
From: Hong, Seung Yen (CPC)
Sent: Thursday, April 18, 2019 2:48 PM
To: 'Joe Kirchofer' (Joe_Kirchofer@avalonbay.com); Kearstin Dischinger
Cc: Exline, Susan (CPC) (susan.exline@sfgov.org); Lutenski, Leigh (ECN); Shahamiri, James (MTA) (james.shahamiri@sfmta.com); Paine, Carli (MTA) (Carli.Paine@sfmta.com)
Subject: Balboa off-street loading next steps
Attachments: To RCP_off street loading examples 4-18-2019.pdf

Hi Joe and Kearstin,

After discussing internally about the project's off-street loading, here's our proposed next steps:

1. Sponsor to review the attached off-street loading examples and the SFMTA's curbside use policy below:
 - a. Color curb policies: <https://www.sfmta.com/getting-around/drive-park/color-curbs>
 - b. Residential moves will need to utilize temporary no parking signs: <https://www.sfmta.com/permits/temporary-signage>
2. Sponsor to submit a draft loading plan that specifies the following:
 - a. Anticipated loading demand for each building and plans to accommodate the demand (including passenger loading, commercial loading, trash pick-up, move ins/outs)
 - b. Anticipated truck sizes and loading frequency for each building
 - c. Waste/recycle collection and loading plan (e.g. compactors v. dumpsters, where it goes, how it gets to the street, etc)
3. Planning and SFMTA to review the draft loading plan and discuss which building can justify the exemption of the off-street loading requirement.

While the change to the EIR project description regarding off-street loading itself may not cause secondary effects outside of the project site that may affect our CEQA analysis for the EIR, we still would like to discuss this loading consideration in the EIR and then state that not providing any on street loading would not cause any secondary impacts in the EIR.

In sum, we'd like to complete the three steps sooner than later 1) to help the EIR discussion and 2) to ensure the DSG includes necessary design guidelines around off-street loading, understanding that the determination of the off-street loading exemption will be made by the Planning Commission based on staff recommendation and justification early next year.

Let's discuss the timeline of these steps at our Monday check-in call.

Please let me know if you have any questions about the proposed steps or the process in general.

Thanks,

Seung-Yen Hong, LEED Green Associate
Urban Designer/Planner, City Design Group

Direct: 415-575-9026 | Fax: 415-558-6409

San Francisco Planning 1650 Mission Street, Suite 400
San Francisco, CA 94103

