

EASTERN NEIGHBORHOODS

LAND USE COMMITTEE ADOPTION HEARING 3:
HEIGHT LIMITS, PRESERVATION, IMPLEMENTATION



SAN FRANCISCO
PLANNING
DEPARTMENT

SEPTEMBER 29, 2008

Schedule of Land Use Committee Hearings

TOPIC (S)	DATE
Places for Jobs	September 17
Places to Live	September 22
Height Limits, Preservation, Implementation	September 29
Complete Neighborhoods; Pipeline	October 1
Economic Impact Report and Possible Action	October 6

An aerial, grayscale photograph of San Francisco, showing the city's dense urban layout, including the Golden Gate Bridge and surrounding hills. The image is faded to serve as a background for the text.

IMPLEMENTING THE NEW CONTROLS

Implementation

■ Topics

- Legitimization
- Integrated PDR
- Small Enterprise Workspaces

■ Working Group

- Convened by Sup. Maxwell's office
 - City Agencies
 - Community stakeholders

Implementation - LEGITIMIZATION

■ Starting the Process

- Program length: 3 years.
- Initial noticing: all building owners, with annual reminders.

Implementation - LEGITIMIZATION

■ Applying for Legitimization

- Application process: same as Letter of Determination.
- Application notification: upon complete application, notice to
 - Owners
 - Tenants
 - Neighborhood groups
 - Interested parties
 - Department website.

Implementation - LEGITIMIZATION

- Determining Eligibility

- Determination: made by Zoning Administrator
- Determination date: > 30 days from notice
- Basis of determination: Evidence as provided by owner and other parties
- Date to prove eligibility: use in place by 2660 Harrison decision (March 21, 2006).
- Appeals: to Board of Appeals.

Implementation - LEGITIMIZATION

- Next Steps

- Ineligible projects: Added to enforcement queue.
- Eligible projects:
 - Non-office project: process required at time use put into place
 - Office project < 25,000 sq. ft.: same as above.
 - Office project 25,000 – 49,999 sq. ft.: go to Planning Commission to seek “small cap” allocation.
 - Office project > 50,000 sq. ft.: inventoried until end of legitimization period. Then may go to Planning Commission to seek “large cap” allocation. (details to be determined).

Implementation - LEGITIMIZATION

- Fee Deferment
 - Enabled for 5 years
 - Administered by Planning.

Implementation – INTEGRATED PDR

- Definition of “disadvantaged” worker: same as the State’s, but must be a resident of San Francisco.
- Fee discount program: will be provided to incentivize owners to house tenants with high percentage of disadvantaged workers.
- Program administration: paid for by State (through Enterprise Zone) and by charging “time and materials”.

An aerial, grayscale photograph of San Francisco, showing a dense urban landscape with numerous buildings, streets, and a winding highway. The image is slightly faded to serve as a background for the text.

HEIGHT LIMITS

Urban Design Vision

Cohesive / Engaging / Walkable / Green

KEY URBAN DESIGN INITIATIVES

- Height Controls

HOW HEIGHT DISTRICTS ARE SET...

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1. Identify where land use change and infill is desired

HOW HEIGHTS ARE SET

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 - Set maximum heights to levels that promote an inviting urban environment

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 - Set maximum heights to levels that promote an inviting urban environment
 - Create a cohesive and strongly defined urban form for the eastern side of the city
 - Strengthen, rather than diminish, the concept of mounding up to the Downtown
 - Respect natural topography and the Bay

HOW HEIGHTS ARE SET

3. Support major transit and civic streets with greater allowable heights
 - Identify and support major transit routes
 - Mark civic importance

HOW HEIGHTS ARE SET

4. Rationalize allowable heights to building types

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6. Consider open spaces, shadow, and wind
7. Promote a pleasant, engaging pedestrian experience
8. Consider historic fabric, districts and neighborhoods

What We've Heard: Heights & Freeways

According to the General Plan, significant points of orientation from the freeway should be preserved

- Northward on 101 and 280, towards downtown, Nob Hill, Civic Center
- Westward on 80 towards the downtown

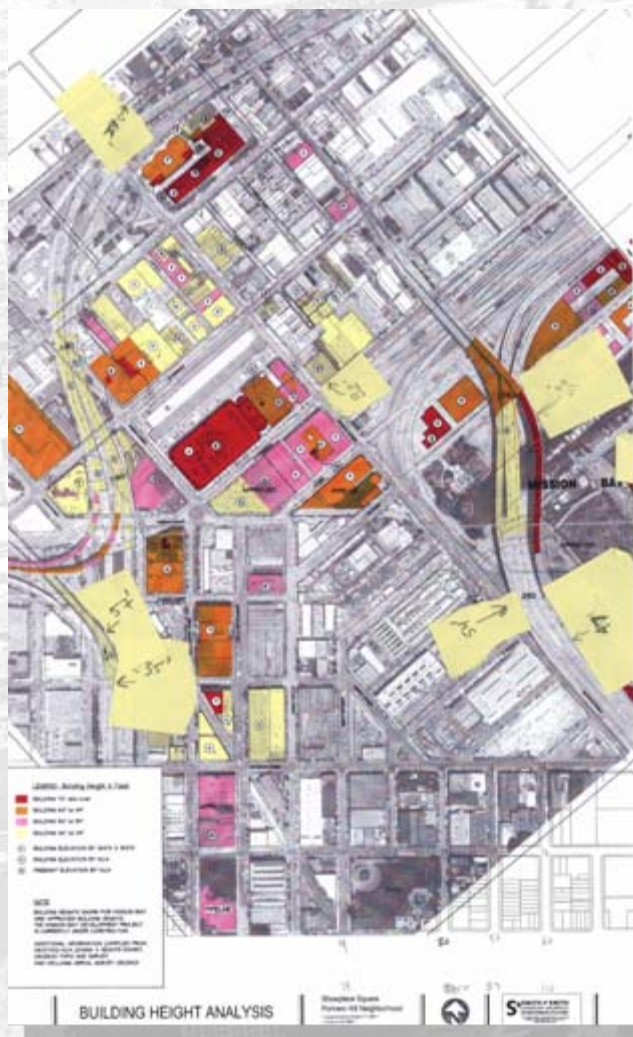
Where the freeway becomes part of the city's fabric, below approximately 40', the heights of adjacent buildings no longer take cues from the deck

What We've Heard: Heights & Freeways

Where the freeway is higher than 40', views towards significant points of orientation are maintained either by:

- Keeping building heights lower; or
- Articulating building heights to maintain open breaks

What We've Heard: Heights & Freeways

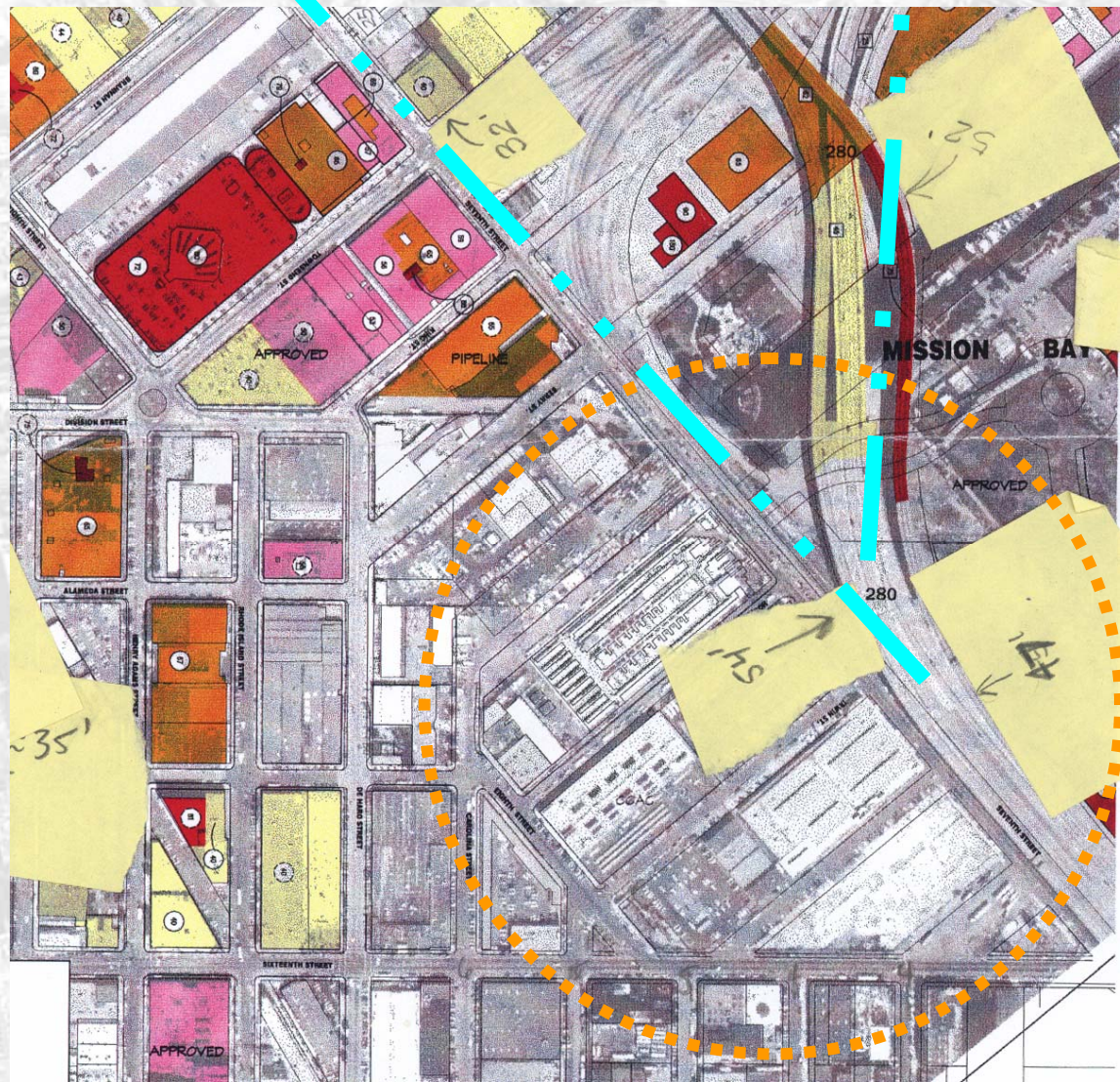


Heights: Freeways

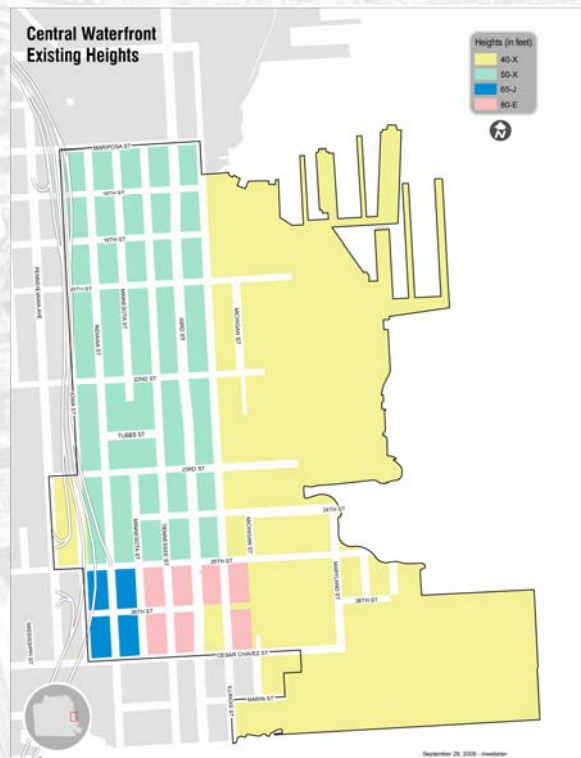
280 @ 7TH AND 16TH

CIVIC CENTER

DOWNTOWN



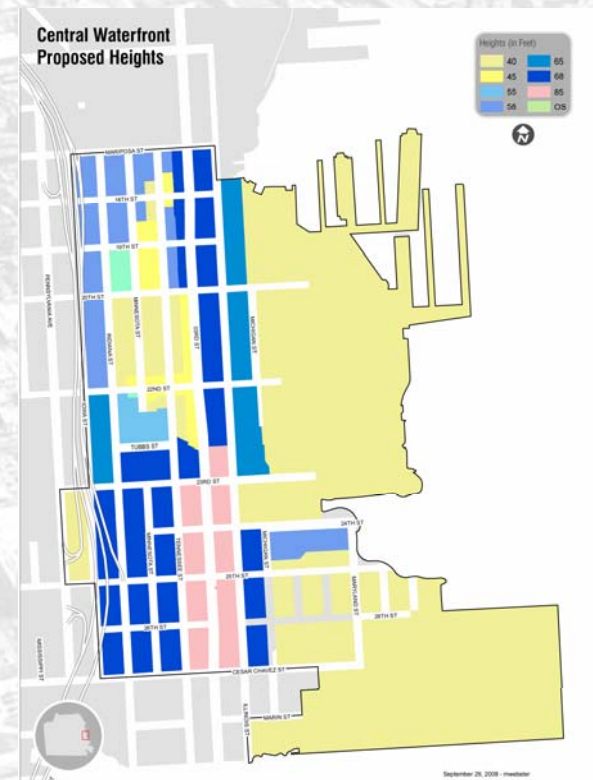
What We've Heard: Heights & Central Waterfront



EXISTING



PROPOSED 2002



CURRENT PROPOSED

HISTORIC PRESERVATION

Historic Preservation

- Preservation objectives and policies
- Survey Status
- Interim Policies/Rules:
 - All new construction over 55 ft, OR 10 ft taller than adjoining pre-1963 buildings to go to Landmarks Bd.
 - All cases of demolition or major alteration for buildings pre-1963 requiring CEQA review to go to Landmarks Bd.
 - Report on all proposed exterior modifications to street façade on historic resources to go to Landmarks Bd.
 - Staff preservation specialist to review all proposed alterations on pre-1963 buildings

An aerial, grayscale photograph of San Francisco, showing the city's dense urban layout, including the Golden Gate Bridge, the bay, and various city blocks. The image is faded to serve as a background for the text.

DEVELOPMENT WITHOUT DISPLACEMENT

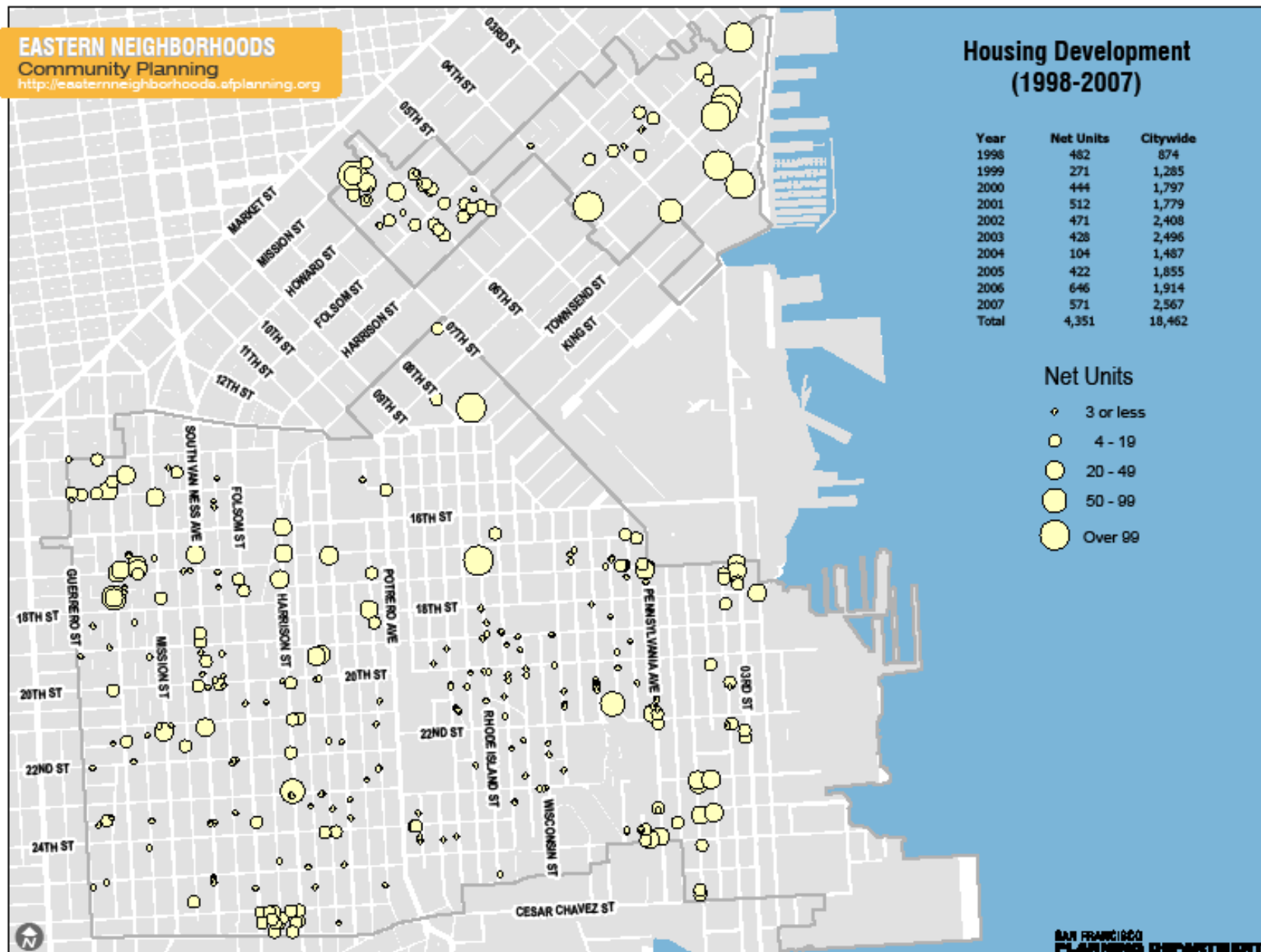
An aerial, grayscale photograph of San Francisco, showing the city's dense urban layout, including the Golden Gate Bridge, the bay, and various city blocks. The image is faded to serve as a background.

THANK YOU

EASTERN NEIGHBORHOODS

Community Planning

<http://easternneighborhoods.sfplanning.org>

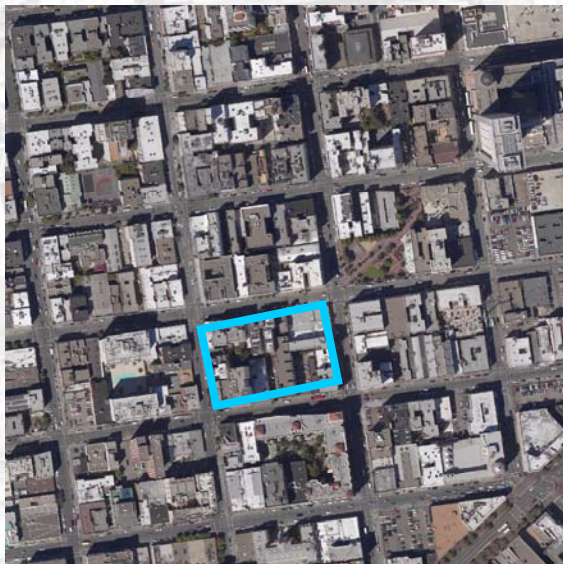


Eastern Neighborhoods Job Projections

	Baseline (2000)	Future – no rezoning (2025)	Future –with rezoning (2025)
PDR Jobs	32,167	29,000	23-28,000
Non-PDR Jobs	40,188	53,000	54-62,000
Total Jobs	72,655	82,000	77-90,000

KEY URBAN DESIGN INITIATIVES

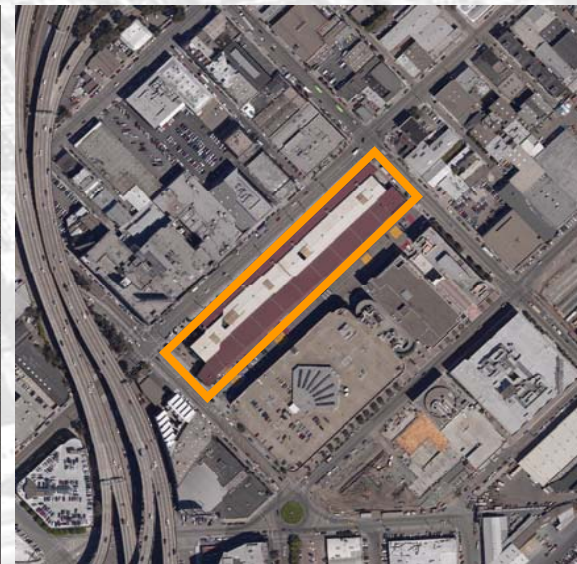
- **CHALLENGE:** Large parcels



North of Market Block



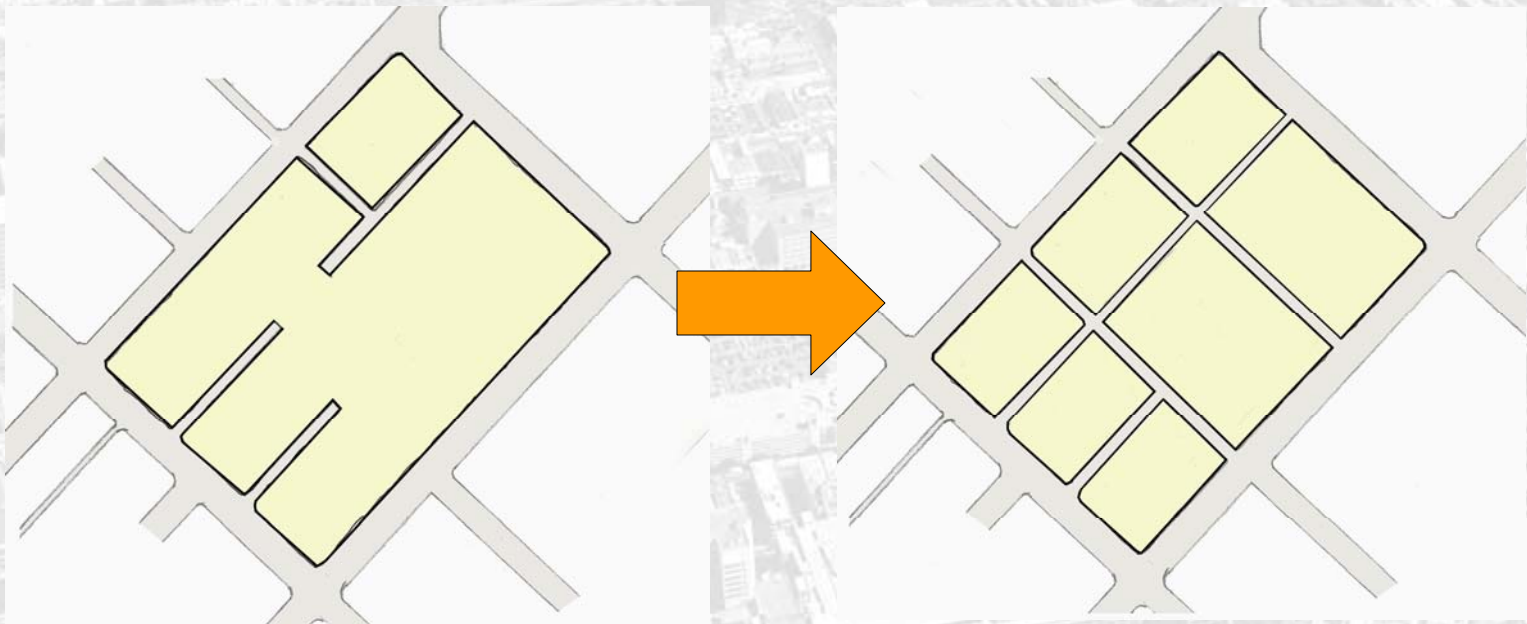
Eastern Neighborhoods Development Parcels



KEY URBAN DESIGN INITIATIVES

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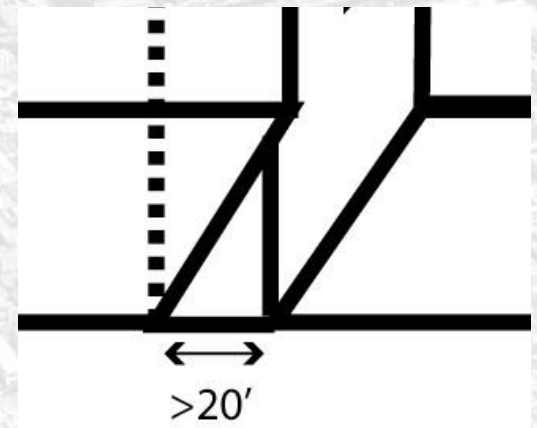
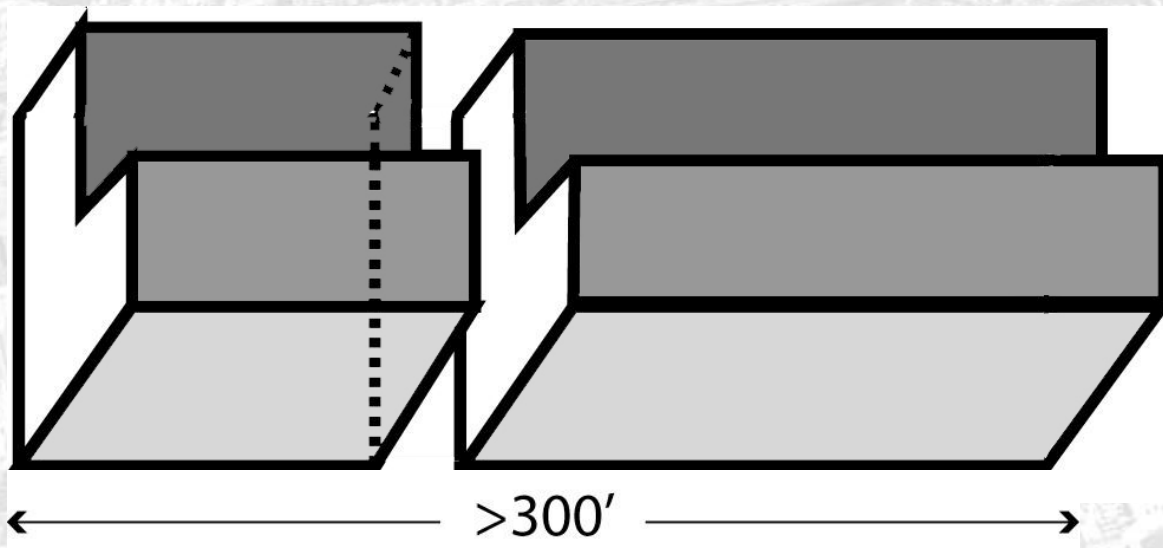
Solution: New Mid-Block Passages



KEY URBAN DESIGN INITIATIVES

▪ **CHALLENGE:** Large parcels

Solution: New Mid-Block Passages



- Must be:
- Open to the sky
- Fully at grade
- Publicly accessible 24/7
- Pedestrian or shared vehicular
- Fronted with active uses

KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Maintaining intimacy along alleys

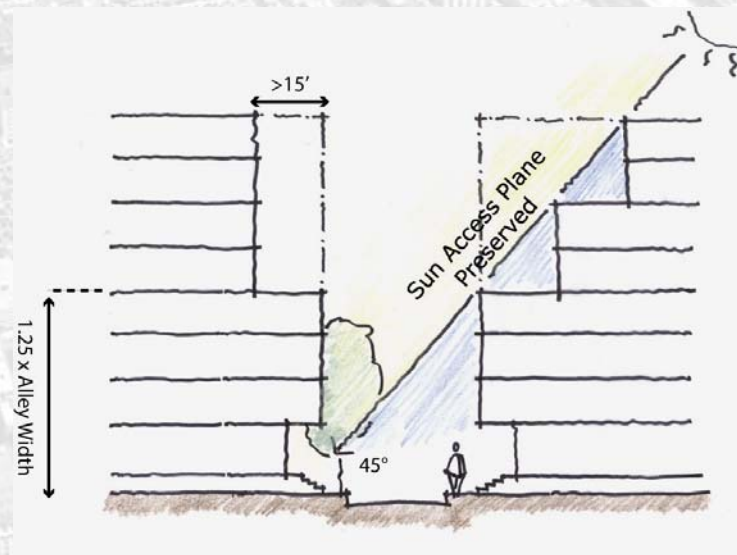


Alleys can easily be overwhelmed by new development.

KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Large parcels

Solution: Alley controls



KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

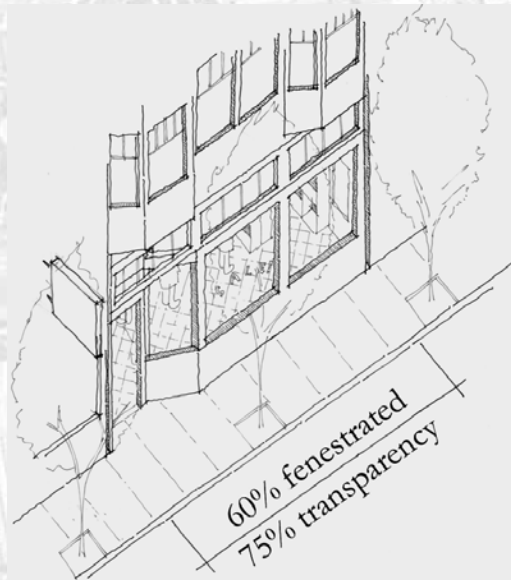
HIGH QUALITY FINISHES



KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

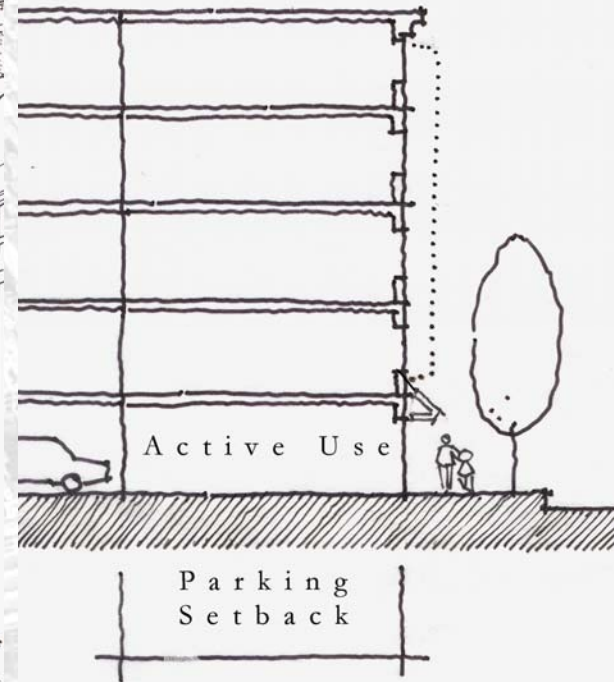
ACTIVE AND PERMEABLE



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- Promote High Quality Design

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CORNER ORIENTATION

