

Urban Design Guidelines Outreach Consolidation  
UPDATED: January 2018

Outreach Event/Neighborhood Group/Individual	Topic	Comment	Response
Middle Polk	Overview	In 10 words, what is design review?	Design review is an iterative process to regulate design so that projects respond to neighborhood scales and patterns in the most effective and highest quality possible.
Middle Polk	Overview	What is Planning's responsibility and what is the design review process?	The Planning Department doesn't design buildings, rather regulates design. Typically the city process is to review and refine projects to get them to a place that is compatible and consistent with citywide goals and aspirations. Those goals and aspirations include compatibility with the neighborhood scale, defining general qualities of a place, and providing feedback that is timeless in a set of core principles.
Middle Polk	Overview	What are the guidelines?	Compilation of design principles and standards from 30+ different documents including area plan guidelines, general plan principles, and urban design element guidelines. They are the core truths that apply to large scale buildings across the city.
Middle Polk	Overview	What do other cities do for design review?	Portland has 12 staff dedicated. Seattle design review happens in the field with physical walks to sites with neighborhood groups. NYC and Chicago's design review is not substantial.
Jim Billings	Overview	Will this make the whole city look the same?	The intent of the guidelines is not to create a homogenous character throughout San Francisco, but instead to allow for flexibility while complying with the overall urban design principles for the city. Several of the guidelines ask that the proposed project responds to the unique neighborhood character of its site. First and foremost the urban design guidelines ask a project to respect the context of the neighborhood. For example, guidelines S7 (Recognize and Enhance Local Variations), A4 (Harmonize Building Designs with Neighboring Scale and Materials), and P3 (Express Neighborhood Character in Open Space Designs), share the same goal for the project to reflect the individuality and interesting architectural aspects of adjacent buildings and neighborhood character.
Jim Billings	Overview	How does this affect height, bulk, and density?	The Urban Design Guidelines do not change height, bulk, or density requirements. These regulations are a separate matter from the guidelines. Guideline S2 "Harmonize Relationships between Buildings, Streets, and Open Spaces" is an example of a guideline that asks a project to consider its adjacent buildings scale, massing, and proportions.
Anastasia Yovanopoulos, Noe Valley	Overview	Clarify introduction. Explain more about why the guidelines have been devised, what they are, and how to use them, who will be served, where they apply, what benefit they are to users, what purpose they potentially serve to communities, neighborhoods, districts. Maps to direct.	The Introduction contains: a background on the document and why it is needed, brief text on our overall policy goals (sustainability, quality of life, culture of San Francisco), a background on the origin of the guidelines, applicability, procedures and how they are related to the Planning Code, who will be using them and the design review process, and the structure of the guidelines. Maps for applicability are also available on our webpage.
Telegraph Hill Dwellers	Overview	Is the intent that the UDGs are prescriptive or aspirational?	Compliance with the UDGs will be mandatory, but the means of compliance will not be mandatory. Each of the 23 guidelines includes a rationale and a series of potential means for achieving the guideline, but the document cannot be exhaustive to cover every potential way of meeting the guideline.

Eureka Valley	Overview	The handout does not address the "living spirit of the city." Does the document envision the city of the future without regard to the city of the past? "Humans" start from how it feels while "professionals" start with the buildings.	The opening of the document describes the Built Environment Values for the city, which include valuing the specific context and variations that distinguish one place from another. A number of guidelines address these ideas, including S7: Recognize and enhance local variations; A4: Harmonize building designs with neighboring scale and materials; and P3: Express neighborhood character in open space designs.
Eureka Valley	Overview	In the world, there are no standards for aesthetics.	Agreed, but the intent of the UDGs, by starting with values and carefully defining terms, is to remove as much subjectivity as possible.
Ocean Avenue	Overview	Overall supportive	Follow-up on specific ocean avenue street life design guidelines.
Victorian Alliance	Overview	Overall supportive	Interested in HDGS.
CCN	Overview	Introduction text to add: Designing Urban Landscapes with Children, Youth and Families in Mind: The size of a child's unofficial realm (ex. nature, backyards, and marginal landscapes) has diminished over the years due to many factors. Currently the majority of places to connect and play in a natural setting are official areas (ex. parks and schoolyards) which are often primarily constructed of human made materials. There is now a global movement in cities to reframe childhood and nature, to create new types of places where children can enjoy nature play and connection. Viewed as a genetically driven process of learning about self and surroundings across the millennia of human history, such experiences can be considered a childhood right. Natural settings for children, youth and families that previous generations took for granted must now be deliberately created in urban environments.	While we appreciate the intent, in response to other outreach concerns, we have reduced the overall built environment values description in the preface and therefore unfortunately are not addressing more specific considerations. Our Family Friendly team at the Planning Department is currently working on a draft document that is a Design Resource Guide for Housing for Families with Children that will include many of these ideas and comments.
CCN	Overview	Additions to the glossary including: Nature play and learning places; Ecosystem thinking; Beneficial risk.	The glossary is constrained to terms used multiple times in the guidelines.
Chinatown Community Development Center	Overview	Too prescriptive/one-size-fits-all. The idea of "visual richness" or "compositional clarity" should be open to broader interpretation.	Understood. The Team will be working to integrate neighborhood specific call-outs.
Russian Hill Community Association	Overview	Primacy of context and neighborhood character. With the pressure of in-fill housing and expansion of post-earthquake residences, the impact of these proposed projects requires consideration of the surrounding residences. When a residence is raised a story or two, the impact on an adjacent residence's light well must be considered. And although neighboring residences may be non-complying/non-conforming – because they were built in 1906 or 1908 or 1914 – the impact of balconies of a proposed project on the residences to the rear must be considered. In our neighborhood, 60 Russell Street is the poster child for lack of consideration of context.	HDGs consider this aspect during seismic retrofits. The UDGs don't call out specific scopes of work, instead ask for projects to demonstrate how they will comply with guidelines.
Russian Hill Community Association	Overview	Primacy of transparency and integrity. We appreciate that you have listened to various neighbors and neighborhood organizations over the review process of the UDG. What is critical is knowing that you have heard us. The proof that you have heard the concerns of the community will be revealed with the next iteration of the UDG.	Noted.
North Beach Business Association	Overview	Dictating universal design guidelines to diverse neighborhoods is not desirable.	Noted.
Rose Hilson/Jordan Park	Overview	When will GFRDGs be worked on? Will they apply to all residential districts rather than to where the documents says they apply to today?	Staff will create a larger framework to explain design review and the design guidelines process.
Victorian Alliance	Overview	Interested in historic design guideline document	Follow-up with specifics on HDGs process. Involve early on.
Japantown	Specific Nhood Context	Coordinate creation of Japantown guidelines and the UDGs so there is no redundancy	Japantown will wait for UDGs to come out, then will create focused guidelines
Japantown	Specific Nhood Context	Coordinate creation of context statements	Japantown may craft a context statement similar to ones that exist in General Plan already
Japantown	Specific Nhood Context	Group will test projects in their neighborhoods on the guidelines to see how they work and will provide feedback	UDG Team can follow-up
Miraloma Park	Specific Nhood Context	Certain materials not traditionally used in Miraloma Park do not weather well in the damp marine climate (such as glossy stained wood or perforated metal).	It is helpful to staff to have such concerns noted by community members.
Ocean Avenue	Specific Nhood Context	We want to encourage small storefronts, etc	UDGs cannot regulate interior space sizes, but can ask for vertically modulated facades and active storefronts. By using historic storefronts as a model, the guidelines can ask for that level of detail without replicating historic architecture.
Ocean Avenue	Specific Nhood Context	Ocean Avenue may want to create their own context statement/street life guidelines	Ocean Avenue street life committee will review final UDGs and determine if other details are needed.

Telegraph Hill Dwellers	Specific Nhood Context	The images in the draft UDGs do not reflect the character of North Beach neighborhood commercial districts, and many would be out of place there. A suggestion that the UDGs include defining characteristics for each of the 20 sub-area plans of the General Plan.	Part of what we seek in this round of outreach to neighborhood groups is defining characteristics of their neighborhoods, and photographs of exemplary existing buildings that can inform new development. (Due to limited time, the sub-area defining characteristics were not discussed.)
Eureka Valley	Specific Nhood Context	How would the UDGs have changed the larger recent projects along Market Street in Eureka Valley?	The A section, primarily. A2: modulate buildings vertically and horizontally; A3: render building facades with texture and depth; A4: harmonize building designs with neighboring scale and materials; and A7: design active building fronts, which includes a diagram of historic storefronts to prompt designers to be more thoughtful than floor-to-ceiling glass at street level.
Upper Market/Castro	Specific Nhood Context	CBD will be working on a competition and new design for Harvey Milk Plaza.	CBD will test out public realm/site design guidelines to see if they guide what they are looking for in their new plaza.
Upper Market/Castro	Specific Nhood Context	Our neighborhood is not one that "conforms".	This is helpful to hear for staff. CBD will provide Planning with a list of adjectives for Upper Market/Castro. CBD will also review context statements and look into writing on of their own.
Upper Market/Castro	Specific Nhood Context	Not a lot of opportunity left for the neighborhood, very few soft sites. Is this worth it?	The UDGs will be around for a while and you never know about what sites could be developed in the future.
Upper Market/Castro	Specific Nhood Context	Asking for retail on the ground floor results in vacant storefronts and dead retail spaces.	Many of the guidelines ask for active ground floors and they are not all related to retail. Land use is a code driven subject though, unrelated to design guidelines.
Miraloma Park	Specific Nhood Context	What kind of changes can we expect in commercial corridors (NC districts)?	The UDGs do not affect heights or zoning. The only code amendment will simply add the requirement to refer to UDGs in appropriate circumstances. Future development in commercial corridors will be more contextual, should include quality materials, and should have greater relief/depth of facades.
Miraloma Park	Specific Nhood Context	Miraloma residents are dissatisfied with the CVS pharmacy on Portola approved by the Planning Commission despite the community wishes for something more contextual.	That's one of the reasons the UDGs are being created: to give community members and commissioners a common set of goals and expectations.
Miraloma Park	Specific Nhood Context	As an example of the intent of the UDGs, what neighborhood would look much different today if the UDGs had been in place 20 years ago?	South of Market. The Live/Work buildings of the 1990s would not have blank ground floors with garages along the entire frontages.
Workshop #3	PIM	Very excited for PIM to have guidelines	UDG Team will do
Upper Market/Castro	PIM	The Planning Department webpage is not user friendly.	The Planning Department is going through a website update in the near future. For now, we're putting all of the design guidelines on PIM that apply to individual parcels.
Japantown	PIM	Linking all guidelines to PIM would be very useful	UDG Team will do
Potrero Hill	Enforcement	Who is policing these guidelines?	Usable as a tool for everyone: neighbors, developers, community groups. Staff and UDAT to their best ability will enforce.
Potrero Hill	Enforcement	Are the guidelines legally binding?	Yes, the guidelines will be located in the Planning Code under several Article 3 Zoning Procedures Sections including: 304, Planned Unit Development; 312, Permit Review Procedures for all NC and Eastern Neighborhoods Mixed Use Districts; 309, Permit Review in C-3 Districts; 329, Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.
Potrero Hill	Enforcement	What happens with the Port and Redevelopment properties?	D4Ds, OCII guidelines, office allocation may come to planning. UDG team has reached out to the Port, OCII, Rec park, PUC, etc on the design guidelines and their applicability and content.
Upper Market/Castro	Enforcement	What kind of tools does the CBD have compared to Planning Staff?	The CBD can be more subjective in their comments towards designers and design review. The CBD can have closer conversations with the developer and can Discretionary Review a project. The Planning Commission also gives a lot of weight to community groups.

Middle Polk	Enforcement	How do these relate to the code and General Plan?	As stated above, the guidelines will be located in the Planning Code under several Article 3 Zoning Procedures Sections including: 304, Planned Unit Development; 312, Permit Review Procedures for all NC and Eastern Neighborhoods Mixed Use Districts; 309, Permit Review in C-3 Districts; 329, Large Project Authorization in Eastern Neighborhoods Mixed Use Districts
Potrero Hill	Waiver	Eliminate the waiver	The waiver is a continuing conversation, this draft does not include the 'waiver' provision.
Telegraph Hill Dwellers	Waiver	The draft UDGs have a waiver provision. What authority executes the waiver? It seems like it could be used to gut the UDGs.	The waiver provision is an evolving conversation. The central idea is that there are potential solutions to design—due to the difficulty of a given site or to innovations—that cannot yet be anticipated. Similarly, there may be a situation where the local community wants a solution that would be in conflict with a guideline. Joslin indicated that in 15 years of managing design review in Portland, OR, where such a waiver provision was in place, it was never used. The waiver is only intended to be used for a single guideline, not the entire document. It would be granted by the Planning Commission and appealable to the Board of Supervisors.
Elizabeth Fromer - LHNA	Waiver	Eliminate the waiver	The wavier is a continuing conversation, this draft does not include the 'wavier' provision.
		Page 7: Waiver. The Commission was quite clear in instruction to remove this.	The wavier is a continuing conversation, this draft does not include the 'wavier' provision.
Eureka Valley	Waiver	Great concern about the waiver which would allow a variation from a guideline. Variances to code requirements "have become rampant."	The waiver exists so as not to preclude innovation that cannot currently be imagined. The waiver must demonstrate exceptional quality. It sets a higher standard rather than providing a free pass.
Workshop #1	Waiver	Waiver is OK	The waiver exists so as not to preclude innovation that cannot currently be imagined. The waiver must demonstrate exceptional quality. It sets a higher standard rather than providing a free pass.
Japantown	Applicability/Use	Do you have to go to the Board or Land Use Committee every time there is a change?	Only to the Planning Commission
Potrero Hill	Applicability/Use	Misunderstanding between applicability of RDGs and UDGs	RDGs apply to residential, UDGs to the rest of the city* some cases there is overlap
Potrero Hill	Applicability/Use	Clarify NCDs and guidelines that apply there at the moment	UDG Team has created a map of all existing guideline documents, area plans are also included. This map is available on our webpage.
Elizabeth Fromer - LHNA		UDG should not apply to NCD's in all older residential neighborhoods	New construction in historic neighborhoods will also be subject to UDGs if they are in applicable zoning. Preservation planners will still review the design and be in close contact with design review. The Historic Design Guidelines are a separate document that will follow the UDGs and will focus specifically on new designs for historic landmarks and districts.
Middle Polk	Applicability/Use	What about older neighborhoods?	See above.
Middle Polk	Applicability/Use	Why do we need these? What do you use today?	The areas of the city outside of the Residential zoned districts do not have guidelines applied to them currently. We use design policies buried in the general plan, professional expertise, and area plan guidelines to lead conversations in design. The UDGs will serve as a consolidated document with information that is difficult to find throughout City documents. Its goal is to create a common language about design for planners, architects, commissioners and the public.

Telegraph Hill Dwellers	Applicability/Use	A situation in our neighborhood has made us aware that there are no design guidelines for the rights-of-way. Will the UDGs help guide future proposals for streets?	San Francisco's groundbreaking Better Streets Plan included the participation of the PUC, MTA, CTA, DPW, Planning, the Port, SFRA/OCIL, and other agencies involved in design, construction, and maintenance of San Francisco's streets ( <a href="http://www.sf-planning.org/ftp/BetterStreets/index.htm">http://www.sf-planning.org/ftp/BetterStreets/index.htm</a> ). Adopted by the Board of Supervisors, it guides and coordinates upgrades and requires large developments to improve the street frontage along their projects. Planning convenes a weekly interagency working group called SDAT (Streetscape Design Advisory Team) with DPW, MTA and others to coordinate proposals at an early stage. The UDGs have an entire section on Public Realm that gives guidance for the connection of open spaces within a development parcel to the surrounding public streets, parks, and plazas.
Telegraph Hill Dwellers	Applicability/Use	The RDGs and the UDGs are distiNCT and complementary. The UDGs should include a really clear statement about how the UDGs implement the General Plan and Priority Policies. Perhaps the UDGs should be delayed until the RDGs can be revised at the same time.	(In the rush to move onto other THD business, these thoughts were not discussed. AT prior community meetings, Planning staff identified that the longer we go without UDGs, the more buildings get reviewed and approved without a common baseline for evaluation.)
Eureka Valley	Applicability/Use	The draft says that the RDGs are subordinate to the UDGs. That seems like a problem.	That was an idea that is no longer true. Since the UDGs are in draft form, the Department continues to take feedback.
Miraloma Park	Applicability/Use	Do the RDGs still apply?	Yes, exactly where they have before. In very limited areas, the UDGs will also apply.
Miraloma Park	Applicability/Use	Will there be an urban design team to apply the UDGs to proposals?	Yes, the Urban Design Advisory Team will apply the UDGs to proposals. UDAT is made up of a group of planners with design background and have managed projects over 6-units and shown expertise in their field. Planners will also be trained in how to use the document.
Miraloma Park	Applicability/Use	What about Accessory Dwelling Units and the proposed legislation?	Generally, the additional unit(s) will be located within the existing building envelope of a house. In any case, the RDGs will continue to apply, requiring contextual additions.
Miraloma Park	Applicability/Use	What happens to sites with conditional uses within R districts when the use ceases operation (such as a church)?	The Conditional Use applies to the use and does not change the zoning. The underlying R zoning still applies to any future development of the parcel(s). For especially large sites, the UDGs may apply to guide the subdivision of the property and placement of buildings to respect existing patterns, but the RDGs would apply for the structures themselves.
Mary Gallagher	Applicability/Use	Page 6: Paragraph 5. You state the UDG apply outside of RH, RM and RTO and PDR districts but also say the "establish a citywide set of goals, values and qualities...." The goals, values and qualities expressed in this document are all focused on mid- and large-scale building and leading to a more modern bent than the Residential Design Guidelines and so it is very important to remove the term "citywide" from the description. Instead, you can just say "establish a set of... in design review in the applicable areas."	Noted.
Mary Gallagher	Applicability/Use	At the last hearing, Commissioner Richards said he had asked for guidelines for the projects being proposed in the Potrero. The Potrero Boosters are the only neighborhood group I am aware of that has supported the guidelines. Why, when asked to create guidelines for the Potrero has the Department exceeded the request (while not complying with requests such as creating a comprehensive set of staff project review procedures) and written the guidelines for a much larger area? Related to this point, I know of at least one neighborhood – the Pacific Avenue NCD that has written to request not being covered by these guidelines. Please add this area and any other area whose representatives have requested omission.	The map online shows areas in the city that are without design guidelines. To make design review more straightforward and transparent in these neighborhoods, we will use the design guidelines to explain the process and how the Department reviews new construction in these areas of the city, as well as the design goals and standards we apply. The applicability matrix shows that these design guidelines are rooted in the General Plan, Area Plan policies, and many guidelines that exist throughout the city. The Urban Design Guideline document will be a usable tool that can be used by all, instead of guidelines, goals, and urban design principles buried throughout multiple documents.
Mary Gallagher	Applicability/Use	Page 6, paragraphs on right side of the page. This concerns the current design review process. Design Review processes have changed over two dozen times in the last 20 years. They change with every administration. Process discussion should be removed because it will be outdated with the next administration. Guidelines themselves (like the RDGs) should last decades and be unrelated to changing processes. The description of the process should be in a procedures manual, which will change with some frequency.	If there are processes or text that need to be changed in the future we will be able to do this and revisit the Planning Commission with any proposed changes. For usability, it is best to be kept in one single document.

Mary Gallagher	Applicability/Use	Page 16 and many subsequent pages: It is good to see the Urban Design Element policies. But you provide no hierarchy or relationship of the proposed guidelines to the Urban Design Policies, which are the guiding document, not the other way around (ie, this document is not the guiding document on design unless you plan by voter initiative to change the Charter). The proposed guidelines should be placed under the relevant Urban Design Element Policy it seeks to specify so people understand what the guiding policy in the General Plan is.	The applicability matrix shows where the design guidelines originated and will be an appendix to the design guideline document.
Mary Gallagher	Applicability/Use	All pages: Please number graphics and provide their location at the end of the document if not in the caption. All photos should be from San Francisco and in zoning districts in which the UDGs will apply.	UDG Team is taking photos only where the Urban Design Guidelines are applicable. We have replaced many photos and will continue to refine. To respect the privacy of some of these buildings the exact location may be left out, they will all be from San Francisco.
Russian Hill Neighbors	Applicability/Use	Add a clear, prominent reference in the body of the UDG to special guidelines for development adjacent to or modifying buildings of historic or architectural merit, or in historic districts--again analogous to what is done in the RDGs.	Noted.
Russian Hill Neighbors	Applicability/Use	Of highest priority, provide support to interested neighborhood groups in developing more tailored, neighborhood-specific and targeted guidelines, as a companion to the more generalized guidelines in the UDG.	Understood. The Team will be working to integrate neighborhood specific call-outs.
Russian Hill Community Association	Applicability/Use	Primacy of residents. It is important that the UDG and all of the City's guidelines provide direction and address the needs and concerns of developers, project sponsors, architects, engineers, contractors, etc. But the primary audience needs to be the community. The people who live in the City and make it their home. The Residential Design Guidelines work because the community, the neighborhood organizations were involved in their development. Residents worked with Planning to address the needs. The Residential Design Guidelines are not perfect, but they are accepted and respected.	Understood.
Workshop #3	Applicability/Use	Need more clarity on RDGs vs. UDGs & applicability	RDGs apply to residential, UDGs to the rest of the city* some cases there is overlap. On parcels that are larger or non-residential, but zoned residential, the UDGs will apply. This is to apply the large, site-based design guidelines onto these sites. In this case, both design guideline documents will be used.
Workshop #3	Applicability/Use	Getting rid of the word "overarching"	Done.
Workshop #3	Applicability/Use	Where will the guidelines be located? Stand alone document? In the General Plan?	They will be in stand alone document
Workshop #1	Applicability/Use	Relationship with Redevelopment?	We are coordinating with OCIL and other agencies on applicability. They may be able to be applied in D4Ds.
Workshop #3	Applicability/Use	Show how UDGs and specific guidelines interact	The most specific guideline document will always supersede. In cases where neighborhoods have specific design guidelines, they will complement the UDGs to ensure the more specific site based are applied.
Workshop #1	Applicability/Use	Will other agencies read this document?	Yes, we are coordinating with other City agencies to get feedback.
Potrero Hill	Photo examples	Need better photos and more variety. Most examples are too contemporary, too boxy, and too big	UDG Team will replace some existing photos
Workshop Boards	Photo examples	People would like more sketches	UDG Team can look for opportunities for sketches.
Eureka Valley	Photo examples	The [exclusively San Francisco] photo examples in the document seem to emphasize vertical buildings without setbacks at the top.	To date, the projects have been defining the rules because the rules did not exist. These guidelines can be tailored to suit each local neighborhood. Also, there is not an existing pattern of setbacks at the top of buildings. The UDGs address building design, but height and bulk limits are controlled through code provisions.
Mary Gallagher	Photo examples	20) Page 38. Pictures don't relate to Urban Design Guideline Policy on the top of the page.	Noted. The UDG team is working to replace photos.
Mary Gallagher	Photo examples	21) Page 39. Picture on right in no way relates to Urban Design Guideline on the top of page 38.	Noted. The UDG team is working to replace photos.
Mary Gallagher	Photo examples	22) Page 40. Pic on lower left – adjacent buildings need to be shown in full to verify this unfortunate new building in some way meets the Urban Design Guideline Policies on the top of the page.	Noted. The UDG team is working to replace photos.
Mary Gallagher	Photo examples	23) Page 41. Top left. Very poor example because string courses in original are every two floors not every floor and window levels not lining up. There are so many good examples from which to choose. Look at Citizens Savings at 704 Market. It and its addition are on page 85 of Splendid Survivors (which was the background document that led to the categorization of historic buildings in the downtown plan). That addition is decidedly modern but does everything right – materials, belt course location, form, etc. (It is also a great example of form follows function because the addition houses building mechanical, elevator, etc.)	Noted. Thank you for the recommendation.
Mary Gallagher	Photo examples	11) Page 21: top left photo. There are much better photos of streets that actually respect topography. Take a look, for instance, at the block of Diamond leading down to Cesar Chavez. That would be an ideal photo.	Noted. Thank you for the recommendation.
Mary Gallagher	Photo examples	13) Page 21 lower left picture: I don't even know what this is.	Noted. The UDG team is working to replace photos.

Mary Gallagher	Photo examples	14) Page 25: Remove upper right and lower left pics – these are RH districts.	Noted. The team is making sure photos are within applicable zoning districts.
Mary Gallagher	Photo examples	9) Page 18, second graphic. "Locate Frontages to reinforce the street wall." The graphic you have created shows the subject property a story above one adjacent building and two above the other adjacent building. This is an example where this guidelines is the EXACT OPPOSITE of the RDGs which explains why these guidelines cannot be said to provide "citywide" goals. In small NCDs, most notably NC-1 and NC-2, North Beach NCD and many other places, this graphic is inconsistent with the purpose of the district, which is to preserve small scale. In places like those districts the top floor of a building one story taller than an adjacent building, two stories taller than the other adjacent building and taller than any building on the block should be set back at the street wall and also not go out further into the rear yard than neighboring buildings.	Noted. New graphics and photos have been taken to replace some of the draft photos. We hope they represent the NCDs better and will continue to revise to find the best examples. The guidelines emphasize the important of a consistent streetwall as well as the context of adjacent buildings.
Chinatown Community Development Center	Photo Examples	Photos are still to sterile and show new neighborhood development/ More in-fill developments needed.	Noted. Thank you for the recommendation.
Russian Hill Neighbors	Photo Examples	Provide sketch drawings or diagrams in addition to photographs to help clarify the intent of guidelines, similar to the approach taken in the successful Residential Design Guidelines. Often, when viewing a photograph, it is ambiguous what part of the photo is clearly pertinent to the guideline.	Noted. Thank you for the recommendation.
Russian Hill Neighbors	Photo Examples	As another very useful strategy utilized in the RDGs, provide examples of less successful designs, i.e. what to avoid. This might be accomplished diplomatically via sketches or by offering non-local examples.	The UDGs are trying to be a positive reinforcement document, with all San Francisco examples we also don't want to call out any specific sf architects.
Rose Hillson/Jordan Park	Photo examples	Make buildings look like San Francisco (e.g. CPMC project looks better than UCSF project). No glass box in Jordan Park area. Geary and Stanyan (prior 76 station site project) frowned upon.	UDG Team is gathering additional photos to replace the modern, contemporary photos and show the character of San Francisco by gathering photos of historic neighborhoods and commercial corridors.
Workshop #3	Photo examples	Style of photos has too much of a hard edge, not typical neighborhoods	UDG Team is gathering additional photos to replace the modern, contemporary photos and show the character of San Francisco by gathering photos of historic neighborhoods and commercial corridors.
Workshop #3	Photo examples	Check on the new construction building on Sloat	UDG team should get this building
Workshop #1	Photo examples	Work can be ultra contemporary but still fit in. Ex/ West hardwood. Malmo, Sweden	Yes exactly. Considering the context is a number one design policy across the city.
Telegraph Hill Dwellers	Process/Outreach	Why did the process start with a draft document and not with community meetings? What's the rush to get to an October approval?	The Urban Design Element, the overall General Plan, and a total of about thirty existing documents set policy for design in San Francisco. The very first step was digesting these documents (including redundancies and inconsistencies) into a coherent draft. Since the draft was issued for review, a number of community groups have expressed interest and the Planning Department has gladly amended the schedule to listen, learn and be in conversation with all of them. The October date is now an informational update to the Planning Commission; an approval hearing will not take place until next year.
Telegraph Hill Dwellers	Process/Outreach	What kind of outreach happened before? How did Planning select the community groups who have participated to date?	As with all proposed guidelines, a publicly-noticed informational presentation was made to the Planning Commission. Very little public interest manifested, so the groups that expressed interest and testified in January were included. Others (generally professionals involved in planning, design, and land use) on the advisory group were identified through consultation with the Planning Commission, department leadership, and staff. Hundreds of comments have been received so far, and have been tracked. The Planning Department welcomes additional feedback.
Telegraph Hill Dwellers	Process/Outreach	Please reveal who made each comment.	The urban design advisory group list is available on the website.

Telegraph Hill Dwellers	Process/Outreach	Who are you (the visitors to our group who have been involved with this effort)? How did this effort come about?	Joslin, Small, Winslow, and Brask are all employees of the Planning Department whose work includes design review. Staff and the Planning Commission identified that there are many policies and guidelines concerning the design of mixed-use and non-residential buildings that exist and have existed for up to 45 years or more, but they are uncoordinated and are not reconciled with each other. The Urban Design Guidelines are meant to serve as an implementation document for existing policies (General Plan, priority policies, etc.). This effort is not rewriting any existing policies such as the General Plan.
Telegraph Hill Dwellers	Process/Outreach	The executive summary from January is concerning. It says the UDGs will have primacy over the RDGs. It says nothing about going to the Board of Supervisors.	The Urban Design Guidelines, as an implementation document, will go to the Board of Supervisors to make necessary plan amendments to refer to the UDGs as an implementation tool. Since January, in consultation with many voices, we have come to recognize that the RDGs do their job well, and so the UDGs do not need to be an all-encompassing implementation document for the entire city. The RDGs will remain and the UDGs will cover areas where the RDGs do not apply, and limited overlaps (such as non-residential uses in R districts like schools and churches).
Eureka Valley	Process/Outreach	Why were neighborhood associations not brought in earlier? What about other neighborhoods? "The architects have had their say: now it's our turn. Don't even talk about a hearing date." Request for a working group of neighborhood group members across city made several times. Request for a hearing date sometime in the spring made several times.	The Department did outreach over a year ago and was surprised how little response it got from the community. After creating an initial draft, an advisory group was formed including representatives of multiple constituencies, including affordable and market developers, architects, contractors(?), neighborhood groups (Potrero Hill and Hayes Valley?), and out-of-town experts in the creation and application of design guidelines. The draft is ready for general public review, including individual neighborhood groups like EVNA, and the department seeks the insight developed in each of these groups.
Eureka Valley	Process/Outreach	Who were the members of the prior advisory group? Please provide a list of the members	The list of the UDAG is available on the webpage.
Eureka Valley	Process/Outreach	What feedback did Planning get from the neighborhood groups in the advisory group?	Various elements, but as an example of the need for this document, the three principles of the Potrero Hill Interim Design Controls were taken directly from an early draft of the UDGs. Project must demonstrate (1) An awareness of urban patterns, and harmonizes visual and physical relationships between existing buildings, streets, open spaces, natural features, and view corridors; (2) An awareness of neighborhood scale and materials, and renders building facades with texture, detail, and depth; and (3) A modulation of buildings vertically and horizontally, with rooftops and facades designed to be seen from multiple vantage points.
Eureka Valley	Process/Outreach	Suggestion/recommendation to include a section on the process to date in the handout provided at this meeting.	Yes, an executive summary has been created and is also available online.
Eureka Valley	Process/Outreach	Is there an outreach coordinator at the Planning Department to neighborhood groups?	There is a very new community development group, and of course the communications group.
Miraloma Park	Process/Outreach	The Miraloma Park Design Guidelines help the land use committee of the Miraloma Park Improvement Association stay on top of the process. The committee can be a resource to the current planning team to give local perspective on proposals.	Planning staff are aware of the clear and unambiguous review by the committee and their volunteer architect consultant.
Yerba Buena	Process/Outreach	Overall supportive, would like to continue to be involved as we progress	Yes, UDG team to follow-up with YB
Potrero Hill	Specific Guidelines	Enhance and encourage small scale	There are many references to a human scaled environment and design in each section of the design guideline document: S8, A3, P4



Potrero Hill	Specific Guidelines	Less bay windows, please.	A2: Modulate buildings vertically and horizontally is a goal for building facades without replicating the historic context. We want to see interesting facades that reference their neighbors without creating a contemporary version of existing massing. This guideline includes means that reference a hierarchy of scales and human-scaled proportions.
Miraloma Park	Specific Guidelines	Will the UDGs address the impression that current development in certain parts of town makes streets darker and windier?	There are some guidelines related to open space and wind, but the majority of such controls are in the Planning Code.
Upper Market/Castro	Specific Guidelines	How can we get rid of glass boxes? We need to see inspirational, well-designed 21st century buildings. A lot of buildings in the neighborhood that have been built in the last 5-years are disappointing.	The architecture section hopes to inspire quality materials and interesting facades. There are many ways to meet this guideline. The guidelines also want to ask what we love about historic buildings, how can we create that same level of detail and craft without false historicism.
Workshop #1	Specific Guidelines	Afraid of this being too prescriptive	This was mostly in reference to the active storefronts and idea of modern architecture being active without transparent. The guidelines allow for many means and designs to be able to still meet the overall design goal.
Workshop #1	Specific Guidelines	Afraid that everything will just look the same	There are guidelines that ask to see neighborhood specific context and personality. Each of these ask designs to reference specific local variations of adjacent neighbors and consider what makes their neighborhood special. S7, A4, P3
Workshop #3	Specific Guidelines	Needs more emphasis on sustainability	Sustainability is a City goal and is included throughout the document, as well as a piece of the introduction. Staff is reviewing so that sustainability can be on the forefront of this document.
Workshop #3	Specific Guidelines	How to make guidelines flexible enough to reflect diversity	There are guidelines that ask to see neighborhood specific context and personality. Each of these ask designs to reference specific local variations of adjacent neighbors and consider what makes their neighborhood special. S7, A4, P3
Workshop Boards	Specific Guidelines	Love the fine detail in historic buildings and interesting surfaces	Yes, we are including more historic photos to show what we love about these buildings, their attention to detail and craft, to inspire this type of design.
Workshop Boards	Specific Guidelines	Pick one: repetitive, small pattern or one big move, show examples	We hope that by providing a range of means for how to meet each guideline this can allow for flexibility and design options in order to meet the overall principle.
Workshop Boards	Specific Guidelines	Blank surfaces are stark and boring	Agreed, many of the guidelines address avoiding blank, un-active surfaces. S6, A3, A7, P4
Workshop Boards	Specific Guidelines	Very important: "Movement"	I think this is addressed in the guideline regarding texture and depth in a building facade (A4)
Workshop Boards	Specific Guidelines	Very important: Proportions responding to context	Agreed, S2 and P1 look to address how street widths, sidewalk widths, and building proportions all relate.
Workshop Boards	Specific Guidelines	Love the al fresco environments	P2 hopes to encourage more of this by asking for open spaces that encourage people to play and rest
Workshop Boards	Specific Guidelines	Consider proportions of street wall to sidewalk	Agreed, S2 and P1 look to address how street widths, sidewalk widths, and building proportions all relate.
Workshop Boards	Specific Guidelines	A7 too prescriptive?	The guidelines allow for many means and designs to be able to still meet the overall design goal.
Workshop Boards	Specific Guidelines	Very important: Access to light	Agreed, the Planning Code addresses exposure to ensure access to light.
Workshop Boards	Specific Guidelines	Good: soft modulations in façade	Agreed, A3 encourages buildings render facades with texture and depth.
Workshop Boards	Specific Guidelines	Very important: Building & Street Relationship	Agreed, the site design section and S1 in particular calls for recognizing and responding to urban patterns including alleys, street widths, etc. S2 also does this with harmonizing relationships between existing buildings, streets, and open spaces.

Workshop Boards	Specific Guidelines	Very important: Human scale	Agreed, many of the guidelines address avoiding blank, un-active surfaces. S6, A3, A7, P4
Workshop Boards	Specific Guidelines	Very important: Considering glass/solid Ratio	Modulation and materials on the façade are included in the architecture section. Perhaps this can be called out more.
Workshop Boards	Specific Guidelines	Bad: Too many materials	A4 asks for harmonizing building designs with neighboring scales and materials, instead of introducing many new materials to a new construction.
Workshop Boards	Specific Guidelines	Not sure about corner buildings and their ability to have a stronger image	This is a policy throughout many design guideline documents. *See matrix
Workshop Boards	Specific Guidelines	Careful to not be too historically referential	Yes, A2 calls this out specifically by asking to avoid false historicism an facade elements that mimic neighbors.
Gehl	Specific Guidelines	We are very excited about the work that has gone into these guidelines! This is an extremely important step toward developing the city's public realm as San Francisco continues to evolve. We hope that the suggestions listed below are helpful in organizing and articulating the values of access, equity and livability that we share with the city.	Noted.
Gehl	Specific Guidelines	While context is very important it should be balanced with urban design priorities that result in a great public realm. We are concerned that too much emphasis on responding to context may have the following negative unintended consequences: 1. Could perpetuate poor urban design in neighborhoods that have not yet developed a clear urban design character with a good public realm 2. Could discourage urban infill and densification in areas where existing building heights are lower than zoning limits - which has implications toward SF's housing crisis 3. Could create coherence within micro-locality but may not lead to larger scale gestures that are defined by urban design (mid-Market Street's old theater district ornamentation and the Chamos-élvsées facades and block form for example).	Both the General Plan policies and various other guidelines in the city highlight compatibility as a top priority so it respectfully emphasized in the document. That said, the Dugs recognize that there are evolving areas where character changes and the public realm may not represent best practices. There are many spots in the UDCs where such concern is noted.
Gehl	Specific Guidelines	Recommend being more explicit about the height and scale of step-backs above 3-5 stories. Tall buildings can utilize a cornice line defined by a step-back at the height of adjacent buildings to add to the human-scale feel at the street level	Noted. The larger requests for setbacks can be found by zoning district.
Gehl	Specific Guidelines	Consider taking cues and examples from non-San Francisco precedents	Noted. SF examples was a foundational intention in the project.
Gehl	Specific Guidelines	Consider being more explicit about street width to building height/step-back ratios. This could help to develop corridor-level urban design characteristics. Suggest a typical range of width-to-height from 1H:2W to 3H:1W for the cross-section below the step-back cornice, with towers exempted. There are admittedly problems with such rules of thumb but they can be useful if applied with discretion. Consider also that larger H:W ratios should be only used for absolute heights of < 4-6 stories.	Noted. This larger goal is specific enough that it would need to be addressed in neighborhood planning.
Gehl	Specific Guidelines	Consider more explicit recommendations on the size of courtyards and their relationships to adjacent building heights. (Relate to S2)	Noted. These constraints are typically set by rear yard and court provisions in the planning code.
Gehl	Specific Guidelines	Courtyards should be large enough and oriented to have some portion of them in sunlight during a useful part of the day, and for there to be ample room for a gradient of private space (nearest residences) to semi-public space (in central and shared areas) to pass-through spaces (accessible to people from outside). Note that the most successful semi-private courtyards are significantly more generous than the examples pictured here.	Added.
Gehl	Specific Guidelines	Courtyards should be designed for a mix of communal meeting among neighbors and private respite.	
Gehl	Specific Guidelines	Consider differentiating facade articulation between lower floors and upper floors. Facade articulation at the street level should be governed by a different (and more important) set of rules than floors above it. As an example we have used the general principle that the bottom and top floors should always be visually distinct from middle floors. The ground floor should have the most detail and fine scale.	Added under A6
Gehl	Specific Guidelines	We recommend adding a point that the rhythm of the streetwall and level of detail at the ground floor should correspond to walking speed. (Gehl's rule of thumb is to strive for a 'four-second facade' -- i.e., sensory interest at least every 24 feet or so)	Added under A8
Gehl	Specific Guidelines	Consider adding a recommendation for maximum width of ground-floor commercial units to encourage a diversity of uses	Modified but added under A8
Gehl	Specific Guidelines	The meaning of "Local Variations" in the guideline title is a bit unclear	Changed.
Gehl	Specific Guidelines	Generally David Baker's projects are great but we feel the precedent on page 27 is not a good example of 'special corner' treatment or ground-floor activation, consider using a more appropriate example for this guideline	Changed.
Gehl	Specific Guidelines	This is great.	Noted!
Gehl	Specific Guidelines	Consider reorganizing guidelines in this section. Unless A1 is re-worded (see below), we don't believe it should be listed as the first priority in building design	The order has been redone to better align the guidelines in terms of the values specified in the introduction.
Gehl	Specific Guidelines	Recommend this guideline not be listed first in this section. While we agree that bold architecture is important, this concept could be hazardous in its implications for the public realm. It is most important that a building acknowledge the human scale, not that it look like bold architecture from afar. Bold architectural gestures are allowed if a building earns its keep at the street level	First was not meant to be a priority. All guidelines must be addressed; this is a principle that asks the individual moves to be related to a cohesive end.
Gehl	Specific Guidelines	Consider changing the guiding principle to something like: 'Express a clear architectural idea that works at the building scale AND the human scale'.	We appreciate that many architectural projects, in particular of past eras, negated the human experience in deference to the aspirations of the buildings as art. These guidelines support a cohesiveness between the human and cultural experience as a whole and require that architects and project sponsors can fulfill these goals.
Gehl	Specific Guidelines	The precedent in the middle of page 34 is an example of where the parti has overridden consideration of the public realm to the detriment of street life. Architecturally it is also considered an appropriation of Auditorio Ciudad Leon in Spain. We recommend using different architectural precedents on this page that show where bold architecture and street level activation have both been gracefully considered.	Noted. We have added a description within the introduction that clarifies that not all examples embody all guidelines. It does one thing well but-- agreed-- misses others.

Gehl	Specific Guidelines	Second bullet point can be read as a rationale for creating buildings that don't respond to human dimensions or needs. "Internally logical" design is important aesthetically but not at the level of importance suggested here.	Noted.
Gehl	Specific Guidelines	Consider adding a point about utilizing materials that age well	Added to A3.
Gehl	Specific Guidelines	This section could be more explicit about building step-backs. The third precedent on page 37 regarding high-rises is a good example of tall buildings responding to the human scale. We believe this principle can be expressed more clearly, as this is one of the only places where tall building design is addressed.	Noted. Setbacks are more prescribed by code.
Gehl	Specific Guidelines	See 'Tall Building Design Guidelines' from Toronto for inspiration.	Noted.
Gehl	Specific Guidelines	On page 39 consider using San Francisco precedents showing large buildings that represent good urban design at the ground floor. Precedents shown don't necessarily illustrate the overall concept well.	Noted.
Gehl	Specific Guidelines	See comments on 'S2' above - we believe that consideration of context should not be used as an excuse to keep building heights low where there are compelling reasons to densify, or to match adjacent mediocrity.	Noted. The UDGs will not affect height or zoning.
Gehl	Specific Guidelines	Precedent in the middle of page 42 ('Lot-line walls...') doesn't seem to adequately represent this guideline	Removed.
Gehl	Specific Guidelines	Consider subdividing this guideline into residential and commercial buildings. While both should be 'active' with human scale detailing, these two conditions differ in what makes for successful building frontages. For example: - Commercial: should be defined by openness, transparency - Residential: should have a clear threshold, hierarchy of space, privacy & refuge, gradient from public/communal spaces to private areas	To be considered. A good idea but may not make it into this revision.
Gehl	Specific Guidelines	Good contemporary examples can be found in The Dogpatch and on Steiner St. north of Eddy	Not quite finding it-- can you provide a more specific location on Steiner Street example?
Gehl	Specific Guidelines	Consider using a section (or adding a section) that shows an active ground floor adjacent to a street. The section shown represents a relatively rare condition.	Noted.
Gehl	Specific Guidelines	Recommend reordering guidelines: P4 becomes P1. Important to recognize that sidewalks are the vast majority of San Francisco's public realm and should therefore get first priority of consideration and investment	Noted. Guidelines have been reordered but not by priority as much as connection to other guidelines based on the built environment values.
Gehl	Specific Guidelines	Consider differentiating between POPOS and publicly owned spaces. The last bullet point could address the importance of providing a hierarchy of open space types within the public realm.	Noted.
Gehl	Specific Guidelines	Consider addressing microclimate and street noise mitigation in locating open spaces	Concern addressed in P2
Gehl	Specific Guidelines	Guideline title is different than shown in table of contents.	Noted and corrected.
Gehl	Specific Guidelines	In this guideline it is important to address an open space's context. Consider adding language like: 'an understanding of a neighborhood's existing and potential public life should inform the design of sidewalks and public open spaces. Programming and design should be considered in the context of neighborhood uses.'	Added.
Gehl	Specific Guidelines	Design to optimize a microclimate that supports the intended program for each public space. For example, "areas intended for eating lunch outdoors in a business district should be sunny and protected between 11am-2pm."	Addressed more generally in P2
Gehl	Specific Guidelines	Recommend promoting staying activities over movement, as this is the key driver of public life	Noted.
Gehl	Specific Guidelines	Stewardship and maintenance are missing from this section. These should be considered at the outset of open space design and programming	Added to P6
Gehl	Specific Guidelines	Precedent photos are all great examples of public art and festivities. Consider adding a photo of typical public life, e.g. a family hanging out on a stoop in the Mission. We should include all positive forms of street life, especially the informal.	Great idea-- haven't found a good photo yet. Will keep looking or feel free to forward.
Gehl	Specific Guidelines	Generally, this section goes into detail regarding elements of the street that are covered well in the SF Better Streets Plan. Recommend referencing the Better Streets Plan in this section and keeping the guideline more high-level and at the scale of the pedestrian network. Consider the following high-level points below:	Added.
Gehl	Specific Guidelines	Note that the streetscape represents 80% of SF's public realm and deserves a high level of consideration	Noted.
Gehl	Specific Guidelines	Every project should be treated as a connection within the public realm network	Noted.
Gehl	Specific Guidelines	Consider design that promotes staying activities on the sidewalk. At least every 500-600' along sidewalk there should be a spot to sit, rest, congregate.	Noted.
Gehl	Specific Guidelines	Sidewalk design including overall width and amenities should be considered in relation to level of traffic, vehicle speeds and other modes that impinge on the experience at the sidewalk	Noted.
Gehl	Specific Guidelines	Where possible, provide a generous enough sidewalk to allow three high level sidewalk zones - frontage, through-zone, furnishing zone	Noted.
Gehl	Specific Guidelines	Sidewalk through-zones and building corners should be designed with consideration of the future number of pedestrians, as well as crowding potential at crosswalks.	Noted.
Gehl	Specific Guidelines	Sidewalk elements should be scaled according to their context (intensity of activity, building heights, traffic noise, etc.)	Added.
Gehl	Specific Guidelines	Sidewalks should feel balanced with the amount of space provided to other modes, especially when those modes dominate with speed and noise. Consider, for example, larger buffers and walkway width adjacent to heavy traffic.	Noted.
Gehl	Specific Guidelines	Design buildings to constantly engage with the sidewalk. A building's highest level of exterior interest and detail should be at the ground floor.	Noted.
Gehl	Specific Guidelines	This guideline is a good place to address maintenance and durability of materials. In general, encourage investment where it is going to last the longest, encourage stewardship of the space, and contribute most to the public realm.	Not quite sure how this relates to the guideline? Can you clarify?
Gehl	Specific Guidelines	Consider also addressing programming in this section	Not quite sure how this relates to the guideline? Can you clarify?

Gehl	Specific Guidelines	Recommend adding the point that San Francisco's unique microclimates should be considered in response to the space's intended program. For example, <del>cafe seating will be most effective in a spot that receives sunlight during the hours the cafe is open</del>	Added.
Gehl	Specific Guidelines	We believe these guidelines should prioritize walking, biking and transit, in that order. Consider at minimum organizing bullet points in relation to <del>this order - they are currently a bit jumbled.</del>	Walking is encouraged throughout the guidelines. This is specific to other forms of travel.
Gehl	Specific Guidelines	Detailed guidance on bicycle parking and street treatments can be found in SF Better Streets and San Francisco's bike parking policy, recommend <del>that this guideline refer to those guidelines and reduce redundant detailed information</del>	Added.
Gehl	Specific Guidelines	Recommend adding high-level guidance here: consider existing and desired mode shares on the adjacent street when designing the sidewalk and <del>locating ground-floor programming so that they support walking, biking and transit use.</del>	Changed.
Gehl	Specific Guidelines	Provide a continuous and fine-grained pedestrian network to support access to transit stops.	Noted. Outside of the scope of these guidelines.
Cities Connecting Children to Nature (CCCN)	Specific Guidelines	For S4: Respect and Exhibit Natural Systems and Features. Please add to the upper right under URBAN DESIGN ELEMENT: "Policy 2.1 Preserve in their natural state the few remaining areas that have not been developed by man." (URB.CON.2.1)  These bullets are good. Some comments: <ul style="list-style-type: none"> <li>● Retain or highlight existing features, such as natural areas, rock outcroppings, waterways, and specimen trees.</li> <li>Use "and" instead of "or" above.</li> <li>● Preserve and introduce flora that provide animal habitat.</li> <li>Use "wildlife" instead of "animal." That's the convention.</li> <li>● Employ environmental technologies and green infrastructure best practices to respond to the site, its surroundings, and local and regional systems.</li> </ul> <del>Insert "ecological" before "systems."</del>	All changed as requested.
CCN	Specific Guidelines	We appreciate the inclusion of the S4 on natural systems in Site Design, and we think there should be an analogous section in Public Realm that could read like: CONSERVE AND PROMOTE LOCAL BIODIVERSITY BY MAXIMIZING HABITAT PLANTING IN OPEN SPACE DESIGN. Or you could reword/incorporate into other sections. For example, P5, alternatively, could read: INTEGRATE LOCAL BIODIVERSITY, WILDLIFE HABITAT AND SUSTAINABLE PRACTICES INTO THE LANDSCAPE	Added means to P5 (now P7) to encourage this intent.
CCN	Specific Guidelines	P2: DESIGN PUBLIC OPEN SPACES TO ENCOURAGE SOCIAL ACTIVITY, PLAY, AND REST Design places for people of all ages, abilities, and backgrounds to maximize use. Furnishing open space to accommodate social, recreational, or restful activities ensures activity and engagement.  <ul style="list-style-type: none"> <li>● Consider art that interprets or celebrates a natural or cultural story of the place where the project is located. [See "Ecosystem Thinking" in Glossary]</li> <li>● Provide children's play areas for a variety of ages and groups. Design landscape with opportunities for up close and immersive experiences of nature (paths, bridges, stepping stones). [See "Nature Play and Learning Space" in Glossary]</li> <li>● <del>Design with varied, challenging, and stimulation play elements (balancing, climbing, jumping). [See "Beneficial Risk" in Glossary]</del></li> </ul>	Added with some edits for space.
CCN	Specific Guidelines	There are some typos in the restatement of ROSE Objective 4. "Trees and other landscaping greatly enhance the experience of pedestrian spaces, particularly in residential areas. Landscape elements along sidewalks offer shade, a rhythm or walking cadence, texture and finer-grained scale, a sense of street enclosure, and a soft buffer from traffic." This introductory statement is about the human aesthetic experience, not sustainability. What about something like? "Sustainable and habitat-friendly landscaping and other green infrastructure features can promote local biodiversity, water and energy conservation, as well as provide a unique, more natural experience for the public in the heart of the urban realm." Use trees to provide shade and buffer from wind or exposure. Extend or enhance existing tree planting patterns to define public space. Locate trees to frame important public views. Plant trees in rows... Are these sustainable practices or human comforts and aesthetics? Select trees... Replace "trees" with "plants"	Added with some edits. Planning policy supports both the natural environment and the experience of the pedestrian so we included both perspectives.
CCN	Specific Guidelines	Balance lighting for public safety with sensitivity to wildlife On pages 46 and 47 of the ROSE, there are many other sustainable practices that may be appropriate to have in this section or another. And we would encourage that "sustainability" bullets, measures, practices, recommendations etc. be integrated throughout the document and not <del>cordoned off in a sustainability section, notwithstanding that this one is about landscaping in particular.</del>	Noted

Steven Vettel	Specific Guidelines	Standard 2 (pages 16-17). The guideline encourage "different configurations for rear yards" due to site conditions, especially on corner lots. That makes sense. However, the Planning Code basically prohibits such configurations without an Zoning Administrator modification or Planning Commission exception. That is often burdensome and also affects the "baseline" determination for density bonus calculations. I would suggest that in conjunction with adopting these guidelines, the Department amend Section 134 to conform to these guidelines and avoid the need for almost every large project to seek a rear yard modification or exception. For larger sites, a lot coverage standard (say 75% or 80%) makes much more sense than a stringent 25% rear yard standard.	Good point. Noted.
	Specific Guidelines	Standard 3 (page 18). The guideline calls for celebrating corner buildings with treatments such as towers, belvederes, cupolas, etc. However, most such rooftop elements are not permitted to exceed the height limit in most zoning districts unless they fall with a narrow range of exemptions in Section 260. I would suggest the Department consider amending section 260 to permit such corner features to extend 10 feet or so above the height limit.	Noted. The guidelines do not affect height, bulk, etc. Merely encouraging where possible to celebrate corners.
Steven Vettel	Specific Guidelines	New large buildings outside of the R districts that are located on corners should have rounded corner bays. Flatiron corners look very modern and are not compatible. Will help avoid "Mission Bay" syndrome. Looking forward to revision of RDGs.	Noted.
Georgia Schut	Specific Guidelines	S7: The ability to maximize permeable sidewalks is a good idea but such a guideline must be sensitive to the physical constraints/ existing infrastructure of neighborhoods like Chinatown where, for example, active use of sub-basements often make it difficult to do much in the way of water run-off strategies on sidewalks.	Noted/
Chinatown Community Development Center	Specific Guidelines	A7: It is an ongoing challenge in retail corridors like Chinatown to "orient and size signs/lighting to the pedestrian scale so as to not overwhelm the building facade". Looking at Chinatown's building facades collectively, there clearly isn't the typological uniformity that the Urban Design guidelines strive for. Rather, the seemingly "overwhelming" signage in Chinatown together actually represents layers of the historic/ cultural fabric that have been built up over time in a visually rich way. We'd argue that this adds to the cultural identity of the place and contributes to, rather than detracts from, the pedestrian activity along streets like Chinatown's Stockton corridor. The Guidelines should therefore make room for this context.	Good point. Noted.
Chinatown Community Development Center	Specific Guidelines	P4: "Reducing or eliminating off-street parking in transit-rich locales" sounds like a good idea in places like Chinatown where pedestrian safety is a huge issue. But such a guideline needs to be balanced with the ongoing needs and function of Chinatown as a "Capital City" where community businesses and social services serve not just local residents, but monolingual immigrant residents regionally who drive and depend on adequate parking in Chinatown.	Good point. Noted.
Chinatown Community Development Center	Specific Guidelines	Explore including a guideline that can direct each project to facilitate undergrounding of street utilities, where not yet implemented, whether by providing stub-outs, spare conduit, trenching or other appropriate means. Remedying the blight of overhead wires should be an urgent planning priority.	Good point. Noted. Some of this can be addressed in Better Streets.
Russian Hill Neighbors	Specific Guidelines	Guidelines should stress finer grain contextual issues by including block wide birdseye views, diagrams and patterns that show, for example, the importance of lightwells and rear yard setbacks in new development. Provide diagrams that demonstrate appropriate height transitions between existing 1 and 2-story structures and proposed taller.	Diagrams have been added. Lightwells have been specifically included in S2.
Rose Hilson/Jordan Park	Specific Guidelines	Requested to include problems from sun rays reflecting off glass and/or metal that roast neighbors. Staff will be including more "sustainable practices" in building design.	Noted.
Rose Hilson/Jordan Park	Specific Guidelines	I think in certain instances it may not be appropriate to create massing to create "continuous streetwalls" on the sidewalk side. "By modifying conventional rear yards, some corner sites can better support continuous streetwalls and mid-block open space." (pg 17)	Noted. S2 has been revised to further clarify.
Mary Gallagher	Specific Guidelines	Page 16: What does "Site and sculpt buildings to reinforce built and natural topography mean? Can you include a definition of topography? A normal definition of topography would include some built features like roads and perhaps dams large (block long) retaining walls but not buildings. Groups of buildings do not create their own topography. They adhere to or detract from topography. I believe this guideline conflicts with the General Plan because topography in the general plan does not include buildings. A statement noting that some existing buildings deviate from the topography and that new buildings can be shaped to reconcile or moderate but not "respond" as this may be construed as further deviating from topography.	Noted.
Mary Gallagher	Specific Guidelines	Page 16: Missing from this is the important discussion of light, air and shadow on existing residential uses. If you look at the pattern of buildings in the Tenderloin, for instance, you will see many noncomplying structures that cover much of the required rear yard but which respect adjacent residential uses on upper stories by matching and staggering light wells. This is of critical importance to small residential units and SROs, whose rooms' only light and air are often on light wells. Graphics of light wells are critical to this section.	Light, air, shadows, and exposure are in the Planning Code. Guideline P2 does mention the importance of designing for physical comfort and accounting for shadows/wind when designing open spaces.
Mary Gallagher	Specific Guidelines	8) Page 17, top graphic: This is appropriate for zoning districts like NCD where rear yard can be modified but not all districts where these guidelines would apply. Some note should be made for zoning districts in which the corner "L" would require a variance and it should be noted design guideline direction is not a justification for a variance.	Noted.

Mary Gallagher	Specific Guidelines	Page 18: Not a single guidelines here addresses existing adjacent circumstances and context. So, for instance, "locate and orient open space to maximize solar exposure and protection from the wind" might result in the project's new open space to be created in a way that leaves the adjacent property's space walled off from the mid-block. All of these guidelines should only apply as subservient to addressing context because CONTEXT is the genesis of the Urban Design Element Policies which this UDG document must be subservient to. In the absence of this more important standard, what happens on the subject property will become more important than the existing spaces around it on one, two, or three adjacent properties. The lack of this overriding concern about existing context is contrary to Section 101 of the Planning Code and the Urban Design Element and, therefore, contrary to the General Plan. Once these kinds of context statements are added and given a more important placement in policy hierarchy, graphics showing open space location respecting and benefitting adjacent existing open spaces.	Noted. The Site section of the document is based around projects understanding and responding to the relationship with their surrounding topography, open space, and adjacent buildings. The Site Design section expects projects to design around the existing patterns of the block and should support the existing built and natural environment.
Mary Gallagher	Specific Guidelines	15) Page 32, paragraph 1: "As cities change over time, the challenge is to evolve so that contemporary expressions ... fold into historic ones without dramatic disruption." This statement is directly contrary to the architectural direction of San Francisco for the last 5 decades. "Without dramatic disruption" has not been the goal. The goal has been "in ways that support the existing character."	Noted.
Mary Gallagher	Specific Guidelines	16) Page 32, paragraph 2: "In areas with a defined visual character new buildings may have a higher obligation to be compatible...." Omit "may."	Noted.
Mary Gallagher	Specific Guidelines	17) Page 32, paragraph 4, sentence one: Omit "necessarily" and add "detail" to the list.	Noted.
Mary Gallagher	Specific Guidelines	18) Page 34, lower right graphic. Possibly the ugliest building ever designed	Noted.
Mary Gallagher	Specific Guidelines	19) Page 37. The Urban Design Guideline policy on the top of the previous page talks only about relating new buildings to existing residential buildings. (This is because the entire gist of the Urban Design Element policies focuses on respect to context.) Therefore there should be more pictures of new buildings next to and related in materials, height, horizontal and vertical relationships, roofline, etc. to the depicted existing residential buildings.	Noted.
Mary Gallagher	Specific Guidelines	24) Page 42. "Decking and green roofs..." Remove "decking and"; decking does not produce a more compelling roof landscape, reduce solar gain, air pollution and the amount of water entering the storm water system. Decking is a topic the Commission is creating new policy on and this statement runs contrary to the policy unless it is qualified with the standards they have already developed – ie, no new roof decks if there are none in neighborhood and when they are privacy determines size and railing location.	Noted.
CSFN: Note that due to space constraints, comments forwarded in letter form dated September 25th, 2017 have been partially reproduced here (but not edited). For the full text, please request a copy from the Coalition for San Francisco Neighborhoods or Anne Brask at <a href="mailto:anne.brask@sfgov.org">anne.brask@sfgov.org</a> .		CONCERN: In regards to applicability, the relationship and respective roles of UDGs, RDGs, neighborhood-specific design guidelines and any other design guidelines are not known from reading this document. Within the body text of the document, no other guidelines besides the Draft "Ground Floor Residential Design Guidelines" (GFRDGs) is mentioned.	The March 2017 draft indicates (page 6) that "Other specific Plan Area design guidelines or the Residential Design Guidelines may also apply depending on the zoning, location, building type, and scale of the project." All existing guidelines would continue to apply exactly as they do now. The UDGs do not change the applicability of the RDGs or neighborhood-specific guidelines. Note that the newly proposed Special Area Design Guidelines (including existing neighborhood-specific guidelines) are further supported in the November 2017 draft on page 6: "Special Area Guidelines supersede the Urban Design Guidelines and will also be mandatory in the approval process." As well, on page 6, as for R districts where both the UDGs and the RDGs will apply: "In these instances, the Residential Design Guidelines also apply and supersede the Urban Design Guidelines." We will further add a comment about other more-specific guidelines superseding the UDGs in the next draft.
		In addition, it is not clear as to how the UDGs relate to the Urban Design Element of the General Plan nor to the Commerce and Industry Element's Urban Design Guidelines of the General Plan and conformity to it with the objectives of the UDGs and also in relation to the Priority Policies under Proposition M.	The March 2017 draft indicates (page 5) "The Urban Design Guidelines are based on existing policies, principles, and values established in the Urban Design Element of the San Francisco General Plan. The Guidelines elaborate on those policies and other adopted policies and plans with more specific guidance to inform the shape of city-wide development." The UDGs were developed from existing policy in the General Plan including the Urban Design Element and the Commerce and Industry Element and their existing Urban Design Guidelines and are specific intended to support their goals and direction. We will review the Proposition M findings and report further on this.

		<p>2. CONCERN: Definition changes (Page 8).</p> <p>A. "Adjacent": As residential areas in the city are more varied and can change from block to block or even within 100 feet depending on what occurs on the block or neighborhood, it is vital that Planning maintains the definitions as has been codified. Per the March 16, 2017 Draft UDGs, Planning proposes an alternate definition for the word "adjacent" (Page 8). "Adjacent" no longer refers to what is immediately next door or about a parcel sharing any property line to another but instead includes the meanings of "near, close or contiguous" which are very subjective and imposes less certainty of the kind of project that will be resulted next to someone.</p>	<p>Design review staff and planners typically look at the entire block face of a subject site as well as the facing block face, as described in the RDGs. Given the scale and context of the building, we might also review a few blocks up or down. This helps to establish the broader context and pattern of scale, facade elements, and materials. This generally is more supportive of finer-grain context than a limited view of the immediate lot neighbors matter in that pattern. Small groupings of characteristics (which guidelines should support) are also important, but often those are most distinguishable when you look farther beyond.</p>
		<p>B. "Context": The UDGs propose to adopt an alternate meaning of "context" as being something that could "contrast" or "reinterpret". CSFN suggests to use a definition more in line with what lay persons think of when hearing the word "context" such as: "blend seamlessly with and be a clear and fully compatible design to"</p>	<p>The definitions are intended to be explanations of the terminology and not to promote specific usage. Since this could be open to interpretation, we will modify it in a future version.</p>
		<p>CONCERN: Explicit exemption in first sentence is negated in second sentence on Page 6:          "The Urban Design Guidelines apply to buildings in all districts outside RH-, RM-, and RTO- and PDR-districts. In Residential Districts, they apply to projects that have non-residential uses or have either six units or more or frontage longer than 150' (sic) feet."          The second sentence that starts with "In Residential Districts" negates the RH-, RM-, RTO- and PDR districts that were excluded in the first sentence. The second sentence by virtue of it referring to "Residential Districts" includes the same districts excluded prior.</p>	<p>The UDGs apply to all districts outside of RH-, RM-, RTO- and PDR districts and they apply to RH-, RM-, RTO- districts (aka Residential Districts) only on projects that have non-residential uses or have either six units or more or frontage longer than 150 feet. The RDGs also apply to those sites and supersede the UDGs if there are conflicts. (See page 6, UDGs Nov 2017). The UDGs address a larger scale that are not addressed in the RDGs and the UDGs were designed to be compatible with the RDGs. The RDGs also do not address any use beyond residential in these areas, such as schools or churches etc.</p>
		<p>4. CONCERN: This is related to #3 above. Non-complying multi-unit buildings in low-density RH areas and buildings in Neighborhood Commercial Districts (NCDs) influencing residentially zoned parcels, especially those with adjoining side and rear lot lines (Page 6): Many buildings in NCDs next to RHs, RMs, e.g., have "6 units or more" or have a "frontage of more than 150 feet" because they were built before Planning Code existed. The same goes for many multi-unit buildings which go beyond the unit count of certain zoning district categories for the parcel. Such buildings adjoining parcels in low-density areas may have an architectural design that is not reflective of the bulk of the residential buildings. Some of these are depicted in the March 16, 2017 Draft UDGs.</p>	<p>The Department frequently reviews larger residential development of six units or more in Residential Districts that fit the current code. These are typically Planned Unit Developments where many lots are combined and the density matches the neighborhood. RM- zoning allows for multi-unit buildings at six or more units. As confirmed by the Planning Commission during recent public discussion, the RDGs do not address how these much larger scales of housing should adapt and conform to the existing finer grain neighborhood. Design review staff need these guidelines to help direct sponsors to have their projects fit in appropriately and express small-scale residential character.</p>
		<p>5. CONCERN: This is related to #3 and #4 above. Section 312 and notification (Page 6). Lots can be held by multiple people within one entity (e.g. LLC, corporation, or family). These lots may be located mid-block or next to the low-density RH or RM parcels, e.g., or are "6 units or more" or have "frontage longer than 150 feet" and they will not have the RDGs or neighborhood-specific residential design guidelines apply to them since they are located on NCD parcels. The NCD parcels are still subject to the Urban Design Guidelines of the Commerce and Industry Element of the General Plan which takes precedence over these proposed UDGs.</p>	<p>The General Plan (UDE and C&amp;IE) apply to every NC parcel in the city; the adoption of the UDGs does not affect this. The UDGs were derived from both foundational documents. The adoption of the UDGs does not affect 312 notification process.</p>
		<p>6. CONCERN: Exceptions are still problematic with the UDGs (Page 4, Page 6 and due to new definition of words on Page 8 per Item 2 above):          On Page 4, the text reads:          "While projects should address all three scales, a context-specific response is not a prescription and each project should be evaluated on balance." &lt;emphasis added&gt;</p>	<p>The exception has been removed from the November 2017 draft of the UDGs.</p>
		<p>7. CONCERN: This is related to #1 above. The UDGs are too vague, lack specificity and are ambiguous in many areas and would cause confusion. The city already has the Urban Design Element of the General Plan and the Urban Design Guidelines of the Commerce and Industry Element of the General Plan which govern over and above these UDGs. These UDGs are not needed and appear to work to cumulatively enact zoning change. What exactly is in the realm of "good" for a development project?</p>	<p>The existing Urban Design Guidelines in the Commerce and Industry element are very short, do not show examples, and do not relate to the compatibility concerns for many small and large scale projects across the city. They primarily address NC storefronts. The UDGs have used them as a foundational document from which to expand their goals. The UDGs do not affect the code or zoning in any way.</p>

		<p>REQUEST: For the Planning Commission to direct Planning staff to come up with a list of criteria the decision-makers will use to determine what is "good".</p> <p>Another example is the proposed text of the UDGs on Page 7 reads:</p> <p>"In addition to graphic renditions of a project, sponsors should provide a narrative that articulates how their project's design complies with the Urban Design Guidelines."</p> <p>This makes it appear that the applicant will give broad brushstroke statements to match the vague UDG design review categories such as <u>"modulate vertically and horizontally" (Page 7) which would fit practically every building description</u></p>	<p>The intent of asking for a project narrative from a project applicant is to confirm that they have reviewed the UDGs, designed their project to conform to the UDGs and to have a common language to discuss compliance. We do not expect them to interpret them as the Department might, but it is a good starting point for revisions.</p>
		<p>This illustration does not show a thoughtful relation but instead shows the high-rise at the back of a low-rise building and possibly eliminating the rear yard. A continuous placement of such high-rises in low-rise building areas can have a cumulative effect of essentially doing a zoning change.</p>	<p>The UDGs do not affect zoned building height. They cannot increase height but may have an impact on sculpting a building top or reducing aspects of its height to relate to lower neighbors.</p>
		<p>REQUEST: For the Planning Commission to direct Planning staff to delete this picture and the text with it.</p> <p>Another example on Page 17 in the upper right illustration caption reads:</p> <p>"Building massing should respect larger patterns in the urban fabric."</p> <p>This would potentially shift all development using the form-based UDG principles in the document to shift to ever larger buildings with very little open space even midblock as even the lower illustration on Page 17 shows. Eventually the low-rise areas will get higher and bulkier with less and less mid-block open space per Planning Code today. The cumulative effect of this could also be a zoning change.</p>	<p>The UDGs do not affect rear yard or open space requirements. Midblock open space is a foundational tenant of the fabric of the city and is supported by the Urban Design Element, Planning Code, and the Residential Design Guidelines. The UDGs have been designed to support it and foster it in neighborhoods (formerly industrial, for example) where it does not yet exist.</p>
		<p>REQUEST: For the Planning Commission to direct Planning staff, for the bottom left illustration, to make it clear what criteria would be used when to "Locate frontages to reinforce the streetwall." Would lots abutting the proposed building for which the walls would form the "streetwall" have to have their walls already in that way? How about the how the RDGs come into play? etc.?</p>	<p>This goal is to have the building frontage work together to form a logical face and natural edge to the public realm. Typically, this streetwall should be at the sidewalk edge, but in many cases there are front setbacks or other existing anomalies where a more natural fit makes greater harmony. This goal is in line with the RDGs and "averaging" as described in the Planning code.</p>
		<p>8. CONCERN: Future projects should not be part of the UDG basis of design review.</p> <p>The text on Page 16 reads:</p> <p>"Relate building scale and massing to the size and scale of existing and anticipated &lt;emphasis added&gt; buildings."</p>	<p>This was removed in the November 2017 draft. "Anticipated" was intended to help when there are multiple projects happening simultaneously on the same block, but other concerns were raised by neighborhood groups as to how this could be used so it was removed.</p>
		<p>9. CONCERN: Text on Page 17 reads:</p> <p>"Locate frontages to reinforce the streetwall."</p> <p>The UDGs, by forcing the front walls and surfaces of development projects to be located to "reinforce the streetwall," would create "street canyons" such that pedestrians and vehicles would traverse between these canyons created by two city blocks which in the two illustrations on the page do not illustrate this problematic scenario.</p>	<p>Jagged or undefined street edges that have parking or other ambiguous uses in front of them cause problems for walkability and neighborhood character as defined by the many failures of mid 20th Century planning. Each project should contribute as an element to a larger natural flow for the side of the sidewalk so that there is a clear and defined space for people to walk and feel safe. Best and studied urban design practices suggest that a balanced proportion where the width of a street equals the height of the building makes for a comfortable walking space. Hong Kong is an extreme which does not use this proportion and is not a model for San Francisco's Urban Design Element.</p>
		<p>REQUEST: For Planning Commission to direct Planning staff to create a report on a fully-implemented consequence of the UDGs and its environmental effects under the California Environmental Quality Act (CEQA).</p>	<p>As the UDGs do not affect, change, or increase density, zoning, land use, height or parking requirements, they are not subject to CEQA.</p>
		<p>10. REQUEST: For the Planning Commission to direct Planning staff to clarify and demonstrate with data what the impact would be on all merchants when buildings get reconfigured via the form-based design that is essential for the UDGs to work and for existing buildings when expanded. That clarification should include data on potential displacement or increase in commercial rents for the small businesses, especially in the well-established neighborhood commercial districts (NCDs).</p>	<p>Existing sites are not subject to compliance with the UDGs. Development sites would be, but the guidelines are nearly identical to the existing Urban Design Guidelines in the Commerce and Industry Element for neighborhood commercial frontages that house small businesses. The UDGs do not use form-based design codes; they are guidelines and do not specify required specific styles, sizes, dimensions, materials or other architectural elements.</p>
		<p>11. REQUEST: For Planning Commission to direct Planning staff to clarify how the UDGs, with buildings designed based on form-based density and possibly with larger square footages, would potentially change property taxes for residents or business entities</p>	<p>The UDGs do not impact density or allow greater square footages as they do not change existing zoning or codes.</p>



		12. REQUEST: For Planning Commission to direct Planning staff to clarify how the UDGs, which reflects a bias towards ever larger buildings will affect the tenant population and affordable housing.	The UDGs do not impact density or existing codes. We do anticipate them improving the design review process so that it can be a more effective and simpler process. This would help new projects provide more housing that is also compatible with existing neighborhoods in a more appropriate way.
		13. CONCERN: The form-based density design concept of the UDGs could very well ignore current Planning Code sections for setbacks, rear yards, and open space requirements.	The UDGs do not change the code requirements-- this includes open space, rear yards, front yards, side setbacks. The UDG guides the way in which those requirements can be met to benefit the project and the neighborhood as a whole-- supporting things like: light wells, shared side yards, mid-block open space, public open space, etc.
		Without such certainty of open ground space or coverage of ground with expanded form-based UDG buildings to the "streetwall" (less open ground in front) and in the rear and side yards, less rainwater permeates into the ground and ends up in the combined sewer system and does not replenish the aquifers. In locations close to the ocean, this may result in saltwater intrusion into the aquifers or subsidence of land.	The UDGs support sustainability in cluding storm water run off by requiring that projects: S8 RESPECT AND EXHIBIT NATURAL SYSTEMS AND FEATURES; A9 EMPLOY SUSTAINABLE PRINCIPLES AND PRACTICES IN BUILDING DESIGN; P7 INTEGRATE SUSTAINABLE PRACTICES IN THE LANDSCAPE. The latter (page 68 March 2017) includes:»» Use permeable paving and below-grade infrastructure to capture storm-water and improve the health of street trees. Trees and vegetation thrive in larger soil wells or trenches because they develop root systems more naturally and gain better access to replenishing water. »» Use front setbacks to accommodate landscaping where sidewalk space prevents landscaping or tree planting. »» Consider using recycled permeable and/or concrete paving for curbs or benches to contain new planting. Reuse site or construction materials wherever possible.
		14. CONCERN (not used)	
		15. CONCERN: With the additional land coverage through the form-based UDGs which may not allow as much ground being open with the creation of additional roof and deck surfaces, walls and other materials that are more prone to capture heat and not disperse it, increases to ambient temperatures may increase around all the parcels subjected to the UDGs. San Francisco saw the highest temperature ever recorded since temperatures have been recorded with a high of 106°F on September 1, 2017. Vulnerable populations may be affected.	See the response to #13 above. The UDGs are supportive of all sustainable best practices for site design, architecture and public realm.
		16. REQUEST: For the Planning Commission to request the Planning staff to produce other city's and town's equivalent of the proposed Draft UDGs where they apply to all residential parcels with or without overlays or other residential criteria stated in the UDGs	Noted.
		17. REQUEST: For the Planning Commission to request the Planning staff to answer what happens to a project applicant who does not follow the UDGs. What is the penalty?	Department staff will not support the site permit and entitlements for a project that does not meet the UDGs if they apply. If a project sponsor refuses to comply, the Department can file a staff initiated DR if the project is not subject to Commission review and make recommendations to the Commission for disapproval or modifications.
		18. REQUEST: For the Planning Commission to request the Planning staff to produce a flowchart of which projects would come under the UDGs, where the application gets submitted, who / what section of Planning would review it, if there is a Planning Commission hearing, if there will be neighborhood input, if the project can or cannot be DR'd, etc. This is unclear.	The 311, 312, 309, 314, 329 and all other Section 3 application and DR processes stay exactly as-is with the approval of the UDGs. The applicability and usage is described on page 6-7 of the November 2017 draft.
		19. REQUEST: This relates to #1 (no RDGs, etc. reference in UDGs) and #2B ("context"). For the Planning Commission to request the Planning staff to insert text that would give certainty to the residents in terms of well-established aesthetics that promote a level of spirituality for a healthy environment. This clarification is needed so that the people of the community can decide for themselves what is beautiful for their specific area, or block or portion of the block. CSFN urges the Planning Commission to direct staff to ensure that the UDGs do not affect the quality of life for those in established areas.	Noted.
		20. REQUEST: For the Planning Commission to direct Planning staff to produce an annual report on where the UDGs have been used so far with the street addresses, block and lot numbers of projects that have utilized the UDGs and determine any social, economic, ethnic, equity impacts.	Noted.

		<p>21. REQUEST: For the Planning Commission to direct Planning staff to eliminate the picture that shows high-rise Manhattan-style buildings next to low-rise non-Manhattan-style buildings to be eliminated:</p> <p>Page 19: top middle ("Building massing can articulate a unique change in neighborhood scale and orientation.") -- this can apply to any Residential Districts, and this goes to the esoteric definition of "context" as being something that "contrasts" (Item 2B above) so that an ill-fitting design projects gets supplanted into a neighborhood.</p> <p>The form-based UDGs document makes clear from much of the text and photos that there is a bias towards designs and sizes of building like those found in the downtown high-rise areas and those that emphasize the streetwall as much as possible with no regard to the residentially-zoned low-rise buildings, many in the more established areas of the city that have a very contrasting design style and size. Again, these UDGs do not even mention the RDGs, neighborhood-specific design guidelines, historic design guidelines, etc. It makes no mention in the body of the main text of the UDGs a reference or text from the Urban Design Element of the General Plan nor the Urban Design Guidelines of the Commerce and Industry Element of the General Plan (for neighborhood commercial/commercial areas).</p>	<p>We will add clarification about the additional guidelines applicability as noted above. The RDGs are noted in the November 2017 document along with Specific Area Design Guidelines. Our SF Planning Property Information Map details each guideline applicable to each site and is the best way to find out what applies where.</p>
		<p>22. REQUEST: For the Planning Commission to direct Planning staff to hold robust and meaningful dialogue with all residents of all districts out in every supervisorial district as none has occurred thus far.</p>	<p>Along with holding six public meetings and workshops, presenting at the Planning Commission three times, we have met with the following neighborhood groups to help explain the project, answer questions, and engage the public in collaborative conversations about how these guidelines can help support the existing context. We are happy to visit any and all groups who request such a meeting or invite us to one of theirs. These groups include: Barbary Coast Neighborhood Association Castro Community Benefit District Dolores Heights Improvement Club District 3 Meeting with Supervisor Peskin Duboce Triangle Neighborhood Association Eureka Valley Neighborhood Association Golden Gate Tenants Association Hayes Valley Neighborhood Association Japantown Neighborhood Association Jordan Park Improvement Association Liberty Hill Neighborhood Association Middle Polk Neighborhood Association Miraloma Park Improvement Club Ocean Avenue Association Pacific Avenue Neighborhood Association Pacific Heights Association of Neighbors Potrero Boosters Russian Hill Neighbors Telegraph Hill Dwellers Victorian Alliance Yerba Buena Neighborhood Association</p>
		<p>23. REQUEST: For the Planning Commission to direct Planning staff to produce the notification list to the public of who was informed about the proposed crafting and adoption of the UDGs.</p>	<p>It has not been put through a formal public notification process (as per legislation requirements as no legislation is proposed), but it has been announced and presented at the Planning Commission on January 2016, October 2016, and May 2017; emailed through our extensive neighborhood organization list; broadcast through several local newspaper articles written by journalists, announced and discussed at six public meetings, presented on a public website for almost two years, and communicated in person to the above organizations at their meetings over the past two years.</p>
<b>Planning Commission Comments MAY 2017</b>			
G.S. (Gary?)		Loves the RDGs, they are accessible for people who don't know about design. Likes the drawings, whereas the UDG photos are hard to understand.	Comment noted.
Jack Edwards		Interest in UDGS, emphasis that context is missing.	Adding additional context where possible with imagery.
Jack Edwards		Expand info on lightwells, light, and air	Added to pages 16-17 under "Harmonize Relationships between Buildings, Street, and Open Spaces"
Mary Gallagher		15th and Mission example	Comment noted.

		Add lightwells	Added to pages 16-17 under "Harmonize Relationships between Buildings, Street, and Open Spaces"
		Roof decks, railings, glazing proportions -- expand pg 38 -- need guidelines for these	Separate rooftop policy is in development as this is also a residential district issue.
		1 story vs 4 story compatibility. Neighborhoods are nervous about this "jagged tooth" syndrome	Comment noted.
		No mention of side setbacks, patterns, open space patterns like in RDGs	Reinforced in UDGs under pages 16-17.
Stan		Opposes UDGs, exclude UDGs from NCs and historic districts	Goal to achieve NC support through development of Special Areas Guidelines
		Worried that they're too generalized, one size fits all	Goal to achieve NC support through development of Special Areas Guidelines
Paul Weber (TH)		Exclude NCDs and NCTs	Goal to achieve NC support through development of Special Areas Guidelines
		Hierarchy of design guidelines needs to be spelled out	Further clarified in the introduction
		AHBP Guidelines need to be updated and clarified to match UDGs and HOMESF update	Agreed and comment noted. They are designed to be compatible.
Jen Jones		AIA Reps 2300 architects/designers	Comment noted.
		Support and have been extremely involved	Comment noted.
		Clear and consistent guidelines	Comment noted.
Bob Herman (Architect)		Idea for expediting process	Comment noted.
		UDAT relies on guidelines, duet can delay and exclude exceptional design	UDGs intended to help support excellence in design beyond current discretionary process.
		UDAT should have face-to-face meeting with architects so that the architect/owner have the opportunity to provide insight after they receive duet comments	Comment noted.
Katherine Petrin (historical architect)		citywide consistent guidelines is not the way to go; confused on the goal	Goal to achieve support area specificity in UDGs and through development of Special Areas Guidelines
		no mention of the article 11 guidelines	To follow in Historic Preservation guidelines
		updating policies is "fine and necessary" but people react very poorly to large buildings; soften images	Comment noted.
Kathleen C (RH)		Context: Define what that means. Show transitions of heights (60 Russell, 1940 pacific)	Noted and images modified to explain context where possible. Further definitions added to glossary.
		Stakeholder ranking (?)	Comment unclear?
		Integrity to stakeholders: process has not shown that the team is really listening	We're sorry to hear this. Hoping that the further development of Specific Area Guidelines will help.
		UDGs provide guidance, but more importantly should provide protection for residents that live here	UDGs are designed with substantial context driven design thinking. Comment noted.
J.R. Eppler (Potrero)		Established neighborhood has changed from zoning, guidelines help people and protect neighborhood	Comment noted.
		How can UDGs help you?	
		Exceptions should be rare and justified	
		Context is important.	Comment noted.
		Show more existing buildings	All buildings shown are existing.
Anastasia		Read Mary G's letter	Comment noted.
		Rejects waiver	No waiver provision is still listed in the UDGs.
		Public objects apply dug to residential properties	Comment noted. Only applies to non-residential sites and very large sites in R Districts where RDGs also apply.
Ozzie Rohm		Want all r districts to be removed	Comment noted. Only applies to non-residential sites and very large sites in R Districts where RDGs also apply.
		RDGs don't have retail space, neither do dug	UDGs show many guidelines that have implications for retail space including ground floor frontage guidance for storefronts.
		No mention of lightwells, light, and air	Added under pages 16-17.
Liz Fromer		Pg. 16, delete the word "anticipate"	Completed.
		Should not apply to nodes, nets, or historic districts	Goal to achieve NC support through development of Special Areas Guidelines
		Delete exceptions	Already deleted.
		Liberty Hill Context Statement	Comment noted.
		Nothing that mentions HDGs in here, needs outreach first for HDGs	To come later.
Sue Hestor		Add in lightwells, light, and air	Added under pages 16-17.
		Better outreach	We continue to strive for this.
C. Johnson		"Hester is right, needs to be done well"	Comment noted. Striving for our very best!

		NCDs: residential over a storefront, "only need rags is flawed"	Have looked to RDGs as a model and example in developing the UDGs
		Becoming a truly transit-oriented city	Comment noted.
		Guidelines for pedestrian, streetwall, etc. improvements are not in the rags	Comment noted.
		we need dugs to differentiate transit-oriented neighborhoods and corridors	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
		design sidewalks to enhance pedestrian experience; expand -- does this mean more seating? Clarify what this means	Comment noted.
		Define active street wall -- avoid dark cavernous spaces, human scale, protecting against elements, allow for protrusions and recesses on street	In the description of S5
		Public transit and bike supportive design: can't talk about this without talking about umber and lift (need to coordinate with DPW and mat)	Comment noted. Listed under P4.
		Supportive	Comment noted.
D. Richards		Doesn't know where the NCDs fit. What design guidelines does the department look at for NCDs?	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
		Light, air, quality of life seems to be missing	Added under S2.
		Maybe it only applies to NCDs 65-X and up?	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
		San Francisco is the City of Light, don't underestimate that	Comment noted.
K. Moore		Everyone needs to see themselves in these guidelines	Comment noted.
		Too much "one size fits all"	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
		Take out the NCDs, NCTs, hudg, etc.	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
Hillis		Need more about fine-grained and more about infill	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
		Create interim guidelines while NCDs and NCTs are developed	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
		Not sure everything is working right now	Comment noted.
		Should apply at Divisadero and grove to large buildings	Comment noted.
		Lombard and M&O could use these	Comment noted.
		Call out smaller projects in neighborhoods	Comment noted.
		Maybe call out institutional for exceptions?	Comment noted.
		Lightwells?	Added under S2.
		Roof decks? (pg 43)	Roof deck policy to follow.
D. Richards		How do these work with the HOMESF guidelines	They are coordinated to be similar.
		Maybe these are interim while a NCD study is conducted	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
		for example -- you get two years to do NCD survey	Comment noted. Adding Special Area guideline to direct projects in NC districts for further clarity.
J. Rahaim		These don't change the planning code	--
		RDGs do not address NCDs and commercial areas	--
K. Moore		Maia -- very eloquent	Comment noted.
		pictures do not have the contextual applicability	Improved specific photos and added more call out to improve this challenge.
		more streetwall	Improved specific photos and added more call out to improve this challenge.
		more diagrams	Several new diagrams created.
		buildings around a park	Comment noted.