



BALBOA RESERVOIR CAC

PRESENTATION OVERVIEW

1. Project Status and Timeline
2. Entitlement Overview
3. Next Steps

PROJECT STATUS AND TIMELINE



Orange = Opportunities for Public Input

ENTITLEMENT OVERVIEW

- Requires EIR Certification
- Anticipated Project Entitlements
 - SFPUC land disposition (must satisfy Charter requirement to receive fair market value)
 - Developer will enter into a development agreement with the City
 - Special Use District and Design Standards and Guidelines will control uses and design

ASSOCIATED PROJECT DOCUMENTS & REGULATIONS

- Development Agreement (DA)
 - Negotiated between project sponsor & City
 - Describes project sponsor and City commitments (e.g. affordability requirements, community benefits, etc.)
- Special Use District (SUD)
 - New Planning Code section
 - Describes overarching land use and design controls as well as approval processes
 - Explicitly refers to DSG for detailed controls
- Design Standards and Guidelines (DSG)
 - Standards and guidelines related to physical design and land use
 - Supplements SUD
- Infrastructure Master Plan (IMP)
 - Describes large scale site infrastructure (e.g. water, sewer, electricity, sea level rise, etc.)
 - Drafted to ensure all infrastructure is coordinated and consistent with the overall design in the DSG

WHAT'S IN THE DSG?



- Project Vision and Goals
 - What's the project's sustainability goals? How can the project support the community's collective values and aspirations?
- Land Use
 - How much housing, community space or childcare? How will the ground floors of buildings be activated and enliven the streets?
- Streets
 - How wide will the sidewalks be, how will intersections be designed, where will bike facilities be located, how much on-street loading?

WHAT'S IN THE DSG?



■ Parks

- Where are the main paths of travel and connections between places? How much green versus paving? What types of activities will be included?

■ Buildings

- How tall will buildings be?

■ Sustainability

- How to achieve zero carbon buildings? How to conserve water usage?

Sub-section number & title

Introduction

Figure / regulatory plan

Standards

Guidelines

Illustrative photo

Building Envelope

7.4 Setbacks

Ground floor setbacks will be provided at locations indicated in Figure 7.4-1 to enhance the pedestrian zone and to provide added privacy between ground floor units and the public way. Setbacks are measured from face of finish at building to public right of way, or to property line at publicly accessible open space as follows:

Type A—Los Avenue Streetwall: A five foot setback is required at street level. Refer to 5.7.6.3: Active Frontage Height for the height of the street level setback. Terraces, supports for overhead building elements and other architectural features that are an integral part of shared outdoor elements are allowed in the setback at the ground floor. Projections up to 3 feet beyond the property line are allowed in accordance with Controls and Guidelines provided in Section 7.5: Projections at a minimum height of 22 feet above ground floor elevation.

Type B—Typical Streetwall and Park Frontage: A five foot ground floor setback is required from the property line to a minimum height of 12 feet above ground floor level. Terraces, supports for overhead building elements and other architectural features that are an integral part of shared outdoor elements are allowed in the setback at the ground floor. Projections are limited to the extent of the setback as described in Section 7.5: Projections.

Type C—Townhouses: A 3.5 foot ground floor setback is required from public right of way to the building streetwall at townhouse units. Projections into setbacks are limited to allowable projections described in Section 7.5: Projections. Outdoor porches are allowed in setback provide they are at least 60% open on the street facing side.

LEGEND

Type A, Los Avenue, 5' Foot Setback at Street Level	Basement Side / Rear Yard, Refer to 7.2.5
Type B, Typical Streetwall, 5' Foot Setback	Basement Rear Yard, Minimum Setback
Type C, Townhouses, 3.5' Foot Setback	

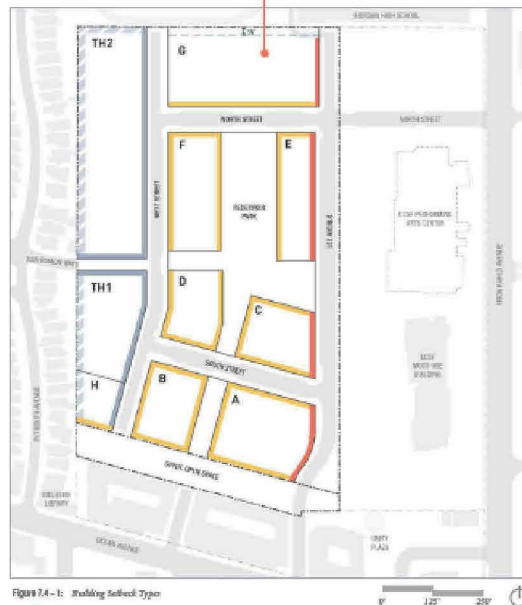


Figure 7.4-1: Building Setback Types

DRAFT, January 12, 2019

STANDARDS

S.7.4.1 Depth
All setbacks shall provide a minimum width of 3 foot depth of planted area, except at paved areas serving active ground floor uses.

GUIDELINES

G.7.4.1 Setback Design Intent
Setback areas should be designed as extensions of the building architecture, occupied by stoops, private outdoor spaces and related landscaping that enhances both the architecture and the pedestrian experience.

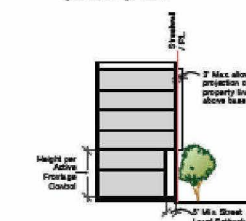


Figure 7.4-4: Type A: Los Avenue Setback

DRAFT, January 17, 2019



Figure 7.4-5: Setback at Active Ground Floor Use

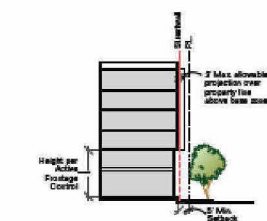


Figure 7.4-6: Type B: Typical Streetwall and Park Frontage Setback

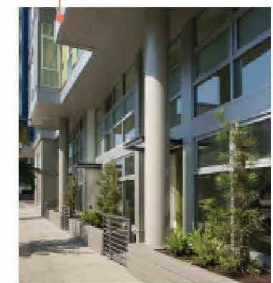


Figure 7.4-7: Street Level Setback at Los Avenue

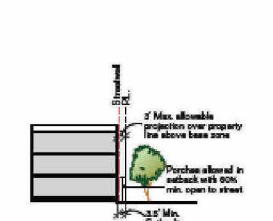


Figure 7.4-8: Type C: Townhouse Setback

07 / Building Design 167

Figure legend

Figure number & name

Illustrative diagram

NEXT STEPS

- 2020 CAC meeting topics:
 - February: Public Benefits (Affordable Housing, Benefits to CCSF, Open Space, etc.)
 - March: Deep dive into DSG
 - April: EIR and CEQA update / Conclusion of Entitlement phase on project / discussion on next steps for implementation
- Public hearings:
 - Planning Commission on EIR certification and project approval: April/May 2020
 - SFPUC Commission: TBD
 - MTA Board: TBD
 - Board of Supervisors ultimate approval of Developer Agreement and attached documents: Summer 2020