

BOARD of SUPERVISORS



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MEMORANDUM

RULES COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Ahsha Safai, Vice Chair
Rules Committee

FROM: Victor Young, Assistant Clerk *Victor Young*

DATE: September 16, 2024

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, September 17, 2024

The following file should be presented as a **COMMITTEE REPORT** at the Board Meeting on Tuesday, September 17, 2024. This item was acted upon at the Rules Committee Meeting on Monday, September 16, 2024, at 10:00 a.m., by the votes indicated.

Item No. 21 File No. 240699

Site for New Library Branch - 100 Orizaba Avenue

Ordinance requiring that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue (Assessor's Parcel Block No. 7136, Lot No. 060), subject to environmental review, required approvals, and other applicable laws; and prohibiting the expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch serving those neighborhoods at any alternate location except to expand the existing Oceanview Branch Library located at 345 Randolph Street on any adjacent parcel, and except as required by the environmental review process, required approvals, or other applicable laws.

REFERRED WITHOUT RECOMMENDATION AS A COMMITTEE REPORT

Vote: Supervisor Shamann Walton - Excused
Supervisor Aaron Peskin - Aye
Supervisor Ahsha Safai - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy Director
Brad Russi, Deputy City Attorney

File No. 240699

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date Sept 16, 2024

Board of Supervisors Meeting

Date _____

Cmte Board

- | | | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
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OTHER (Use back side if additional space is needed)

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Completed by: Victor Young Date Sept. 12, 2024

Completed by: _____ Date _____

[Site for New Library Branch for Oceanview, Merced Heights, Ingleside, and Lakeview Neighborhoods]

Ordinance requiring that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue (Assessor's Parcel Block No. 7136, Lot No. 060), subject to environmental review, required approvals, and other applicable laws; and prohibiting the expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch serving those neighborhoods at any alternate location except to expand the existing Oceanview Branch Library located at 345 Randolph Street on any adjacent parcel, and except as required by the environmental review process, required approvals, or other applicable laws.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in *strikethrough italics Times New Roman font*.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Background and Findings.

(a) An October 10, 2019 Memorandum from the City Librarian to the Library Commission detailed the following: At the Library Commission meetings of April 18 and July 18, 2019, Library staff provided updates on Branch Capital Projects, which included information about a series of community meetings with Oceanview neighborhood residents regarding the prospective renovation of the Oceanview Branch Library. Three community meetings in February and March 2019 yielded valuable feedback regarding residents' level of

1 support for and concerns about renovating the existing Oceanview Branch Library facility.
2 Community members shared that the existing building had numerous deficiencies including:
3 very limited space for physical collections, lack of adequate seating and study tables, lack of a
4 designated area for teens, lack of spaces for individual or group study, and an inadequate
5 meeting room that is unable to accommodate attendees of library events. Community
6 members expressed serious reservations about the efficacy of renovating the existing space
7 to address the community's needs for library services. Oceanview residents strongly
8 conveyed the need for a new library branch to be constructed at a new location to serve their
9 growing population, and to address the historical inequity in the level of library services
10 available to residents in their area of the City as compared to other areas. With support from
11 the District 11 Supervisor to identify City-owned property in the neighborhood, the Library
12 partnered with the Department of Public Works to draft a Site Feasibility Report for
13 undeveloped land parcels along Brotherhood Way. A copy of the October 10, 2019
14 Memorandum is on file with the Clerk of the Board of Supervisors in File No. 240017.

15 (b) Library staff presented an Oceanview Branch Library Site Feasibility Report for
16 undeveloped land parcels along Brotherhood Way at the October 17, 2019 Library
17 Commission meeting. A Public Works architect also discussed the Site Feasibility Report at
18 the meeting. The presentation and discussion included details on the viability of different
19 potential sites, and a range of preliminary cost estimates for building construction. The Site
20 Feasibility Report specifically identified "Option D" (Parcel No. 7136/060) as meeting all site
21 viability criteria and the recommended site. This information informed the Commission's
22 consideration of additional budget allocations for the Oceanview Branch Library project as
23 part of the Fiscal Years 2021-2022 and 2022-2023 budget process. A copy of the Site
24 Feasibility Report and minutes from the October 17, 2019 Library Commission meeting are on
25 file with the Clerk of the Board of Supervisors in File No. 240017.

1 (c) The Department of Public Works, in a letter dated May 21, 2021 to the Library,
2 presented a "Memorandum of Understanding for the Proposal of Architectural Services for the
3 Oceanview Branch Library, Concept Design & Preliminary Planning Application" (MOU) for a
4 potential new library building to replace the existing Oceanview Branch Library. The MOU
5 assumed that the project will be the development of the site boundary approximately
6 comprising the site "Option D" (Parcel No. 7136/060) as depicted in the Oceanview Branch
7 Library Site Feasibility Report. In the letter, Public Works defined the assumed site boundary
8 in a dimensioned drawing as part of this project. A copy of the May 21, 2021 Public Works
9 letter is on file with the Clerk of the Board of Supervisors in File No. 240017.

10 (d) The Planning Department issued a Preliminary Project Assessment on April 28,
11 2022 for Public Works Case No. 2022-001023PPA that provided feedback regarding the
12 project at 100 Orizaba Avenue, located at Block/Lot 7136/060, on an approximately 31,620
13 square foot lot currently designated as public open space. A copy of the April 28, 2022
14 Planning Department Preliminary Project Assessment is on file with the Clerk of the Board of
15 Supervisors in File No. 240017.

16 (e) The Library conducted three publicly-noticed community meetings on June 8, 9,
17 and 11, 2022 to gather community input on the Preliminary Project Assessment findings. The
18 meetings were held virtually, and also in person at 446 Randolph Street and 345 Randolph
19 Street. Community members expressed concerns about traffic safety and expressed an
20 overall consensus in favor of the recommended location at 100 Orizaba Avenue, at Parcel No.
21 7136/060.

22 (f) The San Francisco Municipal Transportation Agency (SFMTA) in a letter dated
23 February 28, 2023 to the District 11 Supervisor, described SFMTA's conceptual planning for
24 improvements to the intersection of Brotherhood Way, Alemany Boulevard, Sagamore Street,
25 and Orizaba Avenue, and adjacent roadways. Because of the intersecting roadways, multiple

1 travel lanes on many approaches, and unusual geometry, the SFMTA's letter noted that the
2 current street configuration could be modified for improved pedestrian access and safety to
3 the Brotherhood Way Open Space, and improved general pedestrian and traffic safety.
4 Implementation of these improvements would require dedicated funding, which was not
5 identified at the time of SFMTA's letter. The letter noted that funding, planning, and
6 implementation of street improvements can be fully independent of any adjacent land use
7 changes, including potential siting of a San Francisco Public Library branch nearby. A copy of
8 the February 28, 2023 SFMTA letter is on file with the Clerk of the Board of Supervisors in File
9 No. 240017.

10 (g) Following a lack of commitment from the Library to move forward with the 100
11 Orizaba Avenue location at the Board of Supervisors' Budget and Appropriations Committee
12 hearings on June 16 and June 23, 2023, the Budget and Appropriations Committee put
13 funding for the construction of the new Library branch on reserve for Fiscal Years 2023-2024
14 and 2024-2025.

15 (h) On January 9, 2024, an ordinance was introduced at the Board of Supervisors to
16 require that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside,
17 and Lakeview neighborhoods be built on the City-owned parcel located at 100 Orizaba
18 Avenue (Parcel No. 7136/060), subject to environmental review, required approvals, and other
19 applicable laws. The ordinance, as introduced, also prohibited the expenditure of City funds to
20 explore, pursue, or plan construction of a new Public Library serving these neighborhoods at
21 any alternate location, except as required by the environmental review process, required
22 approvals, or other applicable laws. A copy of the version of this ordinance as introduced on
23 January 9, 2024 is on file with Clerk of the Board of Supervisors in File No. 240017.

24 (i) On January 30, 2024, on first reading, the Board of Supervisors amended and
25 passed that ordinance. The Board's amendments changed the requirement, subject to

1 necessary approvals, that the City-owned parcel located at 100 Orizaba Avenue be used as
2 the location for a new Public Library branch to instead require only that the City prioritize this
3 location for a new Public Library branch. The Board's amendments also changed the
4 prohibition on the expenditure of City funds to explore alternate locations to instead require
5 that City departments prioritize the expenditure of City funds for a new Public Library branch
6 at this location. On February 6, 2024, on second reading, the Board of Supervisors finally
7 passed that ordinance as amended. It became enacted ten days later, on February 16, 2024,
8 without the Mayor's signature, and became effective on March 18, 2024. A copy of the final
9 version of that ordinance, Ordinance No. 32-24, is on file with Clerk of the Board of
10 Supervisors in File No. 240017, and is posted on the Board of Supervisors website.

11 (j) This ordinance re-introduces the original version of Ordinance No. 32-24, prior
12 to its amendment and enactment. Like the original version, this ordinance would require that
13 the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and
14 Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue
15 (Parcel No. 7136/060) and prohibit the expenditure of City funds to explore, pursue, or plan
16 construction of a new Public Library branch at any alternate location, subject to environmental
17 review, required approvals, and other applicable laws. In addition, this ordinance differs from
18 the original version of Ordinance No. 32-24 in providing that this ordinance shall not preclude
19 the City from expanding the existing Oceanview Branch Library, located at 345 Randolph
20 Street, in its current location or on any adjacent parcel, and expressly permitting expenditure
21 of City funds on the expansion of the existing Oceanview Branch Library in its current location
22 or on any adjacent parcel. Enactment of this ordinance would have the effect of repealing
23 Ordinance No. 32-24.

1 Section 2. Location of New Public Library Branch Serving Oceanview, Merced
2 Heights, Ingleside, and Lakeview Neighborhoods at 100 Orizaba Avenue and Expenditure of
3 City Funds on Such Location or Expansion of Existing Oceanview Branch Library.

4 (a) Subject to the budgetary and fiscal provisions of the Charter, planning approvals,
5 environmental review under the California Environmental Quality Act, further regulatory and
6 City approvals as required by law, and any other applicable laws, the City-owned Parcel No.
7 7136/060, located at 100 Orizaba Avenue at the intersection of Orizaba Avenue and
8 Brotherhood Way, shall be used as the location for a new Public Library branch serving the
9 Oceanview, Merced Heights, Ingleside, and Lakeview nNeighborhoods. Neither this
10 subsection (a), nor any other provision of this ordinance, shall preclude the City from
11 expanding the existing Oceanview Branch Library, located at 345 Randolph Street, in its
12 current location or on any adjacent parcel.

13 (b) The Public Library, Department of Public Works, Planning Department, and Real
14 Estate Division shall not expend any City funds to design, plan, perform environmental review
15 of, or implement a new Public Library branch serving the Oceanview, Merced Heights,
16 Ingleside, and Lakeview neighborhoods at any locations other than: (1) Parcel No. 7136/060,
17 the adjacent Parcel No. 7135/045, and the adjacent right of way; or (2) the location of the
18 existing Oceanview Branch Library at 345 Randolph Street, or any adjacent parcel, for the
19 expansion of the Oceanview Branch Library. Neither this subsection (b) nor any other
20 provision of this ordinance shall preclude the City from considering alternative locations as
21 part of the environmental review process, if needed.

22 (c) This ordinance does not constitute an approval of the construction of a new Library
23 branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods or
24 the expansion of the existing Oceanview Branch Library located at 345 Randolph Street in its
25 current location or on any adjacent parcel. The City retains its full discretion to approve,

disapprove, or modify the Library branch proposal, including but not limited to the adoption of mitigation measures, project alternatives, or not moving forward with the project, as required by the environmental review process under the California Environmental Quality Act, the budgetary and fiscal provisions of the Charter, planning approvals, further regulatory and City approvals as required by law, or any other applicable laws.

Section 3. Direction to the Clerk of the Board of Supervisors. Upon enactment of this ordinance, the Clerk of the Board of Supervisors shall place a copy of this ordinance in File Number 240017, and shall note on the Board's website referencing the passage of Ordinance No. 32-24 that this ordinance repeals Ordinance No. 32-24.

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
JON GIVNER
Deputy City Attorney

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LEGISLATIVE DIGEST

(Revised 9/9/2024)

[Site for New Library Branch for Oceanview, Merced Heights, Ingleside, and Lakeview Neighborhoods]

Ordinance requiring that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue (Parcel No. 7136/060), subject to environmental review, required approvals, and other applicable laws; and prohibiting the expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch serving those neighborhoods at any alternate location, except to expand the existing Oceanview Branch Library located at 345 Randolph Street on any adjacent parcel, and except as required by the environmental review process, required approvals, or other applicable laws.

Existing Law

On February 6, 2024, the Board of Supervisors finally passed an uncodified ordinance (Ordinance No. 32-24, File No. 240017) requiring the City to prioritize the City-owned parcel of land at 100 Orizaba Avenue (Parcel No. 7136/060) as a potential site for the new Public Library branch serving the Oceanview, Merced Heights, Ingleside and Lakeview neighborhoods, subject to environmental review, required approvals, and other applicable laws. The ordinance also required City departments to prioritize the expenditure of City funds for a new Public Library branch at that location. Ordinance No. 32-24 became enacted on February 16, 2024, without the Mayor's signature, and became effective on March 18, 2024.

In addition to the previously-enacted Ordinance No. 32-24, the construction of a new Public Library branch, or expansion of an existing Library branch, is generally governed by the California Environmental Quality Act; the budgetary and fiscal provisions of the Charter; planning, regulatory, and other required City approvals; and other applicable laws.

Amendments to Current Law

This is an uncodified ordinance that would require the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue (Parcel No. 7136/060), subject to environmental review, required approvals, and other applicable laws; and would prohibit the expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch serving those neighborhoods at any alternate location, except to expand the existing Oceanview Branch Library located at 345 Randolph Street, and except as required by the environmental review process, required approvals, or other applicable laws.

Enactment of this ordinance would have the effect of repealing Ordinance No. 32-24. This ordinance differs from the previously-passed ordinance in that it would require the new Public Library branch to be built at the 100 Orizaba location (Parcel No. 7136/060), subject to environmental review, required approvals, and other applicable laws instead of requiring the City to prioritize this location. This ordinance also differs from the previously-passed ordinance in that it would prohibit expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch at locations other than Parcel No. 7136/060, except as required by the environmental review process, required approvals, or other applicable laws, rather than requiring the City to prioritize the expenditure of City funds for a new Public Library branch at that location. In addition, this ordinance differs from the previously-passed ordinance in stating that the ordinance shall not preclude the City from expanding the existing Oceanview Branch Library in its current location at 345 Randolph Street or on to any adjacent parcel, and to permit expenditure of City funds on the expansion of the existing Oceanview Branch Library.

Background Information

This legislative digest reflects an ordinance that re-introduces the original version of Ordinance No. 32-24 with some modifications to allow for expansion of the existing Oceanview Branch Library, prior to amendments made by the Board on January 30, 2024, and final passage by the Board of the amended ordinance on February 6, 2024. This ordinance would override, and thus have the effect of repealing, Ordinance No. 32-24, by requiring the new Public Library branch be built at this location, instead of requiring only that this location be prioritized.

In early 2019, during community meetings with Oceanview neighborhood residents regarding the prospective renovation of the Oceanview Branch Library facility, community members expressed concern with the shortcomings of the existing facility, and reservations about the efficacy of renovating the existing facility to address the community's needs for library services. Oceanview residents conveyed the need for a new library branch to be constructed at a new location to serve their growing population. Following those community meetings, the Library partnered with the Department of Public Works to prepare a Site Feasibility Report for the construction of a new Library branch at 100 Orizaba Avenue, on an approximately 31,620 square foot lot currently designated as public open space. In April 2022, the Planning Department issued a Preliminary Project Assessment for the project at 100 Orizaba Avenue. During community meetings in June 2022, community members supported the construction of a new Public Library branch at the recommended location at 100 Orizaba Avenue. This ordinance does not constitute an approval of the Library branch proposal, and the City retains its discretion to approve, disapprove, or modify the proposal, as required by the environmental review process and other applicable laws.

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PRELIMINARY PROJECT ASSESSMENT

Project Address: 100 ORIZABA AVE
Case Number: 2022-001023PPA
Date: April 28, 2022
To: Andrew Sohn, SF Public Works
From: Sylvia Jimenez, Planning Department
Ryan Balba, Planning Department

This Preliminary Project Assessment (PPA) provides feedback from the Planning Department regarding the proposed project at the property listed above, based on the information provided in the PPA application, the Planning Code, General Plan, Planning Department policies, and local, state, and federal regulations as of the date of this document, all of which are subject to change.

Please be advised that the PPA application does not constitute an application for development with the Planning Department. This PPA does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not supersede any required Planning Department approvals.

A Project Application may be submitted with the Planning Department within 18 months following the issuance of this PPA. After that time, this PPA is considered expired and a new PPA application will be required. The Project Application should include any supplemental applications for entitlement or required information for environmental review, as indicated in this PPA. The Project Application, and all supplemental applications, may be found here: <https://sfplanning.org/applications>

The Planning Department may provide additional comments once a Project Application has been submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, the project will likely require approvals from other City agencies. For more, see the Appendix C: Additional Policies and Requirements. You may contact Ryan Balba, at 628-652-7331 or Ryan.Balba@sfgov.org, to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

Cc: Josh Pollak, Environmental Planning Division
Matthew Thompson, Citywide Planning Division
Trent Greenan, Urban Design Advisory Team
Ben Caldwell, Streetscape Design Advisory Team
Jonas Ionin, Director of Commission Affairs
planning.webmaster@sfgov.org

CPC.EPIntake@sfgov.org
Kristen Michael, SFMTA
Adam Smith, SFMTA
Berhane Gaime, Public Works
June Weintraub & Jennifer Callewaert, SFDPH
Dawn Kamalanathan, SFUSD



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I. EXECUTIVE SUMMARY

Site Details

Block/Lot:	7136/060
Parcel Area:	31,620 sq. ft.
Zoning District(s):	Public Zoning District Oceanview Large Residence Special Use District Scenic Streets Special Sign District
Height/Bulk District:	OS – Open Space
Plan Area:	N/A

Project Description

The proposal is to construct a new San Francisco library branch on an approximately 31,630 square foot lot currently designated as public open space. The proposed three-story building would be approximately 30,000 square feet in area and 42 feet in height. The first two floors would be devoted to library program areas and the third floor would be used as administrative space for a public use, social service, or philanthropic use.

Key Project Considerations

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

- 1. Pedestrian Safety and Access.** The project site is located on the [Vision Zero High Injury Network](#) in a community of concern. Vision Zero commits city agencies to build better and safer streets in order to end all traffic fatalities, while addressing the disproportionate safety impacts on communities of color and low-income communities. To best align with [pedestrian safety](#) policies, as well as policies requiring City agencies to [incorporate pedestrian needs](#) and to [make neighborhood centers easily accessible](#), staff recommend ongoing coordination with the SFCTA, SFMTA, and Recreation and Parks Department to maximize pedestrian safety improvements and access from the north, including from Head and Brotherhood Mini Park and nearby streets.
- 2. Brotherhood Way Active Transportation and Open Space Plan.** As noted in your PPA Application, the San Francisco County Transportation Authority recently obtained a grant to work with the community on realigning the intersection of Brotherhood Way, Alemany Boulevard, and Sagamore Street which could result in the aggregation of approximately 7 acres of land within an equity priority community with a documented deficiency of neighborhood open space. Staff recommends re-designing the siting of the project and building to be compatible with potential future road realignments to maximize pedestrian access, safety, and public benefits in the neighborhood.
- 3. Co-locating Public Facilities.** The library's incorporation of a third floor for other public services is consistent

with City policy to develop [multipurpose neighborhood centers](#). Given the adjacency to an existing park and potential future park facilities, the project is well suited to become a neighborhood destination and a [link to additional citywide services](#). Staff recommends ongoing coordination with the Office of Resilience and Capital Planning, Department of Real Estate, SFMTA, Public Works, and the Recreation and Parks Department to identify opportunities for co-locating public uses and neighborhood services. As the sponsors refine the project, the building and the site should be designed holistically with future parks, public uses, and services intended for the site or surroundings.

In addition, please review **Appendix C: Additional Policies and Requirements** prior to the submittal of any Project Application. This document provides important information about project review requirements and policies applicable to development projects in San Francisco.

Planning Code Review

The proposed project will be reviewed for conformity with the requirements of the San Francisco Planning Code, and as required by the California Environmental Quality Act (CEQA), upon submittal of a Project Application. Based on the information provided in the PPA application, a Project Application for the proposed project must include the following supplemental applications:

1. Conditional Use Authorization
2. Transportation Demand Management Program.

For more information, including conformity of the proposed project with Planning Code requirements, and applicable Development Impact Fees, see **Appendix A: Planning Code Review Checklist**.

Please refer to the [Planning Director's Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection's [Development Impact Fee webpage](#) for more information about current rates.

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

Environmental Review

The proposed project would require environmental review in accordance with the California Environmental Quality Act (CEQA). Based on preliminary review of the proposed project, the following would be likely to apply:

Likely Environmental Document: **Class 32 Categorical Exemption**. Should any of the required background technical studies result in significant environmental impacts that can be mitigated to a less than significant level, then an Initial Study/Mitigated Negative Declaration would be required instead.

The Project Application must include the following information to be deemed accepted:

- **Environmental Review Fees.** The sponsor will be notified of the fee amount after the department receives and processes the Project Application and updated drawings.
- Consultant-Prepared Shadow Fan
- Biological Resources Study Scope of Work
- Geotechnical Study with foundation recommendations
- Additional information noted in items 2.3(a) Roadway changes—construction, 2.3(b) Roadway changes—operation, 2.4(b) Location, number and size of stationary sources or mechanical equipment, and 2.10(a) Location of trees,

For more information on what is required to be submitted as part of the Project Application, see **Appendix B: Preliminary Environmental Review Checklist**.

LAND USE:

Permitted Use	Planning Code Section & Comment	
<input checked="" type="checkbox"/>	211.1	P (Public): Public Structures and Uses of the City and County of San Francisco and/or other governmental agencies
<i>Comments:</i> Public libraries are considered an Institutional Community Use per Planning Code Section 102. This use is principally permitted in the Public Zoning District. Administrative space for a City agency is considered an Institutional Community Use and is thus principally permitted in this Zoning District. Administrative space for a non-profit would be considered a Social Service and Philanthropic Facility Use and requires a Conditional Use Authorization. See below.		

CONDITIONAL USE AUTHORIZATION:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	211.2	Conditional Use in P Districts: <ul style="list-style-type: none"> • Social Service and Philanthropic Facility • Community Facility • Open Recreation Area • Passive Outdoor Recreation
<input checked="" type="checkbox"/>	303	Conditional Use Authorization
<i>Comments:</i> Conditional Use Authorization is required. Please refer to Planning Code Section 211.2 and 303 for the additional finding required under Planning Code Sections 211.2 and 303.		

OTHER REQUIRED APPROVALS:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	295	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission
<i>Comments:</i> See No. 2.9 in Appendix B.		

ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	121 Lot Area/Width	

APPENDIX A: PLANNING CODE REVIEW CHECKLIST

Case No. 2022-001023PPA
100 ORIZABA AVE

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	138.1	Streetscape Plan	The construction of a new building requires the installation of one street tree for each 20 feet of street frontage, as determined appropriate by the Department of Public Works. If not appropriate, the Department of Public Works will determine appropriate alternatives. See Section 806 of the Public Works Code for more information. Additionally, If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans for SDAT review. Should the project wish to install an electrical transformer within the public right-of-way, please note that sidewalk vaults are considered an exception by SF Public Works Bureau of Street Use & Mapping (BSM).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	139	Bird Safety	Subject to the location-related standards for bird-safe buildings. Please refer to Planning Code Section 139 and our Design Guide .
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	149	Better Roofs/ Living Roof Alternative	If subject to the Better Roof requirements of the Green Building Code, you may be able to use a Living Roof as a means of meeting some or all of the Better Roof requirements. Please refer to Planning Code Section 149.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151	Off-Street Parking	Project does not propose off-street parking.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152	Required Off-Street Loading	Project is not subject to required off-street loading.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	155.2	Bicycle Parking	<p>Class 1 spaces required:</p> <ul style="list-style-type: none"> Minimum two spaces or one Class 1 space for every 5,000 square feet of Occupied Floor Area of Public Facility. One Class 1 space for every 5,000 square feet of Occupied Floor Area of Social Service and Philanthropic Facility. <p>Class 2 spaces required:</p> <ul style="list-style-type: none"> Minimum two spaces or one Class 2 space for every 2,500 occupied square feet of publicly-accessible or exhibition area of Public Facility. Minimum two spaces for any use greater than 5,000 square feet of Occupied Floor Area of Social Service and Philanthropic Facility.

APPENDIX A: PLANNING CODE REVIEW CHECKLIST

Case No. 2022-001023PPA
100 ORIZABA AVE

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	155.4	Required Showers & Lockers	<ul style="list-style-type: none"> One shower and six clothes lockers where the Occupied Floor Area exceeds 10,000 square feet but is no greater than 20,000 square feet, Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	169	Transportation Demand Management	A separate TDM-specific drawing set is highly encouraged. If not provided, please be sure to identify TDM information in plan set.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	290	Height & Bulk in Open Space Districts	The height and bulk of buildings and structures shall be determined in accordance with the objectives, principles and policies of the General Plan, and no building or structure or addition thereto shall be permitted unless in conformity with the General Plan.

DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	430	Bicycle Parking In-Lieu Fee – required if bicycle parking spaces not provided.

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT

No. ¹	Document Type	Applicable to Proposed Project	Notes / Links	(For Dept. use upon submittal of Project Application) Accepted
1.1(a)	Considered a 'project' subject to CEQA review per sections 15378 and 15060(c)(2)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposal is a project subject to CEQA. The proposed project would construct a branch library on a vacant City-owned greenway located at Brotherhood Way and Orizaba Avenue. The library would be in a three-story, approximately 31,000-square-foot building, the first two floors of which would contain materials from the relocated Ocean View library at 345 Randolph Street. The top floor would be utilized as administrative space for a city agency or non-profit. The proposed project would include no vehicular parking.	<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(b)	Potentially eligible for Class 32 exemption	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The project could be found eligible for a Class 32 categorical exemption. If the project site is found to have value as habitat for endangered, rare or threatened species, then it would not be eligible for a Class 32 categorical exemption, and a mitigated negative declaration would be required. Note that should background technical studies identified below result in a significant environmental impact that requires mitigation measure(s), then a categorical exemption would not be possible.	<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(e)	Likely to require a mitigated negative declaration	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The environmental review process for the project may require an initial study and the following topic may require mitigation: biological resources. The project is also located in the air pollutant exposure zone and would be required to use low emissions construction equipment.	<input type="checkbox"/> YES <input type="checkbox"/> NO

¹ Note: Numbers appear nonconsecutively because certain topics do not apply to the proposed project. These rows have been deleted for clarity.

TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT

No. ¹	Document Type	Applicable to Proposed Project	Notes / Links	(For Dept. use upon submittal of Project Application) Accepted
1.1(f)	Optional use of general environmental consultant	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<p>If requested, the environmental document may be prepared by a professional selected from the department's general environmental consultant pool. Contact CPC.EnvironmentalReview@sfgov.org for list of eligible consultants.</p> <p>Note: An initial study may be prepared by department staff. However, if analysis results in significant environmental impact(s) that cannot be mitigated to a less than significant level, an environmental consultant must be engaged to prepare the EIR.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.1(a)	Initial Study document preparation	Optional use of general environmental consultant	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project optionally could utilize a general environmental consultant to conduct the review under the department's supervision. Contact CPC.EnvironmentalReview@sfgov.org for list of eligible consultants. As part of a complete application, the consultant must submit a draft general environmental scope of work to the department.	<input type="checkbox"/> YES <input type="checkbox"/> NO
2.1(b)	General	Project phasing	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.1(c)	General	Changes to public facilities or infrastructure, excluding roadways	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(a)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project. There are no existing structures on the project site. The proposed project is also not adjacent to any structures and is not part of a historic district.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(b)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(a)	Transportation	Roadway changes – construction	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location of any anticipated temporary changes to roadways during construction, including the duration and location of temporary construction closure or relocation of travel lanes, sidewalks, bus stops, etc.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(b)	Transportation	Roadway changes – operation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans of typical roadway dimensions (e.g., lane dimensions/stripping drawings, on-street parking; loading; and bike, transit, and travel lane), including identifying any non-typical roadway dimension (e.g., turn pockets, bulb outs).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.3(e)	Transportation	Requires department transportation planner coordination	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	At the time of the Project Application submittal, the department will assign a department transportation planner to coordinate on transportation topics as seen in the attached Scope of Work Checklist.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(f)	Transportation	Requires consultant-prepared Site Circulation Study Scope of Work	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	If the proposed project's loading configuration is able to meet the loading demand, no study would be required for this project. However, a study may be required if the proposed project's loading configuration is unable to meet its loading demand. The sponsor should coordinate with SFMTA's Color Curb Manager. See the attached Transportation Study Determination.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(g)	Transportation	Requires consultant-prepared Complex Transportation Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(h)	Transportation	Scope of Work Checklist	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Refer to attached checklist which lists the likely transportation study scope requirements. Note: The scope of work is subject to change based on the Project Application and Plans submitted for review and/or consultation with SFMTA.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4(a)	Noise	Requires consultant-prepared Noise Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.4(b)	Noise	Mechanical equipment or other noise sources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number and size (horsepower) of stationary sources or mechanical equipment (e.g., fans, HVAC, backup diesel generators, fire pumps) or other noise sources.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(a)	Air Quality	Stationary sources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number, size (horsepower), and engine tier level of stationary sources (e.g., backup diesel generators, fire pumps).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(b)	Air Quality	Subject to San Francisco Health Code article 38	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(c)	Air Quality	Criteria Pollutants	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed project is below the Bay Area Air Quality Management District (BAAQMD) screening threshold for criteria pollutants. Therefore, criteria pollutant analysis is not required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(e)	Air Quality	Toxic air contaminants during construction	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site is within the air pollutant exposure zone. The project would be required to use low emission construction equipment to construct the project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(e)	Air Quality	Requires consultant-prepared Air Quality Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must submit a Greenhouse Gas Compliance Checklist For Municipal Development Projects, found here: https://sfplanning.org/permit/environmental-consultant-pools-and-sponsor-resources under Document Templates and Checklists - Applications.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.7(a)	Wind	Requires consultant-prepared qualitative Wind Memorandum Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7(b)	Wind	Requires consultant-prepared quantitative Wind Study With Tunnel Testing Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.8	Wind/Shadow	Building setbacks	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must provide labeled and dimensioned plans of building setbacks and coverage at each above-grade level, including height of the roof, parapet, ridge, towers, and penthouses.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.9	Shadow	Shadow Analysis	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The department prepared the attached Shadow Fan which shows potential net new shadow on publicly accessible open space, the Head and Brotherhood Mini Park. A consultant-prepared shadow fan must be submitted with the Project Application. The consultant is not subject to a department list. The consultant-prepared shadow fan will be reviewed by staff to provide guidance on whether a scope of work and shadow study are required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.10 (a)	Biological Resources	Trees	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and show on plans the number of trees on, over, or adjacent to the project site, including those significant, landmark, and street trees (see Public Works article 16 for definitions) and those removed and added by the project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (b)	Biological Resources	Requires consultant-prepared Biological Resources Study Scope of Work	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	The proposed project would require removal of approximately eight trees and other vegetation on a site that is currently used as open space. This may result in a potential impact on biological resources. The consultant (not subject to department list) must submit a scope of work for biological resources.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11 (a)	Geology and Soils	Project site slope	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project sponsor must describe the average slope of the project site (in percentage).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11 (b)	Geology and Soils	Requires Geotechnical Study with foundation recommendations and that addresses seismic hazard zones, if applicable to the site.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The proposed project would construct a three-story, 31,000-square-foot building, which would require excavation. The project sponsor must submit Geotechnical Study prepared by a qualified civil or geotechnical engineer with foundation recommendations and that addresses seismic hazard zones, if applicable to the site.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (b)	Hazardous Materials	Cortese List [CA Government Code 65962.5(a)]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project site is not on a state designated list of places known to have past or current hazardous materials (CA Government Code 65962.5(a)).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.12 (c)	Hazardous Materials	Requires consultant-prepared Phase I Environmental Site Assessment	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	The project sponsor must submit a Phase I Environmental Site Assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

SFMTA: San Francisco Municipal Transportation Agency

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS ²

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.1(b)	General	Other agency approvals	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a list of anticipated permits and approvals needed for the project from other agencies (e.g., SFMTA, SFPUC, Public Works, etc.).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.2	Archeology	Preliminary archeological review	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Department will conduct a preliminary archeological review. Project sponsor must provide detailed information, including sections, on proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation. Project sponsor must submit any available geotechnical/soils or phase II environmental site assessment. The preliminary review could result in the requirement of a technical study.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(a)	Transportation	Sidewalk dimensions	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide existing and proposed sidewalk dimensions, taking into account presence and general location of physical structures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(b)	Transportation	Intersection improvements	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and type of existing and proposed intersection curb ramps, intersection crossing treatments (e.g., crosswalks), or traffic control devices (e.g., stops signs, gates, signals).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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

TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS²

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.4(d)	Transportation / Noise / Air Quality	Operation – waste facilities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe and provide plans of the location and dimensions of rooms for compost, recycling, and waste.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.6(b)	Hydrology and Water Quality	Stormwater and sewer management	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of Stormwater Management Ordinance .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.8	Geology and Soils: Paleontology	Preliminary Paleontological Evaluation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Department will conduct a Preliminary Paleontological Evaluation. Project sponsor must provide detailed information, including sections, on proposed soils-disturbing activities, including the depth in feet and amount of excavation in cubic yards. Project sponsor must submit available geotechnical investigation. The preliminary review could result in a determination that the project requires mitigation measures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

CEQA: California Environmental Quality Act

EIR: Environmental Impact Report

TABLE 4. ADDITIONAL INFORMATION

No.	Environmental Topic	General Description	Applicable to Proposed Project	Notes / Links
4.1	General	Resources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please see the following links for additional resources that may inform the environmental analysis: https://sfplanninggis.org/pim/ http://sfplanninggis.org/TIM/ http://sfplanninggis.org/Pipeline/
4.2	Tribal Cultural Resources	Consultation	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The department will determine if notifying California Native American tribes regarding tribal cultural resources is required. Consultation with California Native American tribes regarding tribal cultural resources may be required at the request of the tribes. No additional information is needed from the project sponsor at this time.

Attachments:

- Transportation Study Determination Form
- Preliminary Shadow Fan



TRANSPORTATION STUDY DETERMINATION REQUEST

Date: 3/8/21
To: Lauren Bihl, Jenny Delumo, Ryan Shum, and Transportation Staff
From: Josh Pollak
Project Name: 100 Orizaba Avenue, 2022-001023PPA
Location: Ocean View, P-Public

The Transportation Study Determination Request form is used to help determine the level of transportation analysis needed for a particular project. A summary of the determination and applicable fees are presented below.

Summary

Determination: A transportation study could be required, based on current information
Reason: A study may be required if the proposed project's loading configuration is unable to meet its loading demand.
Fees: None (currently)
SDAT / UDAT: ☐ No SDAT or UDAT Bring project to ☐ SDAT ☐ UDAT ☒ Both
Comments: Based on preliminary information, the project could result in a significant impact to loading. The project may be able to lessen or avoid that impact by coordinating with the SFMTA Color Curb Manager.

Project Information

	EXISTING	PROPOSED	NET CHANGE	NOTES
PROJECT SITE CHARACTERISTICS				
Residential Units (Total)	0	0	0	Studio: 1-BR: 2-BR: 3-BR:
Public GSF	0	30,000	+30,000	Construction of library on vacant public land
# Off-Street Vehicle Parking	0	0	0	
# Off-Street Loading Spaces	0	0	0	
STREETSCAPE CHANGES				
# On-Street Parking Spaces	0	0	0	
# On-Street Loading Spaces	0	0	0	
Curb Cut Changes	N/A			

Other (Describe)

ADDITIONAL NOTES & DESCRIPTION

The proposed project would remove existing vegetation on a publicly zoned site and construct a three-story, 30,000 square-foot library. The library would have no vehicular parking, loading spaces or curb cuts. For the purposes of travel demand, the use was assumed to be an office.

General Screening Criteria

- ☒ Would the project potentially add 50 or more dwelling units, or 5,000 square feet or more of non-residential uses, or 20 or more off-street vehicular parking spaces? (SF Travel Demand data output is required for a TS Determination Request)
- ☒ Would the project include a unique land use such as a recreational facility, concert venue, child care facility, school, homeless navigation center, or large land use such as Pier 70, seawall lot, etc.? (Yes library)
- ☐ Would the project ☐ expand upon or ☐ add a ☐ childcare facility or ☐ school? (If checked, ensure that information about the on-street and off-street loading is provided above)
- | | | | |
|---------------------------|-----------|-----------|-------------|
| # of Students or Children | Existing: | Proposed: | Net change: |
| Square feet of facility | Existing: | Proposed: | Net change: |
- ☐ Would project result in 300 project vehicle trips during the a.m. or p.m. peak hour?
- ☐ Would the project make alterations to Muni, or Other Regional Transit Agencies, or Public Works' public right-of-way, such as relocate, add, or remove a bus stop; propose a new color curb; remove an existing color curb; propose a use on public right-of-way such as reducing sidewalk width, remove or add a travel lane (including turn pockets), remove a parking lane, add a new street, add or remove a traffic signal, etc.?
- ☒ Would the project be located within 300 feet of a Caltrans right-of-way or be adjacent to a regional transit stop?
- ☒ Would the project include any frontage on a street designated on the high-injury network? If so, list high-injury network streets: Brotherhood Way
- ☐ Would the project exceed the amount of off-street vehicular parking permitted: If so: ☐ By right? ☐ With a conditional use authorization per the Planning Code?
- ☐ Would the project exceed the Vehicle Miles Traveled (VMT) and vehicular parking map-based screening criteria? (Note: It doesn't for Office Use but does exceed for Retail Use)
- ☐ Additional screening criteria for VMT: Does the project contain the following features? (Check this box if either of the boxes below are checked)

- ☐ Does the project qualify as a “small project”? or
- ☐ Is the project site in proximity to a transit station? (must meet all four sub-criteria)
 - Located within one-half mile of an existing major transit stop; and
 - Would have a floor area ratio greater than or equal to 0.75; and
 - Would result in an amount of vehicle parking that is less than or equal to that allowed by the Planning Code without a Conditional Use Authorization; and
 - Is consistent with the Sustainable Communities Strategy?
- ☐ Does the project contain transportation elements? *(Check this box if either of the boxes below are checked)*
 - ☐ Does the project qualify as an “active transportation, rightsizing (also known as ‘Road Diet’) and Transit Project”? or
 - ☐ Does the proposed project qualify as an “other minor transportation project”?
- ☐ Would the project exceed the transportation-related construction screening criteria? *(Check this box if any boxes are checked in both Part 1 **and** Part 2)*
 - ☒ Construction information is not yet available

Part 1: Project Site Context

- ☐ Amount of excavation would be more than two levels below ground surface; and/or
- ☐ Amount of demolition would result in more than 20,000 cu yards of material removed from the site.
- ☐ Presence of transportation facility used by a substantial number of people that would require closure or substantial relocation. For example, the project would close off a street used by public transit or emergency service operators.

Part 2: Construction Duration and Magnitude

- ☐ Construction is anticipated to be completed in 30 months or more.
- ☐ Construction of project would be multi-phased (e.g., construction and operation of multiple buildings planned over a long time period)

Additional Notes:**SDAT Screening Criteria**

If any of the first four boxes in Part 1 are checked **and** any of the subsequent five boxes in Part 2 are checked, the Environmental Planner will coordinate with the Current Planner to review the project with the Street Design Advisory Team (SDAT) in accordance with the Better Streets Plan per Planning Code section 138.1.

PART 1

- ☒ On a lot greater than one-half acre
- ☐ Includes more than 50,000 gross square feet (per PC sec. [102](#)) of new construction
- ☒ Contains 150 feet (or more) of lot frontage on one or more public rights-of-way
- ☐ Frontage encompasses the entire block face between the nearest two intersections with any other publicly accessible right-of-way

PART 2

- ☐ New construction of 10 or more dwelling units
- ☒ New construction of 10,000 gross square feet or greater of non-residential space
- ☐ Addition of 20% or more of gross floor area to an existing building
- ☐ Change of use of 10,000 gross square feet or greater of a PDR use to non-PDR use
- ☐ Other:

UDAT Screening Criteria

If any of the boxes below are checked, the Urban Design Advisory Team (UDAT) Transportation Planner Liaison will review the project at a UDAT meeting. The Environmental Planner will coordinate with the Current Planner to ensure the project is scheduled.

- ☐ Development proposes new porte cochere or other type of off-street sidewalk level vehicular driveway, typically used for passenger loading/unloading, between the building and the public right-of-way
- ☐ Development is seeking an exception for off-street loading (freight, service, or tour bus) requirements
- ☐ Development is seeking a conditional use for additional vehicular parking
- ☐ Development is proposing vehicular parking for non-accessory uses (i.e., private or public parking garage/lot)
- ☐ Development is proposing greater than 50 vehicular parking spaces for residential, and office uses or greater than 10 vehicular parking spaces for retail uses
- ☐ Development is proposing to retain or alter an existing curb cut, but with increased vehicular activity (i.e., greater than 50 vehicular parking spaces for residential and office uses or greater than 10 vehicular parking spaces for retail uses)
- ☒ Development triggers large project requirements of Planning Code section 138.1 (Better Streets Plan)
- ☐ Development is proposing a new curb cut within 15 feet of another curb cut, greater than 15 feet in width for dual-lane vehicular parking garages, greater than 24 feet in width for dual-lane large truck loading bays, a combined parking/loading curb cut greater than 27 feet, or a total of more than 30 feet of curb cuts (e.g., multiple driveways)
- ☐ Development is proposing a new curb cut along a street identified within Planning Code section 155(r)(1)(2)(3)(4)(5). Please review the “Ped & Bike” tab in the [SF Transportation Information Map](#).

Transportation Study Determination

Upon review of the proposed project, Planning Department Transportation staff have made the below determination regarding the level of transportation study required. Applicable fees are detailed on the following page.

PPA Record (check all that are applicable):

- ☒ Consultant-prepared Complex Transportation Study/Section, or Site Circulation Study, is not likely required
- ☐ Consultant-prepared Complex Transportation Study/Section is likely required (see Scope of Work Checklist)
- ☐ Consultant-prepared Site Circulation Study (e.g., School) is likely required (see Scope of Work Checklist)
- ☐ Transportation Planner Coordination is likely required (see Scope of Work Checklist)
- ☐ SFMTA Consultation

Reason for TS determination:

- ☐ Low p.m. peak volume of vehicle trips compared to existing conditions.
- ☒ Other: A study may be required if the proposed project's loading configuration is unable to meet its loading demand. Please coordinate with SFMTA's Color Curb Manager.

Determined By: Lauren Bihl **Date:** 03/16/2022

Comments to Sponsor

Comments to sponsor regarding the CEQA Transportation Review (*check all that are applicable*):

- ☐ The Department has determined that this is a complex project. Complex projects are multi-phased, require a large infrastructure investment, include both programmatic and project-level environmental review, or are of statewide, regional, or area-wide significance as defined in CEQA. A list of three consultants will be provided to the applicant.
- ☐ The Department has determined that this is a regular project or a project that requires site circulation. Site circulation or regular projects are projects that require analysis of one or more transportation topics within a geographic area that may include the project block or extend beyond the project block. Project sponsors may select any consultant from the pool for regular projects.
- ☐ Please submit the Transportation Study fee \$29,090 payable to the San Francisco Planning Department ("Transportation Review or Study" fee) and address the payment to VirnaLiza Byrd.
- ☐ Please submit the Site Circulation Review fee \$10,563 payable to the San Francisco Planning Department ("Transportation Review or Study" fee) and address the payment to VirnaLiza Byrd.
- ☐ Please submit the SFMTA \$31,500 Complex Transportation Review fee payable to the SFMTA.
- ☐ Please submit the SFMTA \$5,500 Site Circulation Review fee payable to the SFMTA.
- ☐ Please submit the SFMTA \$1,225 Development Project Review fee payable to the SFMTA.

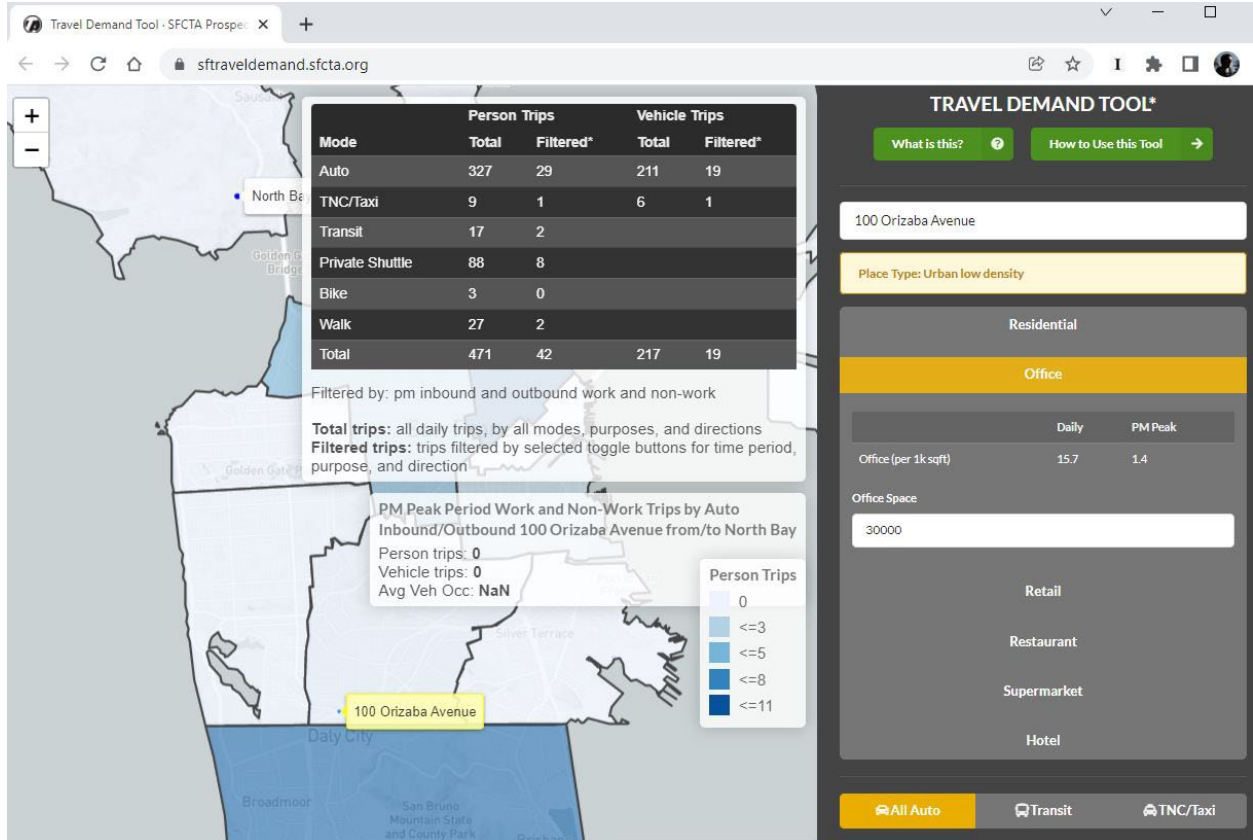
The contact person at SFMTA responsible to receive these fees is:

San Francisco Municipal Transportation Agency
Attn: Revenue Accounting
One South Van Ness Avenue, 8th Floor
San Francisco, CA 94103

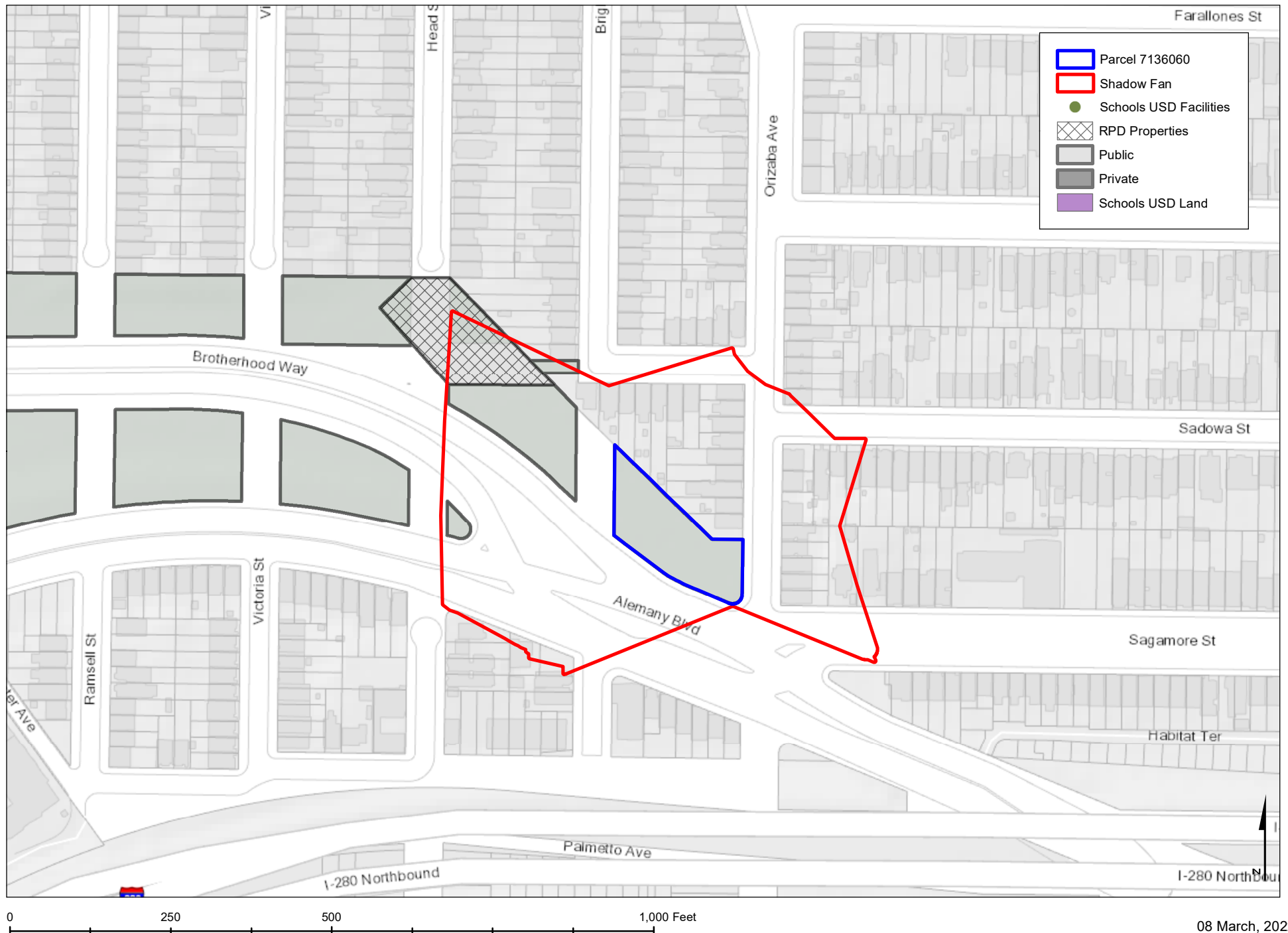
Additional Comments to Sponsor:

- ☐ Please provide two separate checks for payment.
- ☒ Other: Based on preliminary information, the project could result in a significant impact to loading. The project may be able to lessen or avoid that impact by coordinating with the SFMTA Color Curb Manager.

Travel Demand Estimate



100 Orizaba Avenue @45 feet height



San Francisco's residents, employees, and visitors benefit the most from project designs that are innovative, thoughtful and well-coordinated early in the development process. As sponsors refine their projects based on comments in this PPA letter, they should also consider how to implement the policies and regulations below. Project sponsors are advised to work with the relevant City agencies listed below to confirm details and potential updates.

ENVIRONMENTAL SUSTAINABILITY

- 1. Green Building, Climate, and Energy.** San Francisco has committed to achieving net-zero greenhouse gas emissions (GHGs) by 2050, aligning with other global cities in support of the Paris Climate Accords. Today, almost half of local GHGs come from buildings. The San Francisco [Green Building Code](#) (GBC) establishes LEED certification and other green building requirements. Projects are encouraged to work with Planning, SF Environment (SFE) and the Department of Building Inspection (DBI) to determine how to meet and surpass local sustainability and decarbonization requirements. Visit DBI [Administrative Bulletin 93](#) for a detailed summary of local requirements.
- 2. All Electric New Construction.** San Francisco Building Code Section 106A.1.7.1 requires all applications to construct new buildings submitted on or after June 1, 2021 to be all-electric. For details and administrative procedures, see Department of Building Inspection [Administrative Bulletin AB-112](#). For projects which submit an initial application for permit prior to December 31, 2021, gas infrastructure may be installed exclusively to serve cooking equipment in an area of the building designated for commercial food service. For initial applications January 1, 2022 or after, gas infrastructure is limited to cooking equipment in an area designated for a specific food service establishment (such as a specific restaurant). Projects that install gas infrastructure are by definition "mixed-fuel" and subject to supplemental energy efficiency requirements, described in Department of Building Inspection [Administrative Bulletin 93](#).)
- 3. Better Roofs.** The Better Roofs Ordinance requires projects to install solar power (photo voltaic and/or solar thermal systems) on at least 15% of cumulative roof area, living (green) roofs on 30%, or a combination of both. The Better Roofs program provides guidance to meet or exceed these requirements, which can also support a variety of other sustainability goals. Please see <http://sf-planning.org/san-francisco-better-roofs> for more information, including the Planning Department's Living Roof Manual.
- 4. Clean Energy.** San Francisco City Administrative Code Article 99 requires the San Francisco Public Utilities Commission (SFPUC) to consider providing 100% greenhouse gas-free electric service (Hetch Hetchy power) for all eligible new development, including large infill buildings and redevelopment projects typically over 50,000 square feet or with substantial electrical loads. Smaller private projects can take advantage of other SFPUC clean power programs, including CleanPowerSF and GoSolarSF. To apply for GHG-free electricity or for more information, contact HHPower@sfwater.org or visit <https://sfwater.org/index.aspx?page=1209>.
- 5. 100% Renewable Energy.** The [San Francisco Environment Code Chapter 30](#) requires that larger commercial buildings are required to fulfill all on-site electricity demands through any combination of on-site generation of 100% renewable electricity or subscription to a 100% renewable electric service, such as CleanPowerSF SuperGreen. Buildings 500,000 square feet in gross floor area must comply by December 31, 2022. Buildings 250,000 square feet in gross floor area must comply by December 31, 2024. Buildings 50,000 square feet in gross floor area must comply by December 31, 2030.
- 6. Recycled Water Use.** Certain projects located in San Francisco's Recycled Water Use areas are required to install recycled water systems ("purple pipe") for irrigation, cooling, and/or toilet and urinal flushing, per Article 22 of the

San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. For more information, visit: sfwater.org/index.aspx?page=687.

7. **Stormwater.** Any project disturbing 5,000 square feet or more of ground surface is subject to the Stormwater Management Ordinance. Applicable projects must prepare a Stormwater Control Plan and a signed maintenance agreement, which must be approved by the SFPUC before site or building permits may be issued. Projects are encouraged to focus on green infrastructure (e.g. open space, rooftop, sidewalk treatments) that maximizes co-benefits for other sustainability requirements. For more information, contact stormwaterreview@sfwater.org or visit <http://sfwater.org/sdg>.
8. **Flood Notification.** Applicants for building permits for new construction, change of use or occupancy, or major alterations or enlargements must initiate contact with the SFPUC to determine whether the project would result in ground-level flooding during storms. Project sponsors may be required to include measures to ensure positive sewage flow, raise entryway elevation, and/or special sidewalk construction and deep gutters. Side sewer connection permits need to be reviewed and approved by the SFPUC at the beginning of the review process for all permit applications submitted to SF Planning or DBI. For more information visit: <https://sfwater.org/index.aspx?page=1316>.
9. **Water.** A hydraulic analysis will be required to confirm the adequacy of the water distribution system for proposed new potable, non-potable, and fire water services. If the current distribution system pressures and flows are inadequate, the project sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900 or contact cddengineering@sfwater.org. The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. For more information, visit: <https://sfwater.org/index.aspx?page=574>.
10. **Refuse Collection and Loading.** All buildings must include spaces for collecting and loading recycling and composting in common and private areas. Composting and recycling must be as or more convenient than waste disposal. Bulletin [AB-088 Collection and Storage of Trash, Recycling, and Compostable Materials](#) provides specific requirements. Design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700 or visiting <https://sfenvironment.org/recycling-composting-faqs>.
11. **Biodiversity.** The San Francisco Biodiversity Resolution establishes biodiversity as a citywide priority to elevate the conservation and stewardship of local native species and habitats. Projects are encouraged to support the City's vision of climate-resilient ecosystems by amplifying greening throughout all public spaces, yards, rooftops, and facade walls. Please see the City's Plant Finder tool to identify native species most appropriate for your project: www.sfplantfinder.org.
12. **Green Connections.** Green Connections are the City's comprehensive network of streets identified as key opportunities to be greener and healthier streets for walking, biking, and active transportation, especially connecting parks and open spaces. Projects along a Green Connection, should incorporate designs from the Green Connections Design Toolkit at <https://sfplanning.org/project/green-connections>.

TRANSPORTATION

13. **Electric Vehicles** [GBC Sec 4.106.4.1–2]. To support the transition to zero-emission vehicles, projects are required to support electric vehicle infrastructure in off-street parking facilities. Please refer to the City standards on the number, location, and size of EV charging spaces, as well as the requirement to service 100 percent of off-street parking spaces with adequate electrical capacity and infrastructure to support future EV charging stations. For more, visit sfenvironment.org/clean-vehicles/overview/clean-fuels-and-vehicles.
14. **Bike Share**. The region is expanding its Bike Share Program, including many new Bike Share Stations throughout San Francisco and the introduction of electric options. Projects should consider any existing or planned bikeshare stations nearby and receive TDM points for subsidizing bike share memberships. For more, visit <https://www.lyft.com/bikes/bay-wheels/expansion>.

ADDITIONAL CONSIDERATIONS

1. **Civic Design Review**. The Civic Design Review Committee, a sub-committee of the Arts Commission, reviews new and renovated structures on (or, sometimes adjacent to) City property to ensure design excellence for San Francisco's civic facilities and structures. Please see the Civic Design Review Guidelines at <https://www.sfartscommission.org/sites/default/files/CDR%20Guidelines%20Fall%202019.pdf>
2. **First Source Hiring Agreement**. A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more, visit <https://oewd.org/first-source>

NEIGHBORHOOD CONTEXT

The project site is located at the southern edge of the predominantly single family Oceanview neighborhood on city owned property as part of the larger Brotherhood Way Open Space land. The convergence of Alemany Blvd, Brotherhood Way, Orizaba Ave and Sagamore St presents an auto-dominated environment with a vast expanse of pavement separating the site from any connection to the south. Without significant improvements to the pedestrian environment including potentially re-configuring the roadways the location presents challenges for the new library becoming an anchor for the community.

COMPLIANCE WITH DESIGN GUIDELINES

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

Urban Design Guidelines	
GUIDELINES NOT CURRENTLY MET	RECOMMENDATIONS FOR COMPLIANCE
<i>S1 Recognize and Respond to Urban Patterns</i>	The proposed site presents challenges to making the new branch an integral part of the community. The existing site is superior in terms of transit, walkability, central location, and compatibility with surrounding uses. Recommend exploring options that may allow the library to be more accessible from Randolph Street and designed as anchor to a larger future public space along Brotherhood Way.
<i>S2 Harmonize Relationships between Buildings, Streets, and Open Spaces</i>	The scale of the new library immediately adjacent to single family homes may create adverse impacts to the light and privacy to the homes. The building would block southern exposure to the mid-block open space.
<i>Guideline A3 Harmonize Building Designs with Neighboring Scale and Materials</i>	As the design develops consider materials that reduce the perception of the building's scale and integrate it into the context of the Brotherhood Way Open Space.
<i>Guideline P1 Design Public Open Spaces to Connect with and Complement the Streetscape</i>	The current proposal where the library would face onto an expanse of converging streets would create a poor pedestrian experience. The potential option shown in the Grant Study that closes a portion of Brotherhood way would create a more suitable relationship.
<i>Guideline P4 Support Public Transportation and Bicycling</i>	The proposed location lacks the same level of access for cycling and public transit as the existing location.
<i>P5 Design Sidewalks to Enhance the Pedestrian</i>	At this stage little sidewalk improvements are shown. Substantial improvements should be included as a comprehensive design approach.

APPENDIX D: PRELIMINARY DESIGN COMMENTS**Case No. 2022-001023PPA
100 ORIZABA AVE**

<i>Experience</i>	
<i>P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest</i>	Having the building anchor a larger open space as shown in the Grant Study would allow for a more suitable setting for a variety of activities.

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

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Michael Lambert, City Librarian, Library Dept.

FROM: Victor Young, Assistant Clerk *Victor Young*

DATE: June 24, 2024

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed Ordinance:

File No. 240699

Ordinance requiring that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue (Assessor's Parcel Block No. 7136, Lot No. 060), subject to environmental review, required approvals, and other applicable laws; and prohibiting the expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch serving those neighborhoods at any alternate location, except as required by the environmental review process, required approvals, or other applicable laws.

If you have comments or reports to be included with the file, please forward them to Victor Young at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

c: Almer Castillo, Library Dept.
Michael Perlstein, Library Dept.
Maureen Singleton, Library Dept.
Margot Shaub, Library Dept.



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 240699	File Type: Ordinance	Status: 30 Day Rule
Enacted:		Effective:
Version: 1	In Control: Rules Committee	
File Name: Site for New Library Branch - 100 Orizaba Avenue		Date Introduced: 06/18/2024
Requester:	Cost:	Final Action:
Comment:	Title: Ordinance requiring that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue (Assessor's Parcel Block No. 7136, Lot No. 060), subject to environmental review, required approvals, and other applicable laws; and prohibiting the expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch serving those neighborhoods at any alternate location, except as required by the environmental review process, required approvals, or other applicable laws.	
Sponsor: Safai		

History of Legislative File 240699

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	06/18/2024	ASSIGNED UNDER 30 DAY RULE	Rules Committee	07/18/2024	

BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
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TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Alondra Esquivel-Garcia, Director, Youth Commission
Joy Zhan, Youth Commission

FROM: Victor Young, Assistant Clerk,
Rules Committee

DATE: July 1, 2024

SUBJECT: LEGISLATIVE MATTER INTRODUCED

The Board of Supervisors' Rules Committee has received the following matter. This item is being referred for comment and recommendation.

File No. 240699

Ordinance requiring that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue (Assessor's Parcel Block No. 7136, Lot No. 060), subject to environmental review, required approvals, and other applicable laws; and prohibiting the expenditure of City funds to explore, pursue, or plan construction of a new Public Library branch serving those neighborhoods at any alternate location, except as required by the environmental review process, required approvals, or other applicable laws.

Please return this cover sheet with the Commission's response to Victor Young, Assistant Clerk, Rules Committee.

RESPONSE FROM YOUTH COMMISSION Date: _____

_____ No Comment
_____ Recommendation Attached

Chairperson, Youth Commission

From: [Buckley, Jeff \(BOS\)](#)
To: [Young, Victor \(BOS\)](#)
Cc: [Burch, Percy \(BOS\)](#)
Subject: FW: REMINDER: Hearing - Oceanview Library Ordinance at 100 Orizaba
Date: Monday, September 9, 2024 9:06:53 AM

Hi Victor,

Please include in the board file.

Thanks!

-Jeff

From: Cathy Mulkey Meyer <mulkeymeyer@gmail.com>
Sent: Monday, September 09, 2024 8:52 AM
To: Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>
Cc: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Re: REMINDER: Hearing - Oceanview Library Ordinance at 100 Orizaba

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Head Librarian Michael Lambert, Supervisor Safai, and Community Members:

My name is Cathy Mulkey Meyer, I am a long time resident of District 11, my kids father, 5 Uncles, 2 Aunties, and Grandparents lived at 151 Broad Street from 1978 to 2010. This library is a commitment to the education and wellness families in one of the most under resourced neighborhoods in San Francisco. District 11 is home to the largest population of SFUSD students and this neighborhood will see school consolidation. This library is a way the City can invest in early childhood literacy, while SFUSD divests resources. D11 is home to one of the largest populations of seniors aging in their home and libraries play a vital role providing free activities, creates a safe space for socialization, free internet access, and serve as cooling stations on those hot days.

Please support Supervisor Safai's legislation.

Kind regards,

Cathy Mulkey Meyer
(415) 734-1651

Sent from my iPhone

On Sep 8, 2024, at 7:22 PM, Buckley, Jeff (BOS) <jeff.buckley@sfgov.org> wrote:

Hi all,

The Board of Supervisors Rules Committee will hear Supervisor Safai's [ordinance](#) to move forward with the future library at 100 Orizaba aka Parcel D. **The meeting will be held tomorrow Monday Sept. 9th at 10 AM at the Board of Suoervisors chamber. Please come and provide public comment. If you can't attend, you can send written public comment to me in advance and I will make sure it gets included in the board file.**

This item will be heard first so please be there at 10 AM to provide comment.

Let me know if you have any questions.

JEFF BUCKLEY *(he/him/his)*

Chief of Staff

District 11 Supervisor Ahsha Safai

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

415.554.7897 (direct)

415.554.6975 (main line)

From: [Buckley, Jeff \(BOS\)](#)
To: [Young, Victor \(BOS\)](#)
Cc: [Burch, Percy \(BOS\)](#)
Subject: FW: Letter of support for library
Date: Monday, September 9, 2024 9:07:17 AM

Victor,

Please include in the board file.

Thank!

-Jeff

From: M Guidry <guidry@eceducator.biz>
Sent: Monday, September 09, 2024 8:33 AM
To: Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>
Subject: Letter of support for library

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whole it may concern:

I am writing to express the importance of building a new library for our community to move forward with the library at 100 Orizaba aka Parcel D.

A library is more than just a place for books—it serves as a vital resource for families, children, and educators, including family childcare providers.

Having access to a well-equipped library allows caregivers and educators to offer enriching experiences for children, fostering a love of learning from an early age. This space will provide a welcoming environment where families can connect, children can explore, and educational programs can flourish. Supporting this project is an investment in our community's future. Thank you for considering this important initiative.

Warmly,
Monique Guidry
Guidry's Early Care & Education Program, Director/Owner

Sent from Gmail Mobile

On Sun, Sep 8, 2024 at 7:22 PM Buckley, Jeff (BOS) <jeff.buckley@sfgov.org> wrote:

Hi all,

The Board of Supervisors Rules Committee will hear Supervisor Safai's [ordinance](#) to move forward with the future library at 100 Orizaba aka Parcel D. **The meeting will be held tomorrow Monday Sept. 9th at 10 AM at the Board of Suoervisors chamber. Please come and provide public comment. If you can't attend, you can send written public comment to me in advance and I will make sure it gets included in the board file.**

This item will be heard first so please be there at 10 AM to provide comment.

Let me know if you have any questions.

JEFF BUCKLEY *(he/him/his)*

Chief of Staff

District 11 Supervisor Ahsha Safai

[1 Dr. Carlton B. Goodlett Place, Room 244](#)

[San Francisco, CA 94102](#)

415.554.7897 (direct)

415.554.6975 (main line)

From: [Buckley, Jeff \(BOS\)](#)
To: [Young, Victor \(BOS\)](#)
Cc: [Burch, Percy \(BOS\)](#)
Subject: FW: REMINDER: Hearing - Oceanview Library Ordinance at 100 Orizaba
Date: Monday, September 9, 2024 9:08:19 AM

Hi Victor,

Please include in the board file.

Thanks!

-Jeff

From: Johanna Lopez Miyaki <jlomiyaki@gmail.com>
Sent: Monday, September 09, 2024 1:01 AM
To: Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>
Cc: Alyssa Cheung <cheung.alyssa@gmail.com>; Maurice Rivers <jumpstreet1983@gmail.com>; Mandy Leung <mmleung@gmail.com>
Subject: Re: REMINDER: Hearing - Oceanview Library Ordinance at 100 Orizaba

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Like many of my friends and neighbors in the OMI, I can't take time off work to attend this meeting. I am submitting this statement for the public record. It's important the Board of Supervisors understands that the same 2-3 people that show up to these meetings consistently to oppose the 100 Orizaba site do not speak for the entire community.

Every day this new library build is delayed the costs go up and the OMI community is not served.

We were promised a new state of the art library by the city and the time to deliver it is now by approving this ordinance.

A dedicated, three-story, 31,700-square-foot library with facilities dedicated for reading rooms, a community meeting area, an administrative space and more was proposed in 2019...more than 5 years ago. This new library would replace the substandard Oceanview Branch tasked with serving over 50k residents in the OMI.

As I understand it, the *co location* being proposed by the city would be just 20k sq feet...that's a significant reduction on its own...and down from what I believe was 40k sq ft at one point.

To be clear, I oppose combining a public good such as a library with ANY faith based organization so that is my first challenge to the city's proposal of a *co location* at IT Bookman (446 Randolph St, San Francisco, CA 94132) and Pilgrim Church. Please explain, why must we accept this blurring of boundaries when we have a perfectly suitable site in 100 Orizaba?

I have more questions:

The reduction in space to 20k sq feet at this *co location* is already a disappointment. Is that the size allocated to the library or is this 20k sq ft to be shared by the 3 entities on site and if so, how is it allocated?

Who pays for the construction?

Who pays for maintenance and operations?

What are the benefits of a *co location* to the city of San Francisco? To the OMI Community? What are the disadvantages? Same questions for IT Bookman and Pilgrim Church.

Pilgrim Church, is a faith based organization, does it pay taxes to the city of San Francisco?

The Pilgrim Church currently leases space to IT Bookman Community Center and IT Bookman is subsidized by the city of San Francisco. How will this work in a *co location* scenario?

The SFMTA and SFCTA studies have failed to identify pedestrian safety issues at the 100 Orizaba that are prohibitive to making this the site of our new Oceanview library. In fact, it reinforces the need to address any safety issues that exist...not ignore them...library or no library. Why is it only a safety issue if the new library is located there? As we look to the future and there are more people and more development (Stonestown, Park Merced, H Mart expansion) in this area...it will have to be addressed.

The 100 Orizaba site offers many advantages including increased community connectivity and the proximity to complimentary offerings like the Sisterhood

Gardens, the Head Brotherhood Mini Park and the open greenspace of Brotherhood way. This could make the OMI a destination instead of a pass through neighborhood. This site could lift up existing small businesses and create opportunities for new ones to better our community. There are other benefits to 100 Orizaba being the site for the new Oceanview Branch detailed in the

[Ocean View Branch Library Feasibility Report](#)

<https://sfpl.org/sites/default/files/2020-02/ocean-view-report101719.pdf>



Please approve this ordinance for the young families with children, seniors, and all our community members in the OMI. Give one of the most diverse districts in the city (D11) with many multigenerational homes and the OMI community a well deserved library we can be proud of. Stop overlooking this pocket of the city's westside and start investing more in it. We deserve better and have waited far too long for a new library of adequate size and capacity.

Sincerely,

M. Johanna Lopez Miyaki
Project Director | Friends of the OMI Mini Parks & We Are OMI

Friends of the OMI Mini Parks
<https://sanfranciscoparksalliance.org/partners/omi-mini-parks/>

We Are OMI
<https://weareomi.org/>

SF Crosstown Trail Council Member
www.crosstowntrail.org

SFPL Council of Neighborhood Libraries - Oceanview Branch Rep
<https://sfpl.org/about-us/how-support-library/council-neighborhood-libraries>

From: [Buckley, Jeff \(BOS\)](#)
To: [Young, Victor \(BOS\)](#)
Cc: [Burch, Percy \(BOS\)](#)
Subject: Fwd: REMINDER: Hearing - Oceanview Library Ordinance at 100 Orizaba
Date: Monday, September 9, 2024 9:09:09 AM

Hi Victor,

Please include in the board packet.

-Jeff

Get [Outlook for iOS](#)

From: Alyssa Cheung <cheung.alyssa@gmail.com>
Sent: Sunday, September 8, 2024 9:56:49 PM
To: Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>
Cc: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; We Are OMI <We.Are.OMI@gmail.com>
Subject: Re: REMINDER: Hearing - Oceanview Library Ordinance at 100 Orizaba

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Here's my public comment:

My name is Alyssa Cheung and I live in Ingleside Heights. I am a community advocate with We are OMI. I go to Oceanview library at least twice a week with my daughter. I urge you to move forward with approving construction of the new Oceanview library at 100 Orizaba immediately.

We have long been promised a new library to replace the outdated, and far too small branch that currently sits on Randolph street. Years and years of delay has meant that families like mine are deprived of a library facility that can serve our community and its many needs. The longer you continue to wait and search for alternative parcels, the more expensive the project gets, and the further the project gets delayed.

I have heard the library commission mention that community members have expressed concern about this location. No community is a monolith. There will always be opposition to change. I urge you to look past this small but vocal minority. I can assure you that you have strong, fervent support from many, many residents who have been begging for a new library for years. I have been to the numerous community meetings about this project, where the voices in favor of this library far outweigh the one or two voices who oppose the project on often

baseless grounds.

I also have heard resistance to this project due to traffic safety concerns on Orizaba, Brotherhood, and Alemany. That intersection is no doubt dangerous. But that is absolutely not a reason to dismiss the site, and is instead a tragically myopic vision for the future of our neighborhood. In fact, this library should be further impetus to finally address the deadly conditions at that intersection. The city should ask itself why can't we install a new library while also making it safer for patrons to get there? I can vouch that as a street safety advocate, I will continue to advocate and organize for making this intersection safer regardless of the library parcel. I hope the city does the same.

I urge you to please proceed immediately with construction at 100 Orizaba. Our community needs and deserves this new library now.

Respectfully,
Alyssa Cheung

Alyssa Cheung

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OMI CULTURAL PARTICIPATION PROJECT

1507 OCEAN AVENUE • SAN FRANCISCO, CA 94112

September 9th, 2024

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: Proposed New Oceanview Branch Library For 100 Orizaba Avenue

Dear Board of Supervisors,

I am writing to express my enthusiastic and ongoing support for the establishment of a new Ocean View neighborhood branch library at the proposed site for 100 Orizaba Avenue.

This initiative represents a critical investment in our community's intellectual and social well-being, offering countless benefits that will resonate for generations to come. Libraries are essential pillars in any vibrant community. They provide free and open access to information, resources, and technology, serving as gateways to knowledge and lifelong learning for residents of all ages and backgrounds.

In an era where digital divides and educational disparities continue to widen, the presence of a new and modernized library will ensure that everyone in our neighborhood has equal opportunities to succeed academically, professionally, and personally. For our children and youth, a library will be a safe and stimulating environment that fosters a love for reading and learning.

It will provide valuable after-school programming, access to technology, and resources that encourage exploration and creativity. For adults and seniors, the library will offer access to job resources, literacy programs, and spaces for community engagement, reducing isolation and promoting social connections.

Furthermore, this new and upgraded library location will serve as an anchor for community life, a place where people from all walks of life can come together to share ideas, participate in cultural events, and engage in civic dialogue. It will foster a sense of belonging and contribute to the overall quality of life in San Francisco District 11.

As a community member and lifelong resident, I can speak firsthand to the need for more accessible resources in our area. A neighborhood library would help fill that gap, making it easier for families to access books, technology, and educational programs without having to travel far.

In conclusion, the establishment of a new neighborhood library is not only a commendable initiative, but a necessary one. It will empower our community, promote literacy and education, and serve as a catalyst for positive social change. I wholeheartedly support this effort and encourage The Honorable Mayor London Breed, City Librarian Michael Lambert, and the Board of Supervisors to prioritize this project for the betterment of our community.

Thank you for your consideration of this important initiative. I look forward to seeing the positive impact this library will have on our neighborhood and generations to come.

With regards and in solidarity,



Maurice Rivers
Executive Director



The OMI
Cultural Participation
Project

www.omicpp.org