



# **The Ten Commandments If Moses Had Been An Infill Developer**

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*San Francisco, California*

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 local restrictions.

# The Ten Commandments:

6. Streamline your entitlements process, with short appeals period, and meaningful appeals fees.
7. Streamline building permits.
8. Allow and encourage new types of construction processes and materials.
9. Grant 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**

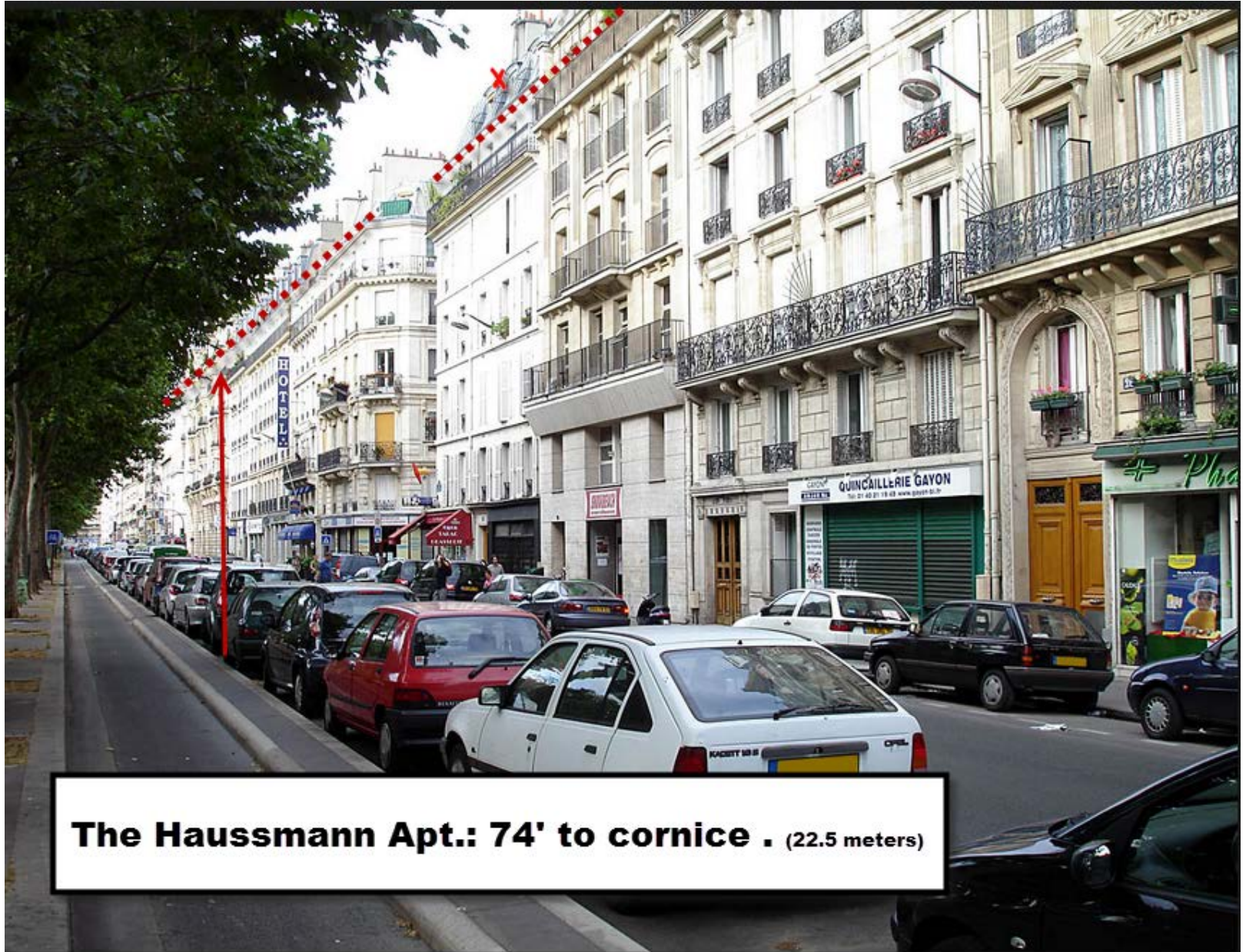
***Berkeley, CA* 1993**



**After**

**Shattuck Lofts & Bistro Liaison  
*Berkeley, CA* 1995  
(170 units/acre)**

## Easiest way: Form Based Code





## 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**  
*The Berkeleyan-Berkeley, CA*



**Electric car & City Care Share's  
Honda Civic on top of lift**  
*Gaia Building-Berkeley, CA*

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### 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**  
**(1,450 s.f.)**  
*ARTech Building*  
*Berkeley, CA*



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



## 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*



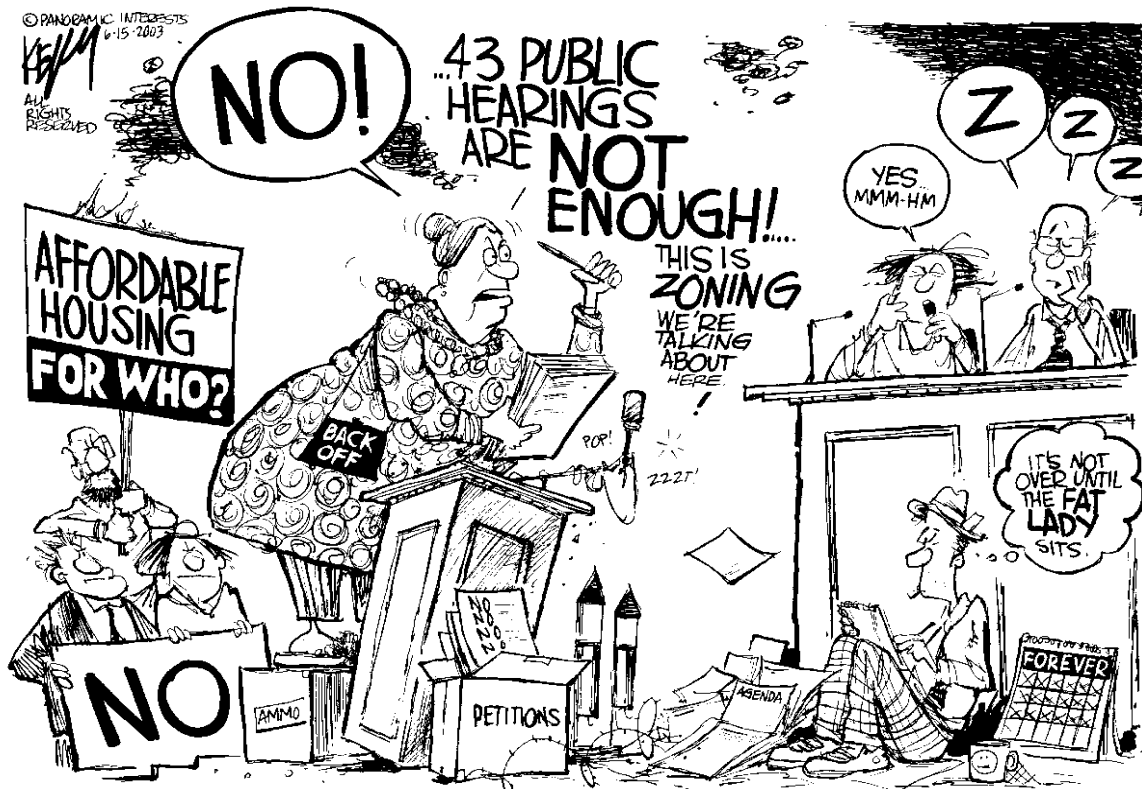
**The ARTech Building**  
*Berkeley, CA 2003*  
**(163 units/acre)**



## 6. Streamline your entitlements process...

*"I could never be a Socialist. They have far too many night meetings."*

— Oscar Wilde





# 7. Streamline Building Permits.



CITYSPACES® 1321  
The Panoramic  
1321 Mission St, SF

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		Water Tie In
9. Street Space		
10. Additional Street Space		Adjacent Property Owners
11. Tree Removal		Plane Air Rights
12. Underground Tank Excavation/Removal		Property Inspection
13. Utility Excavation		Tie Back / Underpinning Encroachment
14. Utility Taps		
15. Night Noise		Department of Fire Prevention
		Underground Storage Tanks
SFMTA		Fire Department Plan Check
1. Special Traffic Permit		Gas Piping
		Emergency Generator
State of California		Gas Storage
1. Elevator		
		Health Department SFHD
		1. Underground tanks
	Subtotal: 40	Subtotal: 34
		<b>Total: 74</b>

**SF Building  
Permits**

**74 &  
Counting**

## 8. Allow and encourage new types of construction processes & materials.

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

– Rem Koolhaas

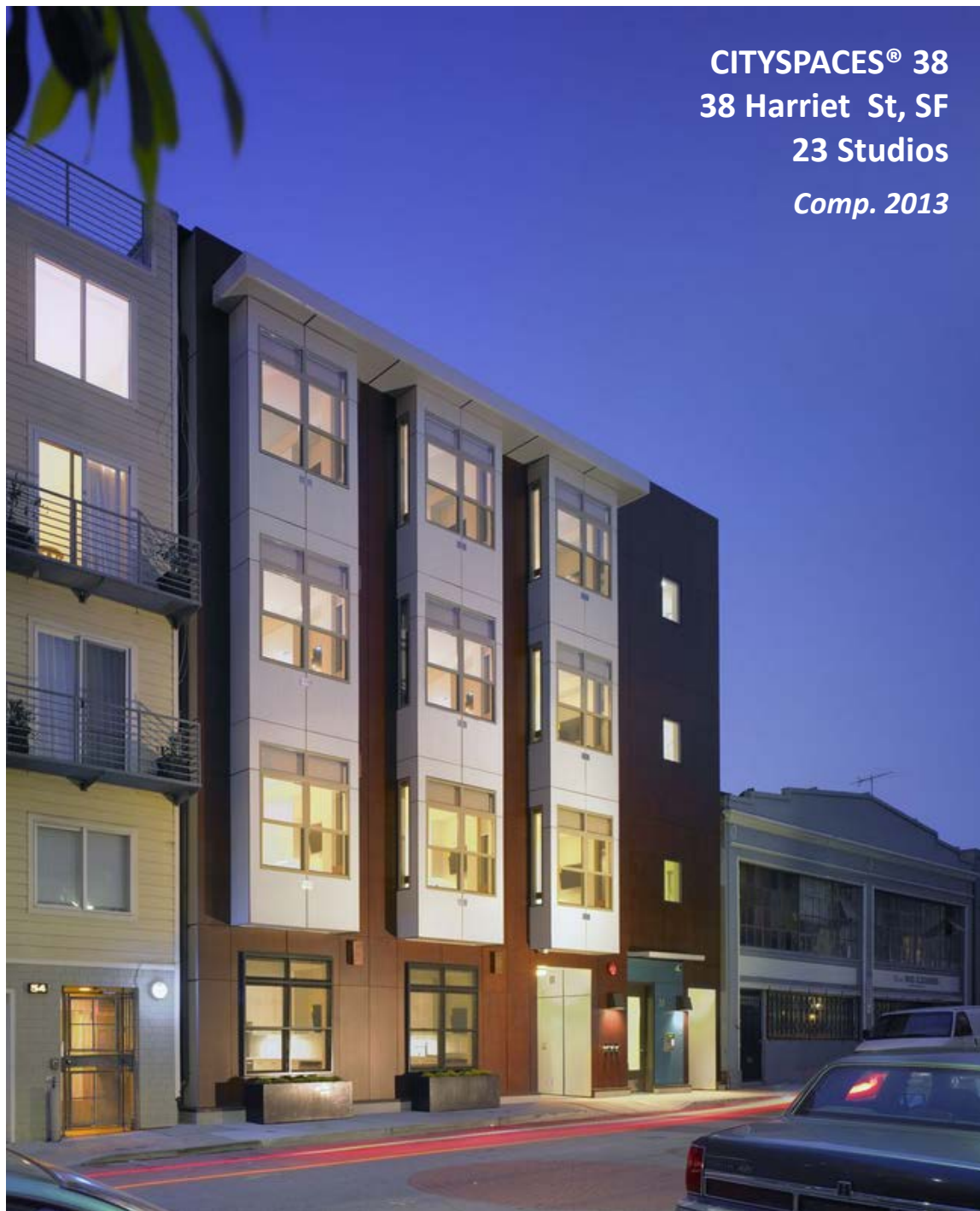


38 Harriet St, SF





**CITYSPACES® 38**  
**38 Harriet St, SF**  
**23 Studios**  
*Comp. 2013*





## 9. Grant CEQA Exemptions for car-light or car-free projects.



*160 Apartments – 0 Parking Spaces*

# 10. Presume a project SHOULD be approved.



**Before**

**1910 Oxford St.**

***Berkeley, CA June 1997***



**After**

**1910 Oxford St.**

***The Berkeleyan***  
***Berkeley, CA June 1998***



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

– Winston Churchill

Darling Flower Shop  
1998



Touriel Building  
2004



**1998 + 5 yrs of public hearings & meetings + CEQA lawsuit + Construction  
= 35 apts. 2004**

# PANORAMIC INTERESTS

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

**Jane Jacobs**