

Questions and Answers

Will the historic resources survey result in landmark designations?

The survey will identify historic resources, but designations are done through a separate process. There are provisions in the Planning Code that allow City Landmark designations to be initiated by the Board of Supervisors, the Planning Commission, the Landmarks Preservation Advisory Board, or the Art Commission.

What is the proposed height for the green yard?

The green yard was not analyzed in the Environmental Impact Report and does not have a proposed height district. The green yard is currently zoned as open space.

Can we incorporate guidelines for Ocean Avenue that address the issue of non-transparent glass and undesired uses?

Yes, we will incorporate design guidelines that address transparent glass. We will further investigate the use issue. Note that rules prohibiting non-transparent glass are already in the Planning Code (Sec 145.1 (a)).

How can we help prevent a parking impact in our area?

Better parking management practices can go a long way. Currently, grant money has been given to study parking in the area. Other measures include; requiring developers to provide car share spaces, using spaces along Ocean Avenue, and parking overnight in parking lots for the retail uses along Ocean Avenue.

Were the CCSF improvements factored into the traffic analysis for the Environmental Impact Report?

Yes. The Environmental Impact Report, including the transportation analysis, analyzes the proposed plan in the context of all reasonably foreseeable future projects.

How can we prevent people from parking in their front yards?

Parking in front setbacks is not permitted per Planning Code Section 136. In addition, Supervisor Sandoval's office is currently working to develop legislation that will increase the enforcement of landscaping requirements for front-yard setbacks.

Is there a height limit of 28 feet for a portion of Ocean Avenue, adjacent to the Westwood Park Neighborhood?

No. The Westwood Park Neighborhood does have a height limit of 28 feet. However, the height district ends just short of Ocean Avenue, allowing for taller buildings along the neighborhood commercial district.

Comment Sheet

Tonight we talked about creating our implementation package, and we listed proposed community improvements. Are there any other improvements that you feel we should include in our package?

Maintenance, yard work
Traffic mitigations

What improvements are most important to you? What improvements would you like to see built first?

The bike and pedestrian improvements
Green spaces
Transit
Housing
Upgrades to Bart station and Phelan Loop
Phelan Loop affordable housing for families and seniors

Is there anything else you would like to discuss with us prior to the plan's final amendments?

I drive to 280 more often than crossing on foot/bike, having redundant ramps to 280 south and 280 north is absurd and obviously very unsafe for pedestrian/cyclists

Please keep that freeway deck plan moving to fully realize transit comfort, convenience, and coordination for travelers and CCSF students and staff.

Reduce parking! Encourage City College students to use public transit.