is filed, the assigned Current Planner will provide additional guidance regarding the proposed TDM Program and next steps.

8. **Streetscape Plan – Better Streets Plan Compliance.** Pedestrian and streetscape improvements consistent with the Better Streets Plan are required if your project meets the conditions delineated in Planning Code Section 138.1. Projects that trigger Section 138.1 will be reviewed by the Department’s Streetscape Design Advisory Team (SDAT). SDAT is an interagency group that includes representatives from the Planning Department, Department of Public Works and the Municipal Transportation Agency that provides design guidance on private developments that impact the public right-of-way. Based on the submitted plans, the project triggers the requirements of a Streetscape Plan project because it has over 250 feet of frontage and involves a 20% or more of net increase of gross floor area to an existing building. This Streetscape Plan shall be submitted to the Planning Department no later than 60 days prior to any Planning Commission action, and shall be considered for approval at the time of other project approval actions. The streetscape plan should show the location, design, and dimensions of all existing and proposed streetscape elements in the public right-of-way directly adjacent to the fronting property, including street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, curb radii, and curb lines, and the relation of such elements to proposed new construction and site work on the property. Please see the Department’s Better Streets Plan and Section 138.1(c) (2) (ii) for the additional elements that may be required as part of the project’s streetscape plan.

Please see SDAT comments under Preliminary Design Comments below.

9. **Bicycle Parking (Class I).** Planning Code Section 155.2 requires this project to provide a certain amount of Class I bicycle parking spaces. For the swim center, the after-school program, and the business service uses, one Class I space is required for every 7,500 square feet of occupied floor area. The PPA application does not provide adequate information for determining the required number of Class I bicycle parking spaces. The proposed project contains no Class I bicycle parking spaces.
10. **Bicycle Parking (Class II).** Planning Code Section 155.2 requires the project to provide a certain amount of Class II bicycle parking spaces. For the swim center and the after-school program, the minimum requirement is two spaces and/or one Class II space for every 750 square feet of occupied floor area. For the business services use, the minimum requirement is two spaces and/or one Class II space for every 2,500 square feet of occupied floor area. The PPA application does not provide adequate information for determining the required number of Class II bicycle parking spaces. The proposed project contains no Class II bicycle parking spaces. Class II bicycle parking spaces are provided through on-street bicycle racks; however SFMTA has final authority on the type, placement and number of Class II bicycle racks within the public ROW. Prior to issuance of first architectural

addenda, you will be required contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code. The SFMTA bicycle parking guidelines can be found at: <https://www.sfmta.com/services/streets-sidewalks/installation-requests/bicycle-racks-corrals>.

11. **Stormwater.** If the project results in a ground surface disturbance of 5,000 sf or greater (creating and/or replacing 5,000 square feet or more of impervious surface), it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. Compliance may occur through a mix of rooftop, sidewalk, and open space treatments and technologies, and is encouraged to be designed as a comprehensive system that maximizes co-benefits for greening, habitat creation, urban heat island reduction, building energy savings, and beautification. Systems within the public realm should consider adjacencies and opportunities for flow-through systems to neighborhood detention areas. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.
12. **Better Roofs Ordinance.** In 2016, San Francisco became the first major city in the U.S. to require the installation of renewable energy facilities or living roofs on new buildings. The Better Roofs Ordinance will require between 15% and 30% of roof space to incorporate solar (photo voltaic and/or solar thermal systems), living (green) roofs, or a combination of both. The legislation goes into effect January 2017. The Ordinance provides guidance for developers, designers, and/or owners might best utilize rooftop space; ideally, projects should pursue holistic design and amenity enhancements for 100% of usable roof space that include open space, habitat, stormwater management, urban agriculture, and other beneficial uses. Please see the Planning Department's Living Roof Manual to learn more: <http://sf-planning.org/san-francisco-living-roofs>.
13. **Sustainability and Green Building.** San Francisco has a suite of existing sustainability related regulations, including recycling and composting, solar, and more details outlined in the San Francisco Green Building Code (GBC). Per the GBC, this project must meet the standards of LEED Silver or the equivalent GreenPoint rating system. It is recommended that the project sponsor work with the San Francisco Planning, Building, and Environment departments to determine the most beneficial mix of green building strategies that meet or exceed all current requirements, and best fit the local context. This especially includes the provision of renewable energy on site (PV and solar

thermal), living roofs and walls, non-potable water reuse, healthy environments (non-toxic building materials), and other innovative approaches to enhancing performance of the City's environment. The City also encourages projects to maximize energy and water efficiencies, consider zero carbon strategies such as all-electric buildings, and commit to green power purchases for 100% GHG-free electricity. As with non-potable water systems, projects are recommended to consider district-scale energy opportunities on site and in coordination with neighbors.

14. **Refuse Collection and Loading.** San Francisco is a national leader in diverting waste from landfills, has a Mandatory Recycling and Composting Ordinance, and has a goal to achieve zero waste by 2020. In this, the City requires all buildings to be designed with spaces for collecting and loading recycling and composting in common and private areas, and make these options as or more convenient than waste disposal. More information on the complete suite of the City's Zero Waste legislation may be found here: <http://sfenvironment.org/zero-waste/overview/legislation>. Please also see the Guidance on Recycling Design (page 3) resources for designing appropriate areas: http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf. Free design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700.

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:

Architecture and Building Massing

1. Site Design, Open Space, and Massing

The Department supports the adaptive reuse of the existing building and shared parking with adjacent property.

2. Street Frontage

Staff recommends considering scaling the large window on the right of the façade on 18th Ave. to be more consistent with the other façade openings. Please provide more clarity on this window as the elevation does not line up with the plan view.

3. Architecture

At this point the design is assumed to be preliminary and staff will provide further detailed design review on the subsequent submission. Staff recommends that the project provide high-quality materials and meet the architectural detailing and character of the neighborhood and contribute to both Geary Blvd and 18th Ave.

4. Individual Historic Resource

The project site contains one or more structures considered to be a potential historic resource; therefore, the proposed project is subject to further design review by the department's Historic

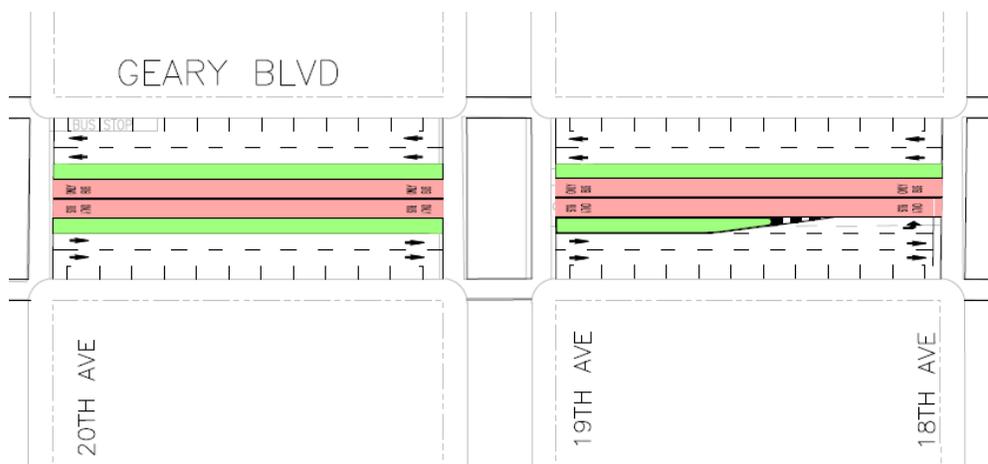
Preservation staff. Please refer to the Environmental Planning Review – Historic Resources section of the Preliminary Project Assessment for further instruction.

Streetscape and Public Realm

The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City’s public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

The 5400 Geary Boulevard project came to SDAT on January 9, 2017. Below are the SDAT comments from that meeting.

- Geary Bus Rapid Transit Project.** SFMTA’s Geary BRT project, approved by the SF County Transportation Authority Board on January 5, 2017, proposes upgrades to street design and traffic signals to make traveling for everyone on the corridor more efficient, safe and vibrant. The proposed programs include bus-only lanes, boarding islands, sidewalk extensions, bulbouts, traffic signal upgrades, and additional landscaping and trees. As part of the project, on-street parking along Geary will be reconfigured. In particular, existing diagonal parking in front of the 5400 Geary project site will be converted to parallel parking, as illustrated in the Geary BRT Final Environmental Impact Report (see below).



- Vision Zero.** In 2014, the City adopted the [Vision Zero Policy](#) which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like people walking and people on bikes.

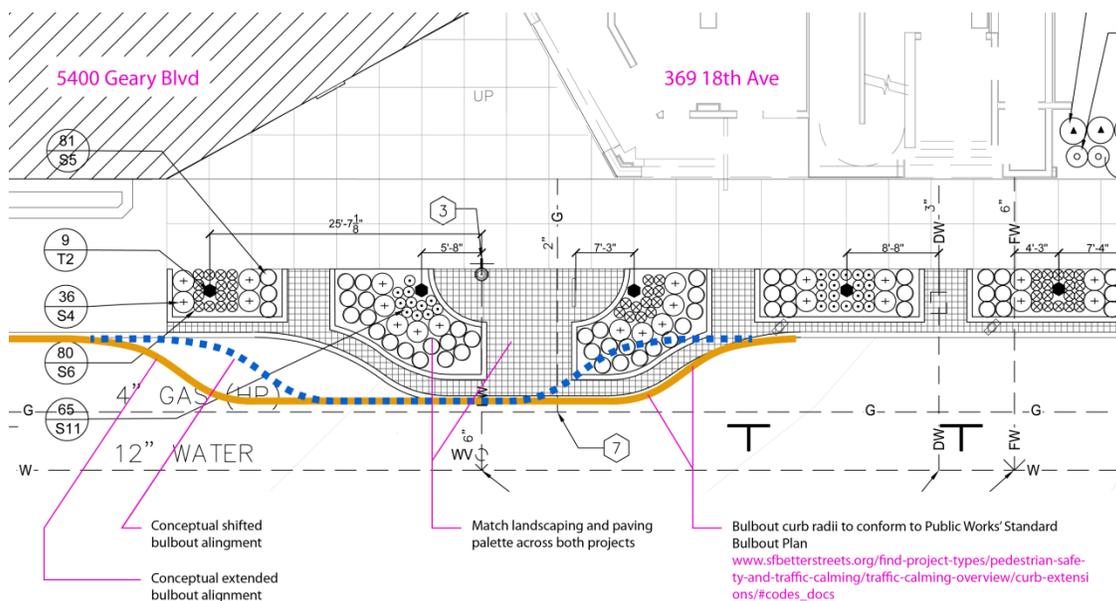
This project is located on a Geary Boulevard which falls on the Pedestrian High Injury Network, and is encouraged to incorporate safety measures into the project.

3. Geary frontage and Corner Bulbout at 18th Ave and Geary Blvd

- The project's Geary frontage design shall be coordinated with the Geary BRT project in terms of furnishing, lighting, paving and planting pallets.
- The project sponsor should install a bulbout on the corner of Geary Boulevard and 18th Avenue. At minimum, the bulbout shall project 6 feet into the 18th Street ROW.
- The corner bulbout shall also project 6 feet into the Geary Blvd ROW *if it does not interfere with the Geary BRT project*. The project sponsor shall work with SFMTA to determine the feasibility and dimensions of the bulbout. Please contact Dan Mackowski (Daniel.Mackowski@sfmta.com) for coordination with the SFMTA's Geary BRT project.
- Per guidelines established in the San Francisco Better Streets Plan the tangent of the curb return on a corner bulbout should start a minimum of 5' beyond the property line.
- To ensure that bulbouts are sweepable with standard City street sweeper equipment, bulbout curb returns shall conform to SF Public Works' Standard Plan for Curb Bulbs. See: http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/#codes_docs
- Modification of the curb line will require Sidewalk Legislation, contact BSM Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.

4. Landscaping, Street Trees and Site Furnishings in the Public Sidewalk

- The project sponsor shall coordinate the design of the 18th Street frontage with that proposed by the adjacent development at 369 18th Street (currently the theatre parking lot).
 - The special sidewalk paving and landscaping palette for the 5400 Geary project should be designed to match the materials proposed by the adjacent project at 369 18th Ave project.
 - SDAT supports the future midblock bulbout proposed by the 369 18th Ave project adjacent to the 18th Ave mid-block plaza space at the northern corner of the property, however, the bulbout should be either extended or shifted southwards from its proposed location to better integrate with the space.
 - The landscape design of the 18th Ave plaza space at the northern edge of the property should be designed to read as an integrated space with the fronting bulbout. SDAT recommends the special paving, landscaping proposed for the sidewalk should be integrated into the plaza design. The project sponsor should also consider integrating seating into the plaza space.



- SDAT recommends adding pedestrian-scale lighting along the 18th Avenue frontage.
- The PPA Plan #A-1.2(Proposed Site Plan), dated 10/24/3016, does not provide sufficient information for SDAT to provide design comments and permitting guidance. SDAT requests the project sponsor to submit detailed streetscape and paving plans for review. For instance, if the project sponsor proposes special paving at the corner of Geary Boulevard and 18th Avenue the specifics of the paving materials and dimensions shall be provided. None-standard paving materials require special permits, such as Special Sidewalk Surface Permit or Major Encroachment Permit, and typically SDAT does not recommend special paving treatments in the throughway zone of the sidewalk unless proposed special paving deemed appropriate.
- SFMTA requires sidewalk a concrete base below pavers near the curb to ensure the special paving does not impede future installation of parking meters and street signs, which require concrete base to anchor their posts.
- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP). See www.sfbetterstreets.org.
- Per SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.
- Per SFPUC standards, new trees shall not be placed within 5 feet of water facilities, including water mains and water service laterals.
- Any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk may require a permit from SF Public Works Bureau of Urban Forestry (BUF). For additional information visit <http://www.sfpw.org/trees> or call 415-554-6700.

5. Loading

- SDAT recommends at least one accessible passenger loading space on Geary Boulevard in front of the building lobby. The project sponsor shall work with Kevin Jensen (kevin.w.jensen@sfdpw.org), the Accessibility Coordinator with the Department of Public Works, on the accessible loading zone design.

- The project sponsor should also consider an additional passenger loading zone to support the class rooms and other uses. Please coordinate with Paul Kniha at the SFMTA (Paul.Kniha@sfmta.com) to legislate these colored curb zone changes.

6. Plan Specifications

- Please include the following dimensions in future plan submittals: Existing and proposed sidewalk widths, proposed street tree species and streetscape plan, adjacent ROW widths, curb radii , bulb-out dimensions, etc.
- Please be aware that existing locations of parking stalls and meters may change depending on the configuration of the recommended bulbout and loading zones. The project sponsor shall not finalize the project's streetscape and tree planting plans prior to determining the locations of the bulbout and loading zones.
- A detailed program for the mini plaza is required.

7. Trash Removal

- If there is no driveway curb cut or vehicle access provided, please clarify how trash will be removed from the site.

8. Electrical Transformer Room

- If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans. The transformer room must be shown on the plans for review by SDAT and Public Works during the planning phase of the project prior to applying for a Building Permit and Public Works Permits. Public Works typically does not permit new transformer vaults in the public right-of-way.
- SDAT recommends locating the electrical transformer for the building on property within the mini plaza on the 18th Street frontage. If this is not technically feasible, the Planning Department and Public Works Department will work with the project sponsor to determine the City's preferred location for any required transformer vaults.

DEVELOPMENT FEES:

This project will be subject to various impact fees. 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. Please note that this list only reflects fees and requirements referenced in the Planning Code. For projects in ongoing plan areas (e.g. Central SoMa, the Hub, etc.) the below list may not accurately reflect all fees that may become applicable to this project.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

1. Transportation Sustainability Fee (TSF) (§411A)

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Section 303 to modify Planning Commission Motion No. 18853 for Case No. 2004.0482CEK!.
2. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 303(c) and 303(i) for the change in use from a theatre and retail/commercial uses to a personal service use and a business or professional service use.
3. **Conditional Use Authorization** from the Planning Commission is required per Planning Code Sections 121.2, 303 and 712.21 for exceeding the 5,999 square-foot threshold for non-residential use size.
4. A **Building Permit Application** is required for the proposed alterations at the subject property.

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit Applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND OUTREACH:

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.

1. **Pre-Application Meeting.** This project is required to conduct a Pre-Application Meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.
2. **Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Conditional Use Authorization.
3. **Notification of a Project Receiving Environmental Review.** Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization and Building Permit Application, must be submitted no later than **September 6, 2018**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Attachment: Street Design Advisory Team (SDAT) Letter – 2/22/17

Cc: Yorke Lee, Time Space Group
Mary Woods, Current Planning
Michael Jacinto, Environmental Planning
Jon Swae, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (webmaster.planning@sfgov.org)



SAN FRANCISCO PLANNING DEPARTMENT

DATE: 2/122/2017

TO: John Swae (Citywide Planning), Mary Woods (Current Planning), Michael Jacinto (Environmental Planning)

CC: **SF Public Works:** Simon Bertrang; Chris Buck; Brent Cohen; Rucha Dande; Radha Hayagreev; Xinyu Liang; Lynn Fong; Kevin Jensen; Suzanne Levine; Kathy Liu; Kelli Rudnick; Rahul Shah;

SFMTA: Jennifer Molina; Sam Lam; Ricardo Olea; Charles Rivasplata; Mike Sallaberry; James Shahamiri; Adam Smith; Dustin White;

SF Planning: Ben Caldwell; Tina Chang; Paul Chasan; Seung Yen Hong; Neil Hrushowy; Jessica Look; Manoj Madhavan; Matthew Priest; Maia Small; Lana Russell; David Winslow;

SFPUC – Water: Jessica Arm; Josh Bardet; Joan Ryan; Sam Young;

FROM: The Street Design Advisory Team (SDAT)

RE: **SDAT Review**
Case NO. 2016-015814PPA
Address: 5400 Geary Boulevard
Neighborhood: Inner Richmond
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
Area Plan: None
Block/Lot: 1450/008

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), the San Francisco Municipal Transportation Agency (SFMTA), and the San Francisco Public Utilities Commission (SFPUC).

The 5400 Geary Boulevard project came to SDAT on January 9, 2017. Below are the SDAT comments from that meeting.

CONTEXT

Project Description

The project proposes interior renovations and change of use of the vacant Alexandria Theater building. The proposal is to create a swim center on the 1st floor with a small addition at the west alley for a viewing area, a learning center that utilizes part of the existing second floor and adds a new second floor over the pool area for 12 classroom spaces and a new third floor for open office space. The offices would have a new entrance at one of the existing storefronts on Geary Blvd. This project

does not propose off-street parking but plans to use the underground parking garage of a mixed-use development project on the adjacent parcel, which is under construction.

Better Streets Plan

The Better Streets Plan (BSP) adopted by the city in December 2010, provides a comprehensive set of guidelines for the design of San Francisco's pedestrian realm. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space. The BSP policies can be found at: www.sfbetterstreets.org.

- Under the BSP, **Geary Boulevard** is classified as a *Commercial Thoroughway*, with a recommended sidewalk width of 15'.
- Under the BSP, **18th Street** is classified as a *Neighborhood Residential Street*, with a recommended sidewalk width of 12'.

Vision Zero

In 2014, the SFMTA Board joined the San Francisco Board of Supervisors, SF Planning, SFDPH and multiple other city agencies in adopting the City's Vision Zero Policy which seeks to eliminate all traffic deaths in the City by 2024. The City subsequently established a network of Vision Zero Corridors which have higher rates of traffic-related injuries and fatalities compared to most San Francisco Streets. The City has determined that streets on the Vision Zero network should be prioritized for safety improvements especially those that improve the safety of vulnerable users like pedestrians. See: <http://visionzerosf.org/about/support-for-vision-zero>, links to all agency resolutions are at the bottom of the page.

- Geary Boulevard has been designated a Vision Zero Corridor and falls on the Vision Zero High Injury Network for pedestrians. All plans should prioritize improving safety for all users along this corridor.

Geary Bus Rapid Transit Project

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SDAT DESIGN COMMENTS

Geary frontage and Corner Bulbout at 18th Ave and Geary Blvd

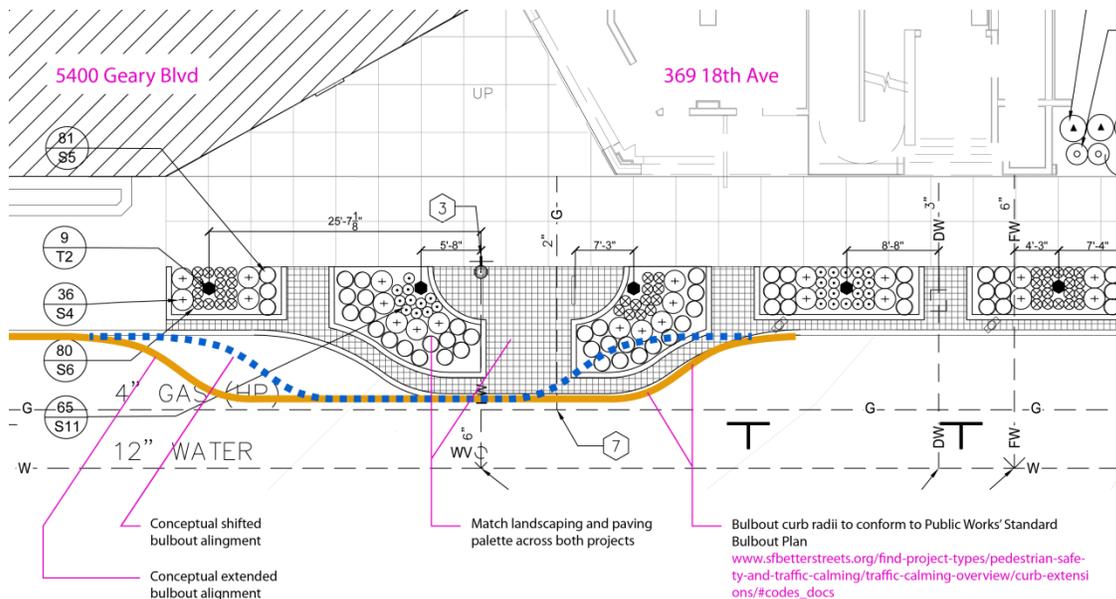
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Trash Removal

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Electrical Transformer Room

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- SDAT recommends locating the electrical transformer for the building on property within the mini plaza on the 18th Street frontage. If this is not technically feasible, the Planning Department and Public Works Department will work with the project sponsor to determine the City's preferred location for any required transformer vaults.

STANDARD SDAT COMMENTS

Street Improvements (construction within the public right-of-way)

- Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from SF Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the Plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies). Additional permits may be required. Visit <http://www.sfpublicworks.org/services/permits> for additional information or call 415-554-5810.

Encroachments into the Public Right-of-Way

- SF Public Works discourages any new encroachments into the public right-of-way. If new encroachments are proposed, show them on the plans. Examples of encroachments are: steps, warped driveways with diverters/planters, level landings, fire department connections (FDC), out swinging doors, bollards, etc. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by the DBI. If a variance is approved, a Minor Sidewalk Encroachment Permit (MSE) or other encroachment permit will be required from BSM. Most encroachment permits require public notification and, depending on the encroachment an annual assessment fee may be applied.

Special (non-standard) projects in the public right-of-way (plazas, parks, shared streets, etc.)

- Any modification of the public right-of-way that deviates from SF Public Works Standard Plans and Specifications may require a Major Encroachment Permit (MEP) from the BSM. It is strongly encouraged that the plans for the MEP are complete and all application submittals are promptly submitted to BSM at the time of the Street Improvement Permit application is submitted because the MEP can take a minimum of 6-12 months. For information on the Major Encroachment permitting process visit <http://www.sfpublicworks.org/services/permits> or call 415-554-5810.

For SF Public Works permit information visit www.sfpublicworks.org or call 415-554-5810.

SFPUC- 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.

- 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. These include, but are not limited to, the following:
 - SFPUC- CDD Protection of Existing Water and AWSS Facilities;
 - SFPUC Standards for the Protection of Water and Wastewater Assets;
 - Rules and Regulations Governing Water Service to Customers;
 - SFPUC- CDD Design Criteria for Potable Water Systems;
 - Application for Water Supply and Responsibility of Applicants;
 - San Francisco Fire Code and Reliability;
 - California Waterworks Standards; California Code of Regulations Titles 17 and 22
 - Auxiliary Water Supply System (AWSS) Distribution Piping.

For questions please contact cddengineering@sfgwater.org.

REFERENCES

Please refer to the following design guidelines when revising the project's design.

BSP Street Furnishings Guidelines:

<http://www.sfbetterstreets.org/find-project-types/streetscape-elements/street-furniture-overview/>

BSP Guidelines for Special Paving in the Furniture Zone:

http://www.sfbetterstreets.org/find-project-types/streetscape-elements/sidewalk_paving/

BSP Sidewalk Landscaping Guidelines:

<http://www.sfbetterstreets.org/find-project-types/greening-and-stormwater-management/greening-overview/sidewalk-landscaping/>

San Francisco's Water Sewer, and Stormwater Requirements

<http://sfgwater.org/modules/showdocument.aspx?documentid=4748/>