



# SAN FRANCISCO PLANNING DEPARTMENT

---

## APPENDIX C: Additional Policies and Requirements

San Francisco's evolving physical environment and the people that experience it benefit from the most thoughtful, well designed, and innovative projects possible. Therefore, beyond the requirements outlined in prior PPA sections, project sponsors should review the additional City policies and regulations summarized below and consider how the project will implement applicable measures. The purpose of this fact sheet is to highlight a broader suite of considerations early in the process so they may be incorporated more holistically from the beginning. Project sponsors are advised to work with the relevant City agencies listed below to confirm details and possible additional requirements.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## ENVIRONMENTAL SUSTAINABILITY

Across a wide range of topic areas, a comprehensive suite of City policies and regulations (including, but not limited to, those outlined below) enhances individual projects and enables them to support citywide environmental goals while improving livability, health, and resilience.

- 1. Green Building / Climate/ Energy.** The City of San Francisco has committed to achieving net-zero greenhouse gas emissions (GHGs) by 2050,<sup>1</sup> aligning with other global cities to support the Paris Climate Accords. Today, almost half of local GHGs come from buildings. The San Francisco Green Building Code (GBC) surpasses California's Title 24 energy efficiency standards, and outlines LEED certification and other comprehensive green building requirements, most of which also support climate mitigation (e.g., renewable energy, recycling and composting, non-toxic materials, et al). The GBC is maintained and regulated by SF Environment (SFE)<sup>2</sup> and the Department of Building Inspection (DBI); please see <https://sfenvironment.org/green-building-ordinance-sf-building-code>. Projects are encouraged to work with relevant agencies to determine the most effective mix of green building strategies for the project context, and investigate pathways for achieving performance that meets or exceeds the requirements, striving to create developments that are carbon neutral (net-zero) or regenerative (net positive). For example, maximizing efficiency through mechanical technologies and passive design strategies;<sup>3</sup> decarbonizing through renewable energy generation, all-electric systems, and 100% green (GHG-free) power purchases; and coordinating with water and waste systems, greening, and mobility strategies to optimize co-benefits.

---

<sup>1</sup> April 2018: <https://sfmayor.org/article/mayor-mark-farrell-announces-historic-commitment-net-zero-emissions-2050>. For more information on San Francisco's "0-80-100-Roots" Climate Action goals (Zero waste - 80% sustainable trips - 100% renewable energy-roots (carbon sequestration through robust tree canopies and city greening) and related tools, please see <https://sfenvironment.org/climate-plans-reports>.

<sup>2</sup> <https://sfenvironment.org/buildings-environments/green-building>

<sup>3</sup> Energy efficiency technologies include HVAC systems, heat exchange loops at the building and district scale, and user interface. Passive design strategies include optimized building siting, massing, glazing, daylighting, natural ventilation, operable shading, and green roofs and walls.

2. **Better Roofs.** As outlined in the Green Building Code and Planning Code,<sup>4</sup> the Better Roofs Ordinance requires projects to install solar (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 for how developers, designers, and owners might develop 100% of usable roof space to support open space, habitat, stormwater management, urban agriculture, building cooling, enhanced local air quality, and other benefits. Please see <http://sf-planning.org/san-francisco-better-roofs> for more information, including the Planning Department's Living Roof Manual.
3. **Clean Energy.** The San Francisco Public Utilities Commission (SFPUC) has been providing 100% greenhouse gas-free electric service (Hetch Hetchy Power) to San Francisco's most critical facilities for 100 years, and currently services all municipal buildings, SFO, Treasure Island, and more. San Francisco City Administrative Code Article 99 requires the SFPUC to consider providing this low cost<sup>5</sup> power for all eligible new development, including large infill buildings and redevelopment projects typically over 50,000 square feet or with substantial electrical loads. The SFPUC has been providing clean power. To learn more, visit <http://sfwater.org/hetchhetchypowerfordevelopers> or contact [HHPower@sfwater.org](mailto:HHPower@sfwater.org).
4. **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. Please visit [sfwater.org/index.aspx?page=687](http://sfwater.org/index.aspx?page=687) for more information.
5. **Non-Potable Water.** All new development of 250,000 square feet or more of gross floor area must satisfy 100% of flushing and irrigation demands (and ideally HVAC cooling), with non-potable water. Subject projects must install on-site non-potable water reuse systems, or partner with adjacent developments in a district system, to treat and reuse available alternate water sources, such as graywater (from laundry and showers), rain water, foundation drainage, and more. Applicable projects need approvals from the San Francisco Public Utilities Commission (SFPUC), and permits from both the Department of Public Health (DPH) and DBI to verify compliance with local health and safety codes. All projects greater than 40,000 square feet are required to compete and submit a water balance study. Please visit <http://www.sfwater.org/np> for more information on compliance, coordination with the Stormwater Management Ordinance requirements, and district-scale systems.
6. **Stormwater.** Any project disturbing 5,000 square feet or more of ground surface is subject to the Stormwater Management Ordinance and should refer to the SFPUC's Stormwater Design Guidelines (Guidelines). Applicable projects must prepare a Stormwater Control Plan demonstrating project adherence to the City's latest performance measures and a

---

<sup>4</sup> PC Sec. 149 & GBC Sec. 4.201.2(a)-(c) & 5.201. 1.2(a)-(c)

<sup>5</sup> June 2018 estimate is 10% lower than other power providers.



signed maintenance agreement, which must be approved by the SFPUC's Urban Watershed Management Program before site or building permits may be issued. Compliance may occur through a mix of open space, rooftop, and street/sidewalk treatments and technologies. Projects are encouraged to focus on green infrastructure that maximizes co-benefits for habitat creation, urban heat island reduction, building energy savings, beautification, and urban flood resilience. Please see <http://sfwater.org/sdg> for more information and/or contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org).

7. **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. Please refer to Planning Director Bulletin No. 4: <http://sf-planning.org/department-publications>.
8. **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](mailto: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, including but not limited to:
  - a. SFPUC- CDD Protection of Existing Water and AWSS Facilities
  - b. SFPUC Standards for the Protection of Water and Wastewater Assets
  - c. Rules and Regulations Governing Water Service to Customers
  - d. SFPUC- CDD Design Criteria for Potable Water Systems
  - e. Application for Water Supply and Responsibility of Applicants
  - f. San Francisco Fire Code and Reliability
  - g. California Waterworks Standards; CA Code of Regulations Titles 17 and 22
  - h. Auxiliary Water Supply System (AWSS) Distribution Piping
9. **Refuse Collection and Loading.** Per the Mandatory Recycling and Composting Ordinance, all buildings must include spaces for collecting and loading recycling and composting in common and private areas, which are as or more convenient than waste disposal. Please see <http://sfenvironment.org/zero-waste/overview/legislation> for more information on the City's suite of Zero Waste legislation. Design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700.

The Guidance on Recycling Design (page 3) resources for designing appropriate areas is found here: [http://sfenvironment.org/sites/default/files/fliers/files/sfe\\_zw\\_ab088.pdf](http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf).

- 10. Biodiversity.** The San Francisco Biodiversity Resolution<sup>6</sup> establishes biodiversity as a citywide priority to further elevate the conservation and stewardship of local native species and habitats. Projects are encouraged to support the City’s vision of climate-resilient ecosystems that connect all San Franciscans to nature daily amplifying greening throughout all parks, plazas, yards, rooftops, facade walls (especially fronting public space) and sidewalks. Greening also provides co-benefits to air quality, urban cooling, stormwater management, human happiness, and food production. Please consult the City’s Plant Finder tool to identify the habitat supportive, climate appropriate, native, and non-invasive plants most appropriate for your project’s micro-climate: [www.sfplantfinder.org](http://www.sfplantfinder.org).

## TRANSPORTATION AND STREETS

### SITE CONTEXT CONSIDERATIONS

- 1. Vision Zero.** The City of San Francisco is committed to eliminating all traffic-related deaths by 2024, in part by focusing on the city’s high-injury corridors. Projects in these locations must prioritize street and sidewalk safety improvements, especially for more vulnerable users like people walking and people on bicycles; please see <http://sftransportationmap.org/>. For more information about the City’s Vision Zero commitment and related strategies, please visit <http://visionzerosf.org/>.
- 2. Transit First Policy and Citywide Transit Network** [City Charter SEC. 8A.115]. The City’s 45-year old Transit First Policy<sup>7</sup> instructs all City Boards, Commissions, and Departments to support walking, biking, and transit as affordable, safe, convenient, and environmentally-friendly options for everyone. In general, development projects can support transit use by maximizing density, reducing or eliminating off-street parking, minimizing or eliminating curb cuts, including transit-supportive land uses and pedestrian-friendly facades, and investing in safety and beautification improvements in the public realm. Projects should identify any adjacent transit routes or improvements in order to inform design decisions and understand specific requirements (e.g., Planning Code Section 151 curb cut restrictions). For information on existing and planned transit improvements fronting your site, please see <http://sftransportationmap.org/>, SMTA’s project search tool <https://www.sfmta.com/projects> and its MUNI Forward Transit Priority Projects web site: [www.sfmta.com/projects/muni-forward-transit-priority-projects](http://www.sfmta.com/projects/muni-forward-transit-priority-projects).
- 3. Citywide Bicycle Network.** The San Francisco Bicycle Plan contains prioritized improvement projects for a safe, interconnected bicycle network that supports bicycling as an attractive alternative to private auto use.<sup>8</sup> Projects should understand if they front an

<sup>6</sup> <https://sfgov.legistar.com/LegislationDetail.aspx?ID=3345186&GUID=7669E220-C413-4CF7-9AAD-5E2DD6B5EB83>

<sup>7</sup> <https://www.sfmta.com/blog/citys-transit-first-policy-turns-45>

<sup>8</sup> <https://www.sfmta.com/projects-planning/projects/2009-san-francisco-bicycle-plan>



existing or future bikeway and design vertical and horizontal improvements to best coordinate with and support these amenities. Projects should also be aware that Planning Code Section 151 prohibits curb cuts on some bike routes. For information on both, please see <http://sftransportationmap.org/>.

4. **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. Please see the “Property & Planning” tab of the SF Transportation Information Map to identify if your parcel is on a green connection: <http://sftransportationmap.org/>. The [Green Connections Network Map](#) and the [Green Connections Design Toolkit](#) support projects’ beautification, public art, community stewardship, ecological, and other sustainability features towards the implementation of the Green Connection system.

#### DESIGN POLICIES AND GUIDELINES

5. **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.<sup>9</sup>
6. **Bike Share.** To alleviate congestion and air quality impacts, the region is expanding its Bike Share Program, including many new Bike Share Stations throughout San Francisco and the introduction of electric options.<sup>10</sup> Projects adjacent to current or planned stations should design street and sidewalk improvements in consideration of Bike Share operations, and may receive TDM points for subsidizing bike share memberships.
7. **Street Trees** [PC Sec. 138.1 & Public Works Code Article 16 Sec. 805 (d) & 806 (d)]. San Francisco has a goal of 1,000 new street trees per year to enhance climate resilience and quality of life; maintenance and associated sidewalk repairs are now provided by the City free of charge to property owners. Street tree amounts and planting guidelines must comply with the Planning Code and Better Streets Plan,<sup>11</sup> as well as SFMTA standards regarding pedestrian visibility and SFPUC utilities guidelines. Approved street tree species may be found at [www.sfplantfinder.org](http://www.sfplantfinder.org). To apply for a permit, call (415) 554-6700 and see <http://sfpublicworks.org/services/permits/street-trees-planting>.
8. **Street Lighting** [Public Works Code Sec 941; Admin Code Chapters 25.1 & 25.6]. Projects are required to submit proposed street lighting plans and photometric studies to the Public Works Bureau of Streetscape and Mapping (BSM) prior to issuance of the Streetscape Permit. These plans are reviewed by the SFPUC Power Enterprise division. Plans must meet

<sup>9</sup> <https://sfgov.legistar.com/LegislationDetail.aspx?ID=2974432&GUID=8A6C9324-1FD8-41EC-8C2D-1D61270BFB6C>

<sup>10</sup> [www.bayareabikeshare.com/expansion](http://www.bayareabikeshare.com/expansion)

<sup>11</sup> [www.sfbetterstreets.org](http://www.sfbetterstreets.org)

appropriate illumination levels per Illuminating Engineering Society (IES) RP-8. Streetlights should be oriented to protect night skies and use energy efficient luminaires. Please reference SFPUC's streetlight catalogue<sup>12</sup> for approved streetlight fixtures and poles, and Public Works' Standard Plans and Specifications for grade and separation requirements.<sup>13</sup> Please note streetlights selected outside of the SFPUC catalogue must be maintained by the property owner(s), and mixing City and PG&E streetlight jurisdiction is typically not permitted. For all questions regarding street lighting or modifications to streetlight infrastructure, please contact [Streetlights@sfgov.org](mailto:Streetlights@sfgov.org).

9. **Street Improvements (construction within the public right-of-way).** Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from BSM. Additional permits may be required. For additional information visit <http://www.sfpublicworks.org/services/permits> or call 415-554-5810.
10. **Minor Encroachments in the Public Right-of-Way.** Public Works discourages new encroachments into the public right-of-way, such as steps, warped driveways with diverters/planters, level landings, fire department connections, out swinging doors, and bollards. If proposed, the project sponsor must show them on plans and secure proper approvals. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by DBI. If a variance is approved, a Minor Encroachment Permit (sidewalk or other) will be required from BSM. Most encroachment permits require public notification and, depending on the encroachment, an annual assessment fee may be applied. For more information call 415-554-5810 or visit <https://www.sfpublicworks.org/services/permits/minor-encroachment-permit>.
11. **Major Encroachments in the Public Right-of-Way (non-standard projects; e.g. plazas, parks, shared streets).** Any modification of the public right-of-way that deviates from Public Works' Standard Plans and Specifications may require a Major Encroachment Permit (MEP) from BSM. Project sponsors should ensure that they promptly submit complete plans and applications to BSM at the time of the Street Improvement Permit application submission since review and approval of an MEP can take a minimum of 6–12 months. For information on the MEP permitting process, please call 415-554-5810 or visit <https://www.sfpublicworks.org/services/permits/major-encroachment>. Please note that in addition to Public Works approval, MEPs require issuance of a General Plan Referral (GPR) by the Planning Department and subsequent legislative action by the Board of Supervisors. GPRs determine whether projects are in conformity with the City's General Plan, and must be completed prior to Board of Supervisors' consideration. To learn more about the GPR process, please see [http://forms.sfplanning.org/GPR\\_InfoPacket.pdf](http://forms.sfplanning.org/GPR_InfoPacket.pdf) or email [CPC.General.Plan.Referrals@sfgov.org](mailto:CPC.General.Plan.Referrals@sfgov.org).

---

<sup>12</sup> <http://sfwater.org/index.aspx?page=925>

<sup>13</sup> <https://www.sfpublicworks.org/services/standards-specifications-and-plans>



## 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 for more information:  
[www.sfartscommission.org/sites/default/files/documents/CDR%20Guidelines%202017.pdf](http://www.sfartscommission.org/sites/default/files/documents/CDR%20Guidelines%202017.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 information, please contact (415) 581-2303, or:  
Workforce Compliance Officer  
CityBuild, Office of Economic and Workforce Development  
City and County of San Francisco  
50 Van Ness Avenue, San Francisco, CA 94102
3. **Noise Regulations Relating to Residential Uses Near Places of Entertainment (POE).** New residential developments within 300 feet of a POE must complete the Entertainment Commission outreach process ([Ordinance Number 070-015](#)), and record a Notice of Special Restrictions (NSR) on the site. If an NSR is required, the Planning Department will not consider an entitlement application complete until the following are provided.
  - (A) The Entertainment Commission has provided written notification to the Planning Department indicating that it either did not wish to hold a hearing, or that it held a hearing and the Project Sponsor attended; and
  - (B) The Project Sponsor has included a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project as well as the date(s) when the comments were provided. This shall be done as an additional sheet in any plan set submitted to the Planning Department and as an attachment in an entitlement application.

A project sponsor may contact Entertainment Commission staff at (415) 554-6678 or visit <http://sfgov.org/entertainment/contact-us> for additional outreach information.