

City of SF - Conformance Development Checklist for El Camino Real / Chestnut Area Plan Districts

Project Address: 893 ECR		Zoning: ECR/C-MXM		Proposed Compliance for Project (please fill out: Yes, No, or NA)		Please stipulate how the proposed complies (provide specific lot/parcel data, measurements, etc.)		(i.e. Additional Notes/Comments)	
Standard (per Sub-District)	Lat, Density, and FAR Standards - ECR/C Ave Plan Sub-Districts	ECR/C-MXM	Additional Standards						
Minimum Lot Size (sq. ft.)		20,000		Yes		73,423 SF LOT			
Minimum Lot Width (sq. ft.)		50		Yes		See Plans			
Floor Area Ratio (FAR)				Yes		43,600/73,423 = 59.4% = .6 FAR			
Minimum FAR	.6 exclusive of areas devoted to parking, of which a minimum of .3 FAR shall be active uses		The requirement for a minimum 0.3 FAR of Active uses does not apply to projects where 30% of the units are restricted and affordable to low- or low-moderate income households or in the ECR/C-MXM sub-district along El Camino Real	Yes		FAR = .6			
Maximum FAR	2		Exclusive of structured parking	Yes		.6 < 2			
<p>Exclusive of structured parking, A. Increased Density, FAR and/or Height. An increase in FAR, density, and height may be achieved for buildings through a combination of the following, subject to Conditional Use Permit approval by the City Council:</p> <p>1. 0.5 FAR, up to 30 units per acre and/or 20 feet of height for the incorporation of Transportation Demand Management (TDM) measures specified in Chapter 20.400, Transportation Demand Management.</p> <p>2. 0.5 FAR, up to 30 units per acre and/or 20 feet of height for the following subject to Planning Commission approval:</p> <p>a. Projects that include high quality, innovative design and product type, and maximum provisions for pedestrian and bicycle use.</p> <p>b. Provision of Off-Site Improvements. This may include off-site amenities and/or infrastructure (other than standards requirements and improvements) such as funding for public safety facilities, libraries, senior centers, community meeting rooms, child care or recreation, or new or enhanced public spaces.</p> <p>c. Provision of green building measures over and above the applicable green building compliance threshold required pursuant to Title 15 ("Building and Construction") of the South San Francisco Municipal Code.</p>									
Maximum FAR with Incentive Program	3			N/A		Increase not required			
Residential Density (units per acre; included within FAR above)				N/A					
Minimum Density	n/a			N/A					
Maximum Density	80			N/A					
Maximum Density with Incentive Program. Does not include density bonuses allowed per Chapter 20.390 Bonus Residential Density	110		See A (above)	N/A					
<p><i>Limitations: For qualifying affordable senior housing projects, and for developments on corner parcels or lots greater than one acre.</i></p>									
Standard	Building Form and Location Standards - ECR/C Ave Plan Sub-Districts		ECR/C-MXM	Additional Standards					
Height (ft)	25, 40' along Chestnut Avenue and BART right-of-way, south of Oak Avenue			Yes		40'			
Minimum Building Height		See 20.270.004 (B). Heights and building setbacks.		No		32' at parapet			
Maximum Building Height	80/720	See 20.270.004 (A) Increased Density FAR and/or Height. See 20.270.004 (B). Heights and Building Setbacks. 1. Ground Floor Height. The minimum ground floor height for buildings with nonresidential uses at the ground level is a minimum of 15 feet, with a minimum 12-foot clearance from floor to ceiling.		Yes		42'			
Minimum Ground Floor Height for non-residential uses	15, 12 min clearance	See 20.270.004 (B). Heights and Building Setbacks. In the ECR/C-MXM and ECR/C-MXM sub-districts, the minimum ground floor height shall be 12 feet for buildings containing ground floor residential uses.		Yes		15'			
Minimum Ground Floor Height (residential uses)	12	20.270.004 (B) (2): Finished floor height for residential uses. The maximum finished floor height for ground floor residential uses is five feet above grade.		N/A					
Maximum Ground Floor Height (Residential uses)	5			N/A					
Yards (ft)									
El Camino Real Frontage	At property line or 15' from curb (whichever is greater)			N/A					

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Project Address: 988 ECR	Lot, Density, and FAR Standards - ECR/C-MKM and ECR/C-MKM Sub-Districts		Building ECR/C-MKM	Proposed Compliance for Project (Please fill out: Yes, No, or N/A)		(i.e. provide specific building data, measurements, etc.)
Standard (per Sub-District)	ECR/C-MKM	Additional Standards				Additional Notes/Comments
BART Frontage ROW	0			N/A		
All other street frontages	Property line or 15 from curb (whichever is greater)			Yes	15'	
Interior side	0-10 when abutting residential district			Yes	79'	
Rear	0			Yes	78'	
Maximum Lot Coverage (% of lot)	90		See Ch. 20.040 Rules of Measurement	Yes	FAR = 6	
Corner Built Area	30		Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to true edge of the public plaza.	Yes	15'	
Maximum Tower Dimension (ft)	125		The maximum dimension of the portion of a building above 80 feet from finished grade shall not exceed 125 feet and must be separated from another building by at least 30 feet.	N/A		
Maximum Separation between Towers (ft)	30		See Above	N/A		
Open Space and Landscaping Standards ECR/C Sub-Districts						
Minimum Usable Open Space (sq. ft. per res. unit)	150	Additional Standards	See G	N/A		
Minimum Public Open Space (% of site)	10, applicable to lots greater than 15,000 SF			N/A		
Minimum Amount of Landscaping (% of site)	10		See Section 20.300.007 Landscaping	Yes	See Plans	
Additional Development Standards						
A. Increased Density, FAR and/or Height. An increase in FAR, density, and height may be achieved for buildings through a combination of the following, subject to Conditional Use Permit approval by the City Council.						
1. 0.5 FAR, up to 30 units per acre and/or 20 feet of height for the incorporation of Transportation Demand Management (TDM) measures specified in Chapter 20.400, Transportation Demand Management, or as deemed appropriate by the Chief Planner for residential projects.				N/A		
2. 0.5 FAR, up to 30 units per acre and/or 20 feet of height for the following subject to Planning Commission approval: a. Projects that include high quality, innovative design and product type, and maximum provisions for pedestrian and bicycle use. b. Provision of Off-site improvements. This may include off-site amenities and/or infrastructure (other than standards requirements and improvements) such as funding for public safety facilities, libraries, senior centers, community meeting rooms, child care or recreation, or new or enhanced public spaces. c. Provision of green building measures over and above the applicable green building compliance threshold required pursuant to Title 15 ("Building and Construction") of the South San Francisco Municipal Code.				N/A		
B. Heights and Building Setbacks.						
1. Ground Floor Height. The minimum ground floor height for buildings with nonresidential uses at the ground level is a minimum of 15 feet, with a minimum 12-foot clearance from floor to ceiling. In the ECR/C-MKM and ECR/C-MKM sub-districts, the minimum ground floor height shall be 12 feet for buildings containing ground floor residential uses and nonresidential uses at the ground level is 15 feet, with a minimum 12-foot clearance from floor to ceiling. For residential buildings, a ground floor garage may be exempt from this requirement, subject to valuation by the decision-making authority in the review process.				Yes	15'	
2. Finished Floor Height for Residential Uses. The maximum finished floor height for ground floor residential uses is five feet above grade.				N/A		
3. Street Wall Height. The minimum height of the street wall is 25 feet and the maximum height of the street wall is 35 feet. Along Chestnut Avenue and the BART right-of-way, south of Oak Avenue, the minimum height of the street wall is 40 feet and the maximum height of the street wall is 50 feet.				Yes	40'	
4. Front Building Stepback. A minimum of 50 percent of the street facing building frontage shall be stepped back within the area defined by a 75 degree angle originating from the top of the street wall to a point 80 feet from the average level of the highest and lowest point of the property along the public street. The Chief Planner may approve a reduced stepback percentage of 45 percent provided that a public plaza with a minimum depth of 25 feet, landscaping and seating amenities is provided on the ground level at grade, or other comparable public amenities are provided. Exceptions beyond that are subject to Planning Commission approval.				N/A		
C. Build-to-Line. Buildings shall be constructed at the required setback for at least 65 percent of linear street frontage. The area between the building and property line shall be paved so that it functions as a wider public sidewalk. This requirement may be modified or waived by the Planning Commission if:						
1. The established street wall along El Camino Real and Chestnut Avenue is not interrupted.				Yes		Building is continuous
2. Substantial landscaping is located between the build-to line and ground floor residential units to soften visual impact of buildings.				N/A		

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Project Address: 998 ECR	Lot, Density, and FAR Standards: ECR/C Area Plans Site Districts	Zoning: ECR/C Area	Proposed Compliance for Project (Please Refer to Yes, No, or NA)	Please Indicate how the proposed complies (provide specific key permit data, measurements, etc.) (If Applicable)	Additional Notes/ Comments
Standard (per Site District)	FAR/CADMI	Minimum Standards			
3. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area, or			N/A		
4. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street			Yes	Canopy and transparency	
D. Required Side and Rear Yards for Residential Uses. In order to provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows and facing an interior side or rear yard. The following setbacks shall be provided:					
1. For any wall containing windows, a setback of at least five feet shall be provided.			Yes	Provided	
2. For any wall containing bedroom windows, a setback of at least 10 feet shall be provided.			N/A		
3. For any wall containing living room or other primary room windows, a setback of at least 15 feet shall be provided.			N/A		
E. Corner Build Area. Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.					
F. Tower Dimension and Separation. The maximum dimension of the portion of a building above 80 feet from finished grade shall not exceed 125 feet and must be separated from another building by at least 30 feet. Exceptions and modifications to dimensional standards of up to 10 percent may be granted by the Chief Planner, based on the finding that adequate design features have been incorporated to create visual variety and void a large-scale, bulky or monolithic appearance. Exceptions beyond 10 percent are subject to Planning Commission approval. Space is required per residential unit and may be provided as common or private open space, or a combination. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, patios, swimming pools, barbecue areas, playgrounds, turf or other such improvements as are appropriate to enhance the outdoor environment of the development; these can be in the form of courtyards at the ground level or terraces over parking podiums or on rooftops.					
G. Residential Usable Open Space. A minimum of 150 square feet of usable open space is required per residential unit and may be provided as common or private open space. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, patios, swimming pools, barbecue areas, playgrounds, turf or other such improvements as are appropriate to enhance the outdoor environment of the development; these can be in the form of courtyards at the ground level or terraces over parking podiums.			N/A		
1. Minimum Dimensions.			N/A		
a. Private Open Space. Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no dimension less than six feet.			N/A		
b. Common Open Space. Minimum dimension of 20 feet.			N/A		
2. Usability. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed 10 percent.			N/A		
a. Accessibility.			N/A		
i. Private Open Space. The space shall be accessible to only one living unit by a doorway to a habitable room or hallway.			N/A		
ii. Common Open Space. The space shall be accessible to the living units on the lot. It shall be served by any stairway or other access way qualifying as an egress facility from a habitable room.			N/A		
2024.07.05 Supplemental Regulations—ECR/C Area Plan					
A. Building Bulk. The maximum lot coverage of the portion of a building above 45 feet to 80 feet from finished grade shall not exceed 80 percent of the lot area. Exceptions and modifications to dimensional standards of up to 10 percent may be granted by the Chief Planner, based on the finding that adequate design features have been incorporated to create visual variety and void a large-scale, bulky or monolithic appearance. Exceptions beyond 10 percent are subject to Planning Commission approval.			Yes	See Plans	
B. Required Active Frontage. Active uses shall be located along the building frontage along primary streets, or facing public open spaces or plazas, and should incorporate ground-floor retail, civic uses, cultural uses, or other amenities with direct sidewalk access and some sidewalk visibility through use of transparent fenestration.			Yes	Civic Use	
1. El Camino Real and Chestnut Avenue. A minimum of 65 percent of the frontage of a site along El Camino Real and Chestnut Avenue shall be devoted to active uses.			No	Police security requires enclosure	
2. BART Right-of-Way South of Oak Avenue. A minimum of 75 percent of the frontage of a site along the BART right-of-way south of Oak shall be devoted to active uses.			N/A		
3. Oak Avenue. A minimum of 65 percent of the frontage of a site along Oak Avenue shall be devoted to active uses.			N/A		
4. Exception. The Chief Planner may approve a reduced frontage of 50 percent to allow for fire access, driveways, and for efficient site layout and site configuration. Exceptions beyond that are subject to Planning Commission approval.			N/A		
C. Depth of Required Commercial Frontage. The minimum average depth of the required commercial frontage shall be 75 feet, or 65 feet for parcels less than 100			N/A		
D. Building Transparency and Required Openings. A minimum of 60 percent of building facades facing streets and the BART right-of-way containing nonresidential uses and a minimum of 70 percent of street-facing building facades containing retail uses shall provide transparency in accordance with the following:					

City of SSF - Conformance Development Checklist for El Camino Real / Chestnut Area Plan Districts					Proposed Compliance for Project (Please fill out: Yes, No, or N/A)		Please stipulate how the proposal complies (provide specific reference data, measurements, etc.)		Additional Notes/ Comments	
Project Address: 555 ECA		Zone: ECR/C, MCM		Standard Layer Sub-District						
		Lot, Density, and FAR Standards - ECR/C, MCM Plan Sub-Districts		ECR/C, MCM			Additional Standards			
<p>1. Comprised of clear, nonreflective windows that allow views of indoor space between two and 12 feet above the sidewalk.</p> <p>2. Windows or portions of windows, located between the sidewalk and two feet above the sidewalk, may be glazed. Requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.</p> <p>1. Exceptions.</p> <p>a. The maximum length of the wall may be 40 feet if it includes approved artwork approved by the City through the design review process.</p> <p>b. The maximum length of the blank wall may be 30 feet for retail establishments with a gross floor area of 25,000 square feet or greater.</p> <p>F. Exterior Building Materials and Colors.</p> <p>1. A unified palette of materials shall be used on all sides of buildings and structured parking.</p> <p>2. Exterior materials shall be stone, brick, stucco, concrete block, painted wood clap-board, painted metal clapboard or other quality, durable materials approved by the City as part of the project review.</p> <p>G. Building Orientation and Entrances.</p> <p>1. Buildings shall be oriented to face public streets and the BART right-of-way. Residential development adjacent to public spaces or connections shall be oriented facing onto the public space.</p> <p>2. Building entrances shall be emphasized with small entry plazas, vertical massing, and architectural elements such as awnings, arcades, or porticos.</p> <p>3. Entrances located at corners shall generally be located at a 45 degree angle to the corner and shall have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements. All building and dwelling units located in the interior of a site shall have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.</p> <p>4. In residential mixed-use developments, entrances to residential units shall be physically separated from the entrances to the permitted commercial uses and clearly marked with a physical feature such as a recess or projection incorporated into the building or appropriately scaled element applied to the facade.</p> <p>5. All ground floor residential units shall have the primary entrance, either individual or shared, facing the public street, BART right-of-way, or a pedestrian connection and shall incorporate a projection (e.g., porch or stoop) or recess at least 40 square feet in area, with a minimum depth of five feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved by the Chief Planner or Design Review Board.</p> <p>H. Required Parking. Required parking for any use in ECR/C sub-districts shall be established by the Chief Planner based on the particular characteristics of the proposed use and any other relevant data regarding parking demand. The Chief Planner may require the provision of parking studies or any other information at the applicant's cost as needed to assess parking demand for the proposed project. Where a Conditional Use Permit is required for the use, the Planning Commission will establish the ultimate parking requirement during the Conditional Use Permit application process. Generally, parking shall not exceed two spaces per unit for residential uses and one space per 300 square feet of commercial use.</p> <p>I. Unbundling Parking from Residential Uses. Parking in excess of one space per unit may be sold or rented separate from the residential unit. All spaces shall be reserved for residential tenants on the same site.</p> <p>2. In-lieu Fees. In the ECR/C Parking District, the City may establish a parking mitigation fund and require payment of a fee in lieu of providing required parking on-site or off-site.</p> <p>a. In-lieu Fee Amount. The amount of the in-lieu fee shall be calculated and paid as set forth in a resolution of the City Council.</p> <p>b. Use of Funds. In-lieu fees shall be used to fund and maintain shared parking facilities within the ECR/C Parking District.</p> <p>J. Limitations on Location of Parking</p> <p>1. Buildings shall be placed as close to the street, or public plaza or open space provided along street, as possible in compliance with the required setback, with parking located either underground, behind a building, or on the interior side or rear of the site.</p> <p>2. Above ground parking may not be located within 40 feet of a street facing property line or BART right-of-way. Exceptions may be granted with the approval of a</p> <p>a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible.</p> <p>b. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.</p> <p>3. The maximum height of a parking podium visible from El Camino Real is five feet from finished grade.</p> <p>1. Limitations on Curb Cuts. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation. Curb cuts shall be located at least 10 feet from any intersection curb return or pedestrian crosswalk.</p> <p>K. Maximum Block Length. 600 feet; block length of up to 800 feet is allowed when a mid-block connection with a minimum width of 30 feet is provided.</p>	No	Yes	Yes	No	N/A	Police security requires enclosure	Glazed at entry lobby Glazed at entry lobby No art			
	Yes	Yes	Yes	No	N/A	Entry on architrave Canopy and transparency				
	Yes	Yes	Yes	No	N/A	Parking behind building				
	Yes	Yes	Yes	No	N/A	Building at setback, parking behind				
	No	Yes	Yes	No	N/A					
	Yes	Yes	Yes	No	N/A					

City of SSF - Conformance Development Checklist for El Camino Real / Chestnut Area Plan Districts					
Project Address: 444 ECR		Conforming ECR/C-MNH		Proposed Compliance for Project (please fill out: Yes, No, or NA)	
Standards (see Sub-District)		ECR/C-MNH	Additional Standards	Please stipulate how the proposed complies (i.e. provide specific lot/parcel data, measurements, etc.)	Additional Notes/Comments
<p>L. Pedestrian Access. On-site pedestrian circulation and access must be provided according to the following standards.</p> <ol style="list-style-type: none"> 1. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities. 2. To Street and Open Space Network. Regular connections between on-site walkways and the public sidewalk, public open space, and other pedestrian areas shall be provided. 3. To Neighbors. Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security. 4. To Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances. Sidewalk "bulb-outs" or bus "pullouts" may be required at potential bus stops. 5. Interior Pedestrian Walkway Design. <ol style="list-style-type: none"> a. Walkways shall be a minimum of five feet wide, shall be hard surfaced, and paved with permeable materials. b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method. c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier. 					
<p>M. Truck Docks, Loading, and Service Areas. Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets.</p>		Yes		Walks provided	
		Yes		Located at rear	