

San Francisco has experienced rapid urban and population growth, particularly in the last five to seven years. The Planning Department has recognized that certain City neighborhoods (i.e. Mission Bay, Potrero Hill) lacked Design Guidelines to help their staff guide them in the permit approval process.

In 2016 they started the process of developing Urban Design Guidelines applicable to the entire City (UDG's)

The Urban Design Guidelines are based on existing policies, principles, and values established in the Urban Design Element of the San Francisco General Plan. The Guidelines elaborate on those policies and other adopted policies and plans with more specific guidance to inform the shape of city-wide development. In doing so, the Guidelines reinforce the collective values of the City and County of San Francisco to ensure that buildings contribute to the overall environment in a manner that both sustains and delights.

The most recent draft for the UDG's was published in November on 2017. It was Planning's intent, to present this draft to the Planning Commission and get it approved in March 2018.

The MCA has joined the Coalition for San Francisco Neighborhoods in evaluating the latest draft and its potential impact on our neighborhood.

Three areas were identified as requiring further clarification.

1. The first one affects neighborhoods that currently have design guidelines (RDG's for Residential, HDGs for Historic, NCD's for Neighborhood Commercial, etc).
2. The second one, identified the need for developing a clear hierarchal road map to be followed by planners when more than one guideline would apply.
3. Thirdly, some areas were found to have insufficient specificity that would provide them with needed protection for historic preservation (Historic Design Guidelines).

The dissemination to neighborhood groups has been poor. The incorporation of public input into revisions of the UDG's has also been suboptimal. This has resulted in a conflicting relationship between planning and neighborhood groups.

As of this week, members of the CSFN LUC committee and members of the planning department are working with Commissioner Richards on a revised draft incorporating these concerns.