



The Ten Commandments If Moses Had Been An Infill Developer

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Panoramic.com

The Ten Commandments:

1. Increase allowable density.
2. Reduce or remove parking requirements.
3. Reduce open space requirements.
4. Reduce setback requirements.
5. Use State Density Bonus Law to modify all of the above.

The Ten Commandments:

6. Streamline your entitlements process, with short appeals period, and meaningful appeals fees.
7. Streamline building permits.
8. Allowed and encourage new types of construction processes and materials.
9. Allow CEQA Exemptions for car-light or car-free projects.
10. Presume a project SHOULD be approved.

1. Increase allowable density.

“Men, thinly scattered make a shift, but a bad shift, without many things. It being concentration that produces convenience.”

– Samuel Johnson



Before
Berkeley, CA, 1993



After
Shattuck Lofts and Bistro Liaison,
Berkeley, CA, 1995 (170 units/acre)

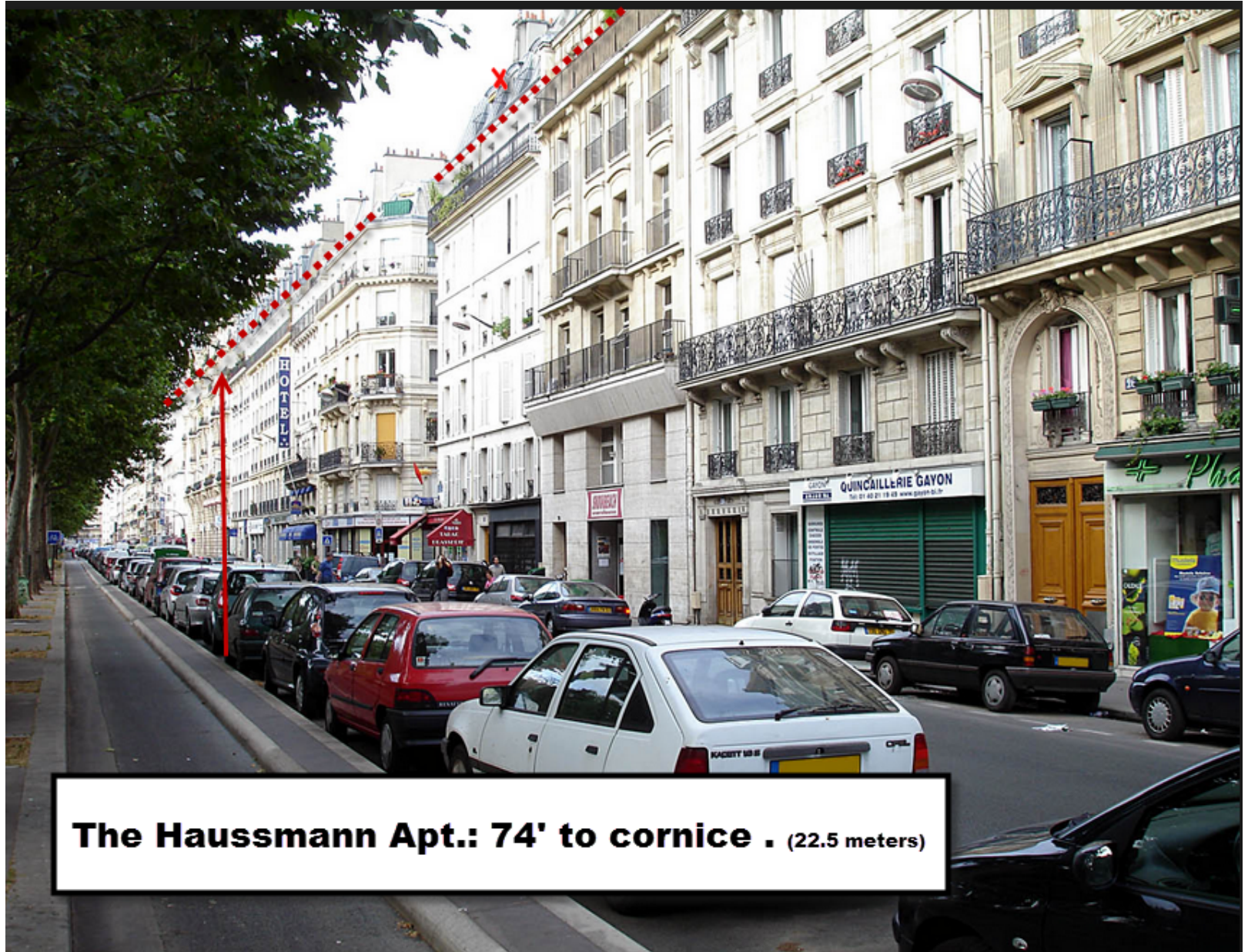
City & County Taxes 2015: \$568,689



City & County Taxes 2000: \$16,786



Easiest way: Form Based Code



See Inside A Tiny 86-Square-Foot Paris Apartment With A Bed In The Cupboard



A dinner party for two.

Yet another cabinet has a bookshelf and a boiler for hot water. The designer even managed to fit a full bathroom with a shower into the 86-square-foot space; a luxury that many small studios don't even have.



At least there's a shower.

2. Reduce or remove parking requirements.

“Cities exist not for the passage of cars, but for the care and culture of human beings.”

– Lewis Mumford



Triple-stack car-lift at the Berkeleyn, Berkeley, CA



Electric car & City Care Share's Honda Civic at the Gaia Building in Berkeley, CA

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■ KATHERINE KRUG, CONTRIBUTOR

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In 2010 I moved from Los Angeles to San Francisco and thought I had to bring my car with me.

LA, as anyone who's ever heard anyone say anything about LA knows, is a car city. If you're going anywhere, you're going in your car.

And after living there, I was convinced that this truth wasn't limited to any one city. Owning a car was necessary wherever you lived.

My friends placed bets on how quickly I'd ditch my beloved Volkswagen Jetta for a bicycle, telling me about the bike lanes, the



The author, shown here, is done paying for tickets.

3. Reduce open space requirements.

“In orthodox city planning, neighborhood open spaces are venerated in an amazingly uncritical fashion, much as savages venerate magical fetishes.”

– Jane Jacobs



Roof Garden
ARTech Building
Berkeley, CA (1,450 s.f.)



Atrium Chessboard
Gaia Building, Berkeley,
CA (1,200 s.f.)



Roof Garden
ARTech Building
Berkeley, CA (1,450 s.f.)

4. Reduce setback requirements.



Are these setbacks, on busy commercial streets, doing much to enrich the public realm?



5' setback requirement. To what end?

5. Use State Density Bonus Law to Modify Local Restrictions.

**CTP's old building
Berkeley, CA, 1998**

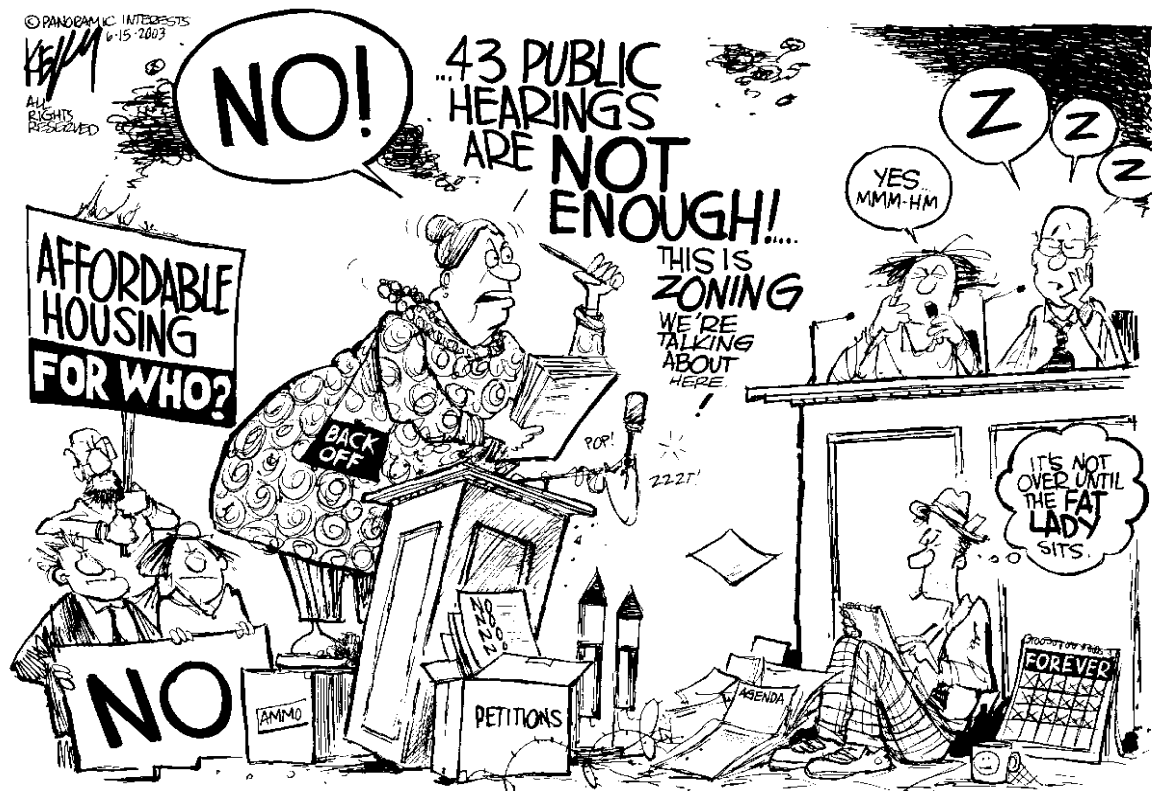


**The ARTech Building
Berkeley, CA, 2003 (163 units/acre)**



6. Streamline your entitlements process.

"I could never be a Socialist. They have far too many night meetings." – Oscar Wilde



7. Streamline Building Permits



Permits Required in San Francisco	
Department of Building Inspection DBI	Hazardous Materials Unified Program Agency
1. Demolition	1. Underground Storage Tank (if found)
2. Shoring	2. Back Up Diesel Generator
3. Underpinning	
4. Excavation	Public Utilities Commission SFPUC
5. Indicator Pile	1. Construction Dewatering Sewage
6. Crane	
7. Night Noise	Bay Area Air Quality Management BAAQMD
8. Temp Electric	1. Demo Notification
9. Site Permit	2. Generator Permit
10. Foundation and Superstructure Addendum	3. Boiler / Water Heaters
11. Architecture and MEP Addendum	4. UST and Hazardous Soil Removal
12. Electrical Inspections Permit	
13. Mechanical Inspections Permit	California Water Quality Resources Control Board WQRCB
14. Plumbing Inspections Permit	1. National Pollution Discharge Elimination System
15. Fire Alarm Inspections Permit	
16. Fire Sprinkler Inspections Permit	Cal OSHA
17. Initial Street Space/Temporary Occupancy	1. Asbestos Abatement Notice
18. Generator Permit	2. Lead Work Pre-Job Notification
19. Fuel Storage Permit	3. Demolition
	4. Excavation
Department of Parking & Traffic DPT	5. Shoring
1. Traffic	6. Tower Crane Erection / Operating
2. Additional Traffic	7. Manlift
3. Traffic for tower crane erect	8. Elevator
4. Traffic for tower crane dismantle	9. Scaffold
	10. Building Height Permit
Department of Public Works DPW	11. General Construction
1. Encroachment for Tie-Backs	
2. Encroachment for Fire Dept Connections	Utility Companies
3. Trenching for PG&E Vault	1. PG&E
4. Street Improvement	2. Phone AT&T
5. Official Sidewalk Width Change	3. Electrical Service Distribution Fees
6. Special Sidewalk Permit	SFPUC - Water Department
7. Permeable Sidewalk Landscaping Permit	Waste / Water Tie In
8. Parklet - 9th Street	Fire Water Tie In
9. Street Space	
10. Additional Street Space	Adjacent Property Owners
11. Tree Removal	Easement Air Rights
12. Underground Tank Excavation/Removal	Property Inspection
13. Utility Excavation	Encroachment / Underpinning Encroachment
14. Utility Taps	
15. Night Noise	Department of Fire Prevention
SFMTA	Underground Storage Tanks
1. Special Traffic Permit	Fire Department Plan Check
State of California	Gas Piping
1. Elevator	Emergency Generator
	Gas Storage
	Health Department SFHD
	1. Underground tanks
Subtotal: 40	Subtotal: 34
	Total: 74

**SF Building
Permits**

**74 &
Counting**

8. Grant CEQA Exemptions for car-light or car-free projects.



The Panoramic – 9th and Mission – 160 Apts. – 0 Parking Spaces

9. Encourage & allow alternate building methods and materials.

“The genius of American urbanism is that it can accommodate variety without endangering its wholeness.” – Rem Koolhaas







10. Presume a project SHOULD be approved.



1910 Oxford – June 1997



1910 Oxford – June 1998

“Americans can always be expected to do the right thing... after they have exhausted all other possibilities.”

– Winston Churchill



1998 + 5 years of public hearings and meetings + CEQA lawsuit + Construction = 35 apts. 2004

PANORAMIC INTERESTS

***“Possibilities to add convenience,
intensity, and cheer in cities ...are
limitless.”***

Jane Jacobs