



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
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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	
☒	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	
☒	211.2	Conditional Use in P Districts: • Social Service and Philanthropic Facility • Community Facility • Open Recreation Area • Passive Outdoor Recreation
☒	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	
☒	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
☒	☐	☐	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
☐	☐	☒	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).
☐	☐	☒	139	Bird Safety	Subject to the location-related standards for bird-safe buildings. Please refer to Planning Code Section 139 and our Design Guide .
☐	☐	☒	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.
☒	☐	☐	151	Off-Street Parking	Project does not propose off-street parking.
☒	☐	☐	152	Required Off-Street Loading	Project is not subject to required off-street loading.
☐	☐	☒	155.2	Bicycle Parking	Class 1 spaces required: - 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. Class 2 spaces required: - 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
☐	☒	☐	155.4	Required Showers & Lockers	- 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
☐	☐	☒	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.
☐	☐	☒	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	
☒	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)	☒ YES ☐ 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.	☐ YES ☐ NO
1.1(b)	Potentially eligible for Class 32 exemption	☐ YES ☐ NO ☒ 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.	☐ YES ☐ NO
1.1(e)	Likely to require a mitigated negative declaration	☐ YES ☐ NO ☒ 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.	☐ YES ☐ 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	☒ YES ☐ NO	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. 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.	☐ YES ☐ 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	☒ YES ☐ 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.	☐ YES ☐ NO
2.1(b)	General	Project phasing	☐ YES ☒ NO	Not required for this project.	☐ YES ☐ NO ☐ N/A

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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	☐ YES ☒ NO	Not required for this project.	☐ YES ☐ NO ☐ N/A
2.2(a)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 1	☐ YES ☒ 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.	☐ YES ☐ NO ☐ N/A
2.2(b)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 2	☐ YES ☒ NO ☐ TBD	Not required for this project.	☐ YES ☐ NO ☐ N/A
2.3(a)	Transportation	Roadway changes – construction	☒ YES ☐ 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.	☐ YES ☐ NO ☐ N/A
2.3(b)	Transportation	Roadway changes – operation	☒ YES ☐ 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).	☐ YES ☐ NO ☐ N/A

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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	☐ YES ☒ NO ☐ 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.	☐ YES ☐ NO ☐ N/A
2.3(f)	Transportation	Requires consultant-prepared Site Circulation Study Scope of Work	☐ YES ☐ NO ☒ 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.	☐ YES ☐ NO ☐ N/A
2.3(g)	Transportation	Requires consultant-prepared Complex Transportation Study Scope of Work	☐ YES ☒ NO ☐ TBD	Not required for this project.	☐ YES ☐ NO ☐ N/A
2.3(h)	Transportation	Scope of Work Checklist	☐ YES ☒ 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.	☐ YES ☐ NO ☐ N/A
2.4(a)	Noise	Requires consultant-prepared Noise Study Scope of Work	☐ YES ☒ NO ☐ TBD	Not required for this project.	☐ YES ☐ NO ☐ N/A

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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	☒ YES ☐ 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.	☐ YES ☐ NO ☐ N/A
2.5(a)	Air Quality	Stationary sources	☒ YES ☐ 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).	☐ YES ☐ NO ☐ N/A
2.5(b)	Air Quality	Subject to San Francisco Health Code article 38	☐ YES ☒ NO	Not required for this project.	☐ YES ☐ NO ☐ N/A
2.5(c)	Air Quality	Criteria Pollutants	☐ YES ☒ 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.	☐ YES ☐ NO ☐ N/A
2.5(e)	Air Quality	Toxic air contaminants during construction	☒ YES ☐ 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.	☐ YES ☐ NO ☐ N/A
2.5(e)	Air Quality	Requires consultant-prepared Air Quality Study Scope of Work	☐ YES ☒ NO	Not required for this project.	☐ YES ☐ NO ☐ N/A
2.6	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	☐ YES ☒ 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.	☐ YES ☐ NO ☐ N/A

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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	☐ YES ☒ NO	Not required for this project.	☐ YES ☐ NO ☐ N/A
2.7(b)	Wind	Requires consultant-prepared quantitative Wind Study With Tunnel Testing Scope of Work	☐ YES ☒ NO ☐ TBD	Not required for this project.	☐ YES ☐ NO ☐ N/A
2.8	Wind/Shadow	Building setbacks	☐ YES ☒ 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.	☐ YES ☐ NO ☐ N/A
2.9	Shadow	Shadow Analysis	☒ YES ☐ 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.	☐ YES ☐ NO ☐ 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	☒ YES ☐ 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.	☐ YES ☐ NO ☐ N/A
2.10 (b)	Biological Resources	Requires consultant-prepared Biological Resources Study Scope of Work	☒ YES ☐ NO ☐ 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.	☐ YES ☐ NO ☐ N/A
2.11 (a)	Geology and Soils	Project site slope	☐ YES ☒ NO	The project sponsor must describe the average slope of the project site (in percentage).	☐ YES ☐ NO ☐ 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.	☒ YES ☐ 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.	☐ YES ☐ NO ☐ N/A
2.12 (b)	Hazardous Materials	Cortese List [CA Government Code 65962.5(a)]	☐ YES ☒ 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)).	☐ YES ☐ NO ☐ 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	☐ YES ☒ NO ☐ TBD	The project sponsor must submit a Phase I Environmental Site Assessment.	☐ YES ☐ NO ☐ 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	☒ YES ☐ 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.).	☐ YES ☐ NO ☐ N/A
3.2	Archeology	Preliminary archeological review	☒ YES ☐ 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.	☐ YES ☐ NO ☐ N/A
3.3(a)	Transportation	Sidewalk dimensions	☒ YES ☐ NO	The project sponsor must provide existing and proposed sidewalk dimensions, taking into account presence and general location of physical structures.	☐ YES ☐ NO ☐ N/A
3.3(b)	Transportation	Intersection improvements	☒ YES ☐ 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).	☐ YES ☐ NO ☐ N/A

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

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
3.4(d)	Transportation / Noise / Air Quality	Operation – waste facilities	☒ YES ☐ NO	The project sponsor must describe and provide plans of the location and dimensions of rooms for compost, recycling, and waste.	☐ YES ☐ NO ☐ N/A
3.6(b)	Hydrology and Water Quality	Stormwater and sewer management	☒ YES ☐ NO	The project sponsor must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of Stormwater Management Ordinance .	☐ YES ☐ NO ☐ N/A
3.8	Geology and Soils: Paleontology	Preliminary Paleontological Evaluation	☒ YES ☐ 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.	☐ YES ☐ NO ☐ 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	☒ YES ☐ 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	☐ YES ☐ NO ☒ 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.

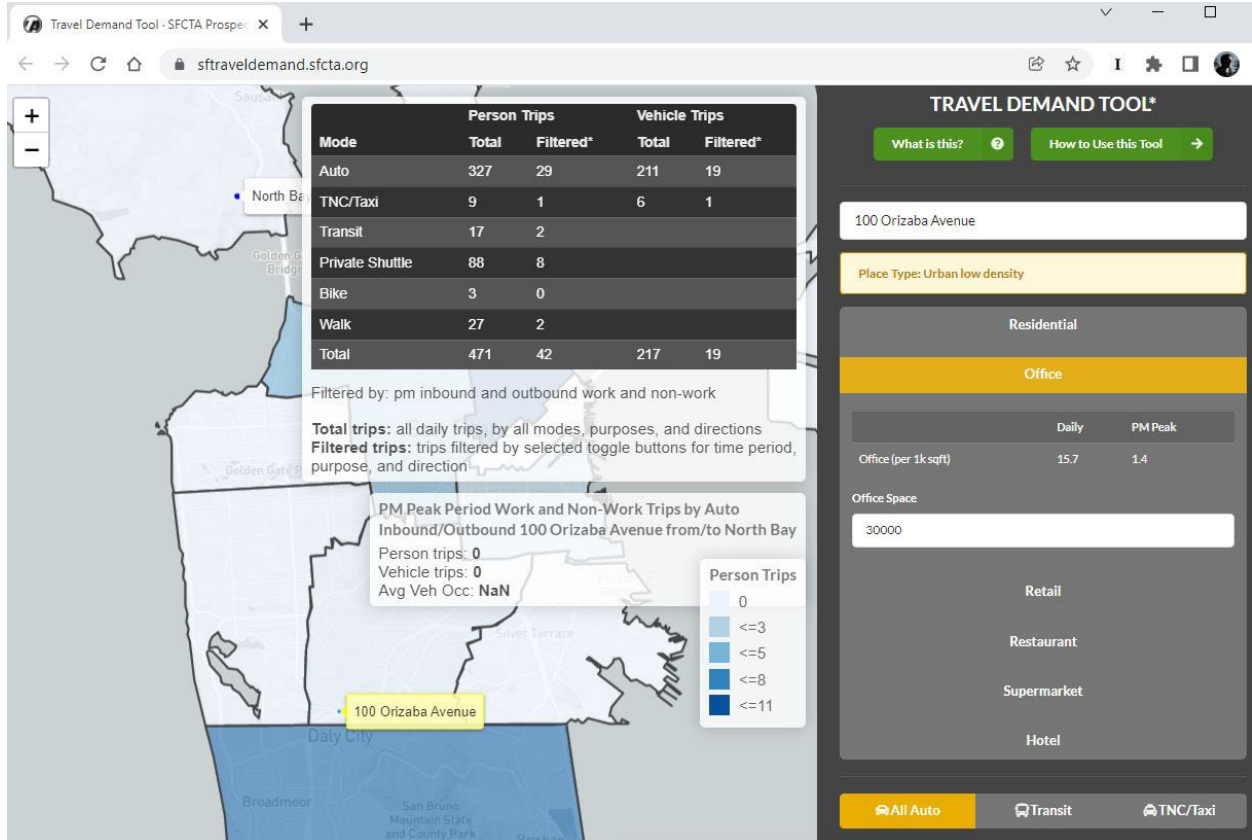
The contact person at SFMTA responsible to receive these fees is:

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

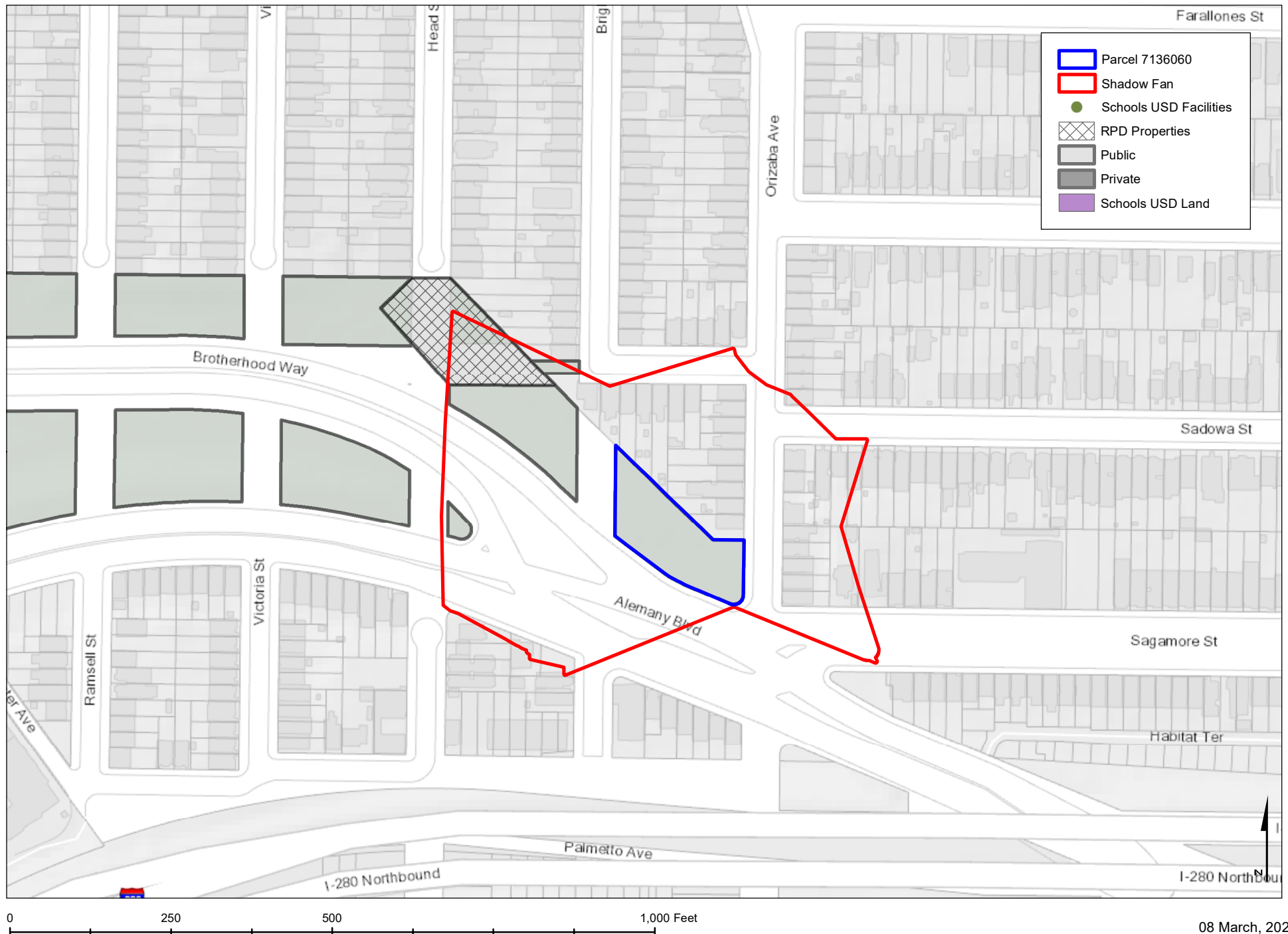
Additional Comments to Sponsor:

- ☐ 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.