



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Change Summary: Pedestrian and Streetscape Improvements (Better Streets Plan)

**Code Change:** Establishing and consolidating requirements for streetscape improvements related to the Better Streets Plan

**Case Number:** Board File No. 10-1194 (310-10 adopted Ordinance)

**Initiated By:** Mayor Newsom, September 21, 2010

**Effective Date:** January 16, 2011

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The Better Streets Plan and accompanying legislation were adopted by the Board of Supervisors on December 7, 2010. The legislation amends multiple sections of the Planning Code as follows:

### General

- All requirements for pedestrian and streetscape improvements have been consolidated into Section 138.1; redundant language from other sections has been removed.
- This section describes requirements for project sponsors to provide streetscape improvements, including street trees, standard streetscape elements, and sidewalk widening, and the process for their approval.

### Section 132: Front Setback Areas

- Allows that if the front yard area is fully taken up by permitted obstructions, the existing front yard landscaping requirement can be modified by the Zoning Administrator to allow sidewalk landscaping instead.
- Moves language from existing Section 428 regarding front yard landscaping in Planned Unit Developments into Section 132.

### Section 135: Usable Open Space

- Requires that streetscape improvements that are provided to meet publicly-accessible open space requirements must conform to Better Streets guidelines and other applicable neighborhood streetscape plans per Section 138.1.

### Section 138.1: Streetscape and Pedestrian Improvements

- Changes section title from "Pedestrian Streetscape Improvements in C-3 Districts" to "Streetscape and Pedestrian Improvements," and expands section to include all code requirements pertaining to street improvements.

- Requires that pedestrian and streetscape elements included as part of development projects must follow the principles and guidelines of the Better Streets Plan.
- Describes required base streetscape improvements:
  - Street trees: generally same as existing requirements; some requirements (2-inch caliper, 80" branching, 16 sf basin, edging treatment) expanded from C-3 and DTR to additional districts (RC, C, NC, and MU)
  - Other streetscape and pedestrian elements for large projects (projects that involve new construction, > 20% addition, or > 50% alteration; on lots that are > 1/2 acre, have more than 250' of lot frontage, or have lot frontage on an entire block face): requires project sponsor to submit a Streetscape Plan showing the location of all streetscape elements, curblines, and utilities. The Department may consider, but need not require, standard streetscape elements or sidewalk widening for the relevant street type per the Better Streets Plan.
  - Requires that new publicly accessible right-of-ways created by new development must meet or exceed the recommended sidewalk width for the relevant street type per the Better Streets Plan. This width may be reduced by up to 2' where a consistent building setback of at least 3' is provided.
- Describes process for review and approvals of streetscape design:
  - Projects that meet above thresholds would be required to submit a Streetscape Plan to the department with other materials
  - The Streetscape Plan would be considered for approval at the time of other Department approvals
  - Final approval of the Streetscape Plan by other agencies must occur before issuance of first Certificate of Occupancy, unless extended by ZA.
  - Other agencies may waive requirements placed by the Planning Department if they are found to be impracticable due to location of existing utilities or other constraints. If other agencies require changes, the Department may require the project sponsor to revise the Streetscape Plan.

**Sections 249.1 (Folsom and Main SUD); 428 (Street Trees); 825 (DTR districts); 827 (Rincon Hill DTR)**

- Moves language relating to streetscape improvements from these sections to Section 138.1. Language relating to in-lieu street tree fee remains in Section 428.

101194	<a href="#">0310-10</a>	Multiple Codes - Better Streets Plan Implementation <a href="http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0310-10.pdf">http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0310-10.pdf</a>
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