File No. 120138 Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development **Date** April 16, 2012

Board of Supervisors Meeting **Date** _____

Cmte	Board	
☐	☐	**Motion**
☐	☐	**Resolution**
☒	☐	**Ordinance**
☒	☐	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form (for hearings)**
☐	☐	**Department/Agency Cover Letter and/or Report**
☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
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☐	☐	**Form 126 – Ethics Commission**
☐	☐	**Award Letter**
☐	☐	**Application**
☐	☐	**Public Correspondence**

OTHER **(Use back side if additional space is needed)**

☒	☐	DPW Order No. 179,914
☒	☐	DPW Drawing No. Q-20-702
☒	☐	General Plan Referral, dtd 9/6/11
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Completed by: Alisa Miller **Date** April 13, 2012
Completed by: _____ **Date** _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[Changing Official Sidewalk Width - Portions of Golden Gate Avenue, Polk Street, and Redwood Alley]

Ordinance: 1) amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto Section 1593 to change the official sidewalk width of a) Golden Gate Avenue starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing west 104 feet, b) Polk Street starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing south for 78 feet, and c) Redwood Alley starting at the northwest corner of the intersection of Polk Street and Redwood Alley and continuing west for 173 feet; 2) making environmental findings and findings pursuant to the General Plan and Planning Code Section 101.1; and 3) requiring relocation, modification, or both of facilities affected by the sidewalk width change.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the Planning Department findings in its letter dated September 6, 2011. Said letter stated the actions contemplated herein are consistent with the General Plan and in conformance with the Eight Priority Policies of Planning Code Section 101.1. A copy of said letter is in the Clerk of the Board of Supervisors File No. 120138.

Section 2. In the abovementioned letter, the Planning Department also determined that the actions contemplated in this Ordinance are in compliance with the California

Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is incorporated herein by reference.

Section 3. In accordance with the Department of Public Works' Order No. 179,914, a copy of which is in the Clerk of the Board of Supervisors File No. 120138 and incorporated herein by reference, Board of Supervisors Ordinance No.1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, is hereby amended by adding thereto a new section to read as follows:

Section 1593. Changing the official sidewalk width of: a) Golden Gate Avenue starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing west for 104 feet, b) Polk Street starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing south 78 feet, and c) Redwood Alley starting at the northwest corner of the intersection of Polk Street and Redwood Alley and continuing west 173 feet, as shown on Department of Public Works drawing Q-20-702, of which is in the Clerk of the Board of Supervisors File No. 120138.

Section 4. The City and County of San Francisco Public Utilities Commission, as is necessary as a result of this Ordinance, shall make arrangements with public utility companies and City Departments for the relocation, and/or modification of any affected public facilities. Any necessary relocation, modification, or both of such facilities shall be at the cost of the owner of the utility.

Section 5. Effective Date. This Ordinance shall become effective 30 days from the date of passage.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
John D. Malamut
Deputy City Attorney

RECOMMENDED:

DEPARTMENT OF PUBLIC WORKS

_____ 2/3/12
Mohammed Nuru
Director of Public Works

FILE NO. 120138

LEGISLATIVE DIGEST

[Changing Official Sidewalk Width - Portions of Golden Gate Avenue, Polk Street, and Redwood Alley]

Ordinance: 1) amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto Section 1593 to change the official sidewalk width of a) Golden Gate Avenue starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing west 104 feet, b) Polk Street starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing south for 78 feet, and c) Redwood Alley starting at the northwest corner of the intersection of Polk Street and Redwood Alley and continuing west for 173 feet; 2) making environmental findings and findings pursuant to the General Plan and Planning Code Section 101.1; and 3) requiring relocation, modification, or both of facilities affected by the sidewalk width change.

Existing Law

Board of Supervisors' Ordinance No. 1061 established the official sidewalk widths throughout San Francisco.

Amendments to Current Law

This legislation would amend Ordinance No. 1061 to change the official sidewalk width of: 1) Golden Gate Avenue starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing west 104 feet, b) Polk Street starting at the southwest corner of the intersection of Golden Gate Avenue and Polk Street and continuing south for 78 feet, and c) Redwood Alley starting at the northwest corner of the intersection of Polk Street and Redwood Alley and continuing west for 173 feet. The Ordinance would make environmental findings and findings of conformity with the General Plan and Planning Code Section 101.1. This legislation also requires that any necessary relocation, modification, or both of utility facilities shall be at the cost of the owner of the utility.

File 120138

City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2012 FEB -6 PM 3:44

(415) 554-5827
FAX (415) 554-5324
http://sfdpw.org

Department of Public Works
BUREAU OF STREET-USE & MAPPING
875 Stevenson Street, Room 410, S.F., CA 94103
Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru,..., Director

DPW Order No: 179,914

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

TRANSMITTING TO THE BOARD OF SUPERVISORS LEGISLATION CHANGING THE OFFICIAL SIDEWALK WIDTHS OF GOLDEN GATE AVENUE STARTING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOLDEN GATE AVENUE AND POLK STREET AND CONTINUING WEST 104 FEET, POLK STREET STARTING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOLDEN GATE AVENUE AND POLK STREET AND CONTINUING SOUTH FOR 78 FEET, AND REDWOOD ALLEY STARTING AT THE NORTHWEST CORNER OF THE INTERSECTION OF POLK STREET AND REDWOOD ALLEY AND CONTINUING WEST FOR 173 FEET; AS SHOWN ON DEPARTMENT OF PUBLIC WORKS DRAWING Q-20-702.

At the request of the San Francisco Public Utilities Commission (SFPUC) the Department of Public Works intends to change the official sidewalk widths at the above mentioned locations on Assessor's Block 0766 as shown on the enclosed Department of Public Works drawing Q-20-702 as part of the new SFPUC Headquarters Building project.

The following have been approved by the Department of Public Works and are hereby transmitted to the Board of Supervisors:

1. Three (3) copies of the proposed Ordinance changing the official sidewalk widths on various locations in Assessor's Block 0766 as shown on Department of Public Works drawing Q-20-702.

2. Three (3) copies of the General Plan approval form from the Department of City Planning dated September 6, 2011.

3. Three (3) sets of the Department of Public Works drawing Q-20-702 described above.

It is recommended that the Board of Supervisors adopt this Ordinance.

RECOMMENDED:

Bruce R. Storrs
City & County Surveyor

APPROVED

Mohammed Nuru
Interim Director of Public Works

Fuad S. Sweiss
Deputy Director for Engineering

Click here to sign this section

1/25/2012

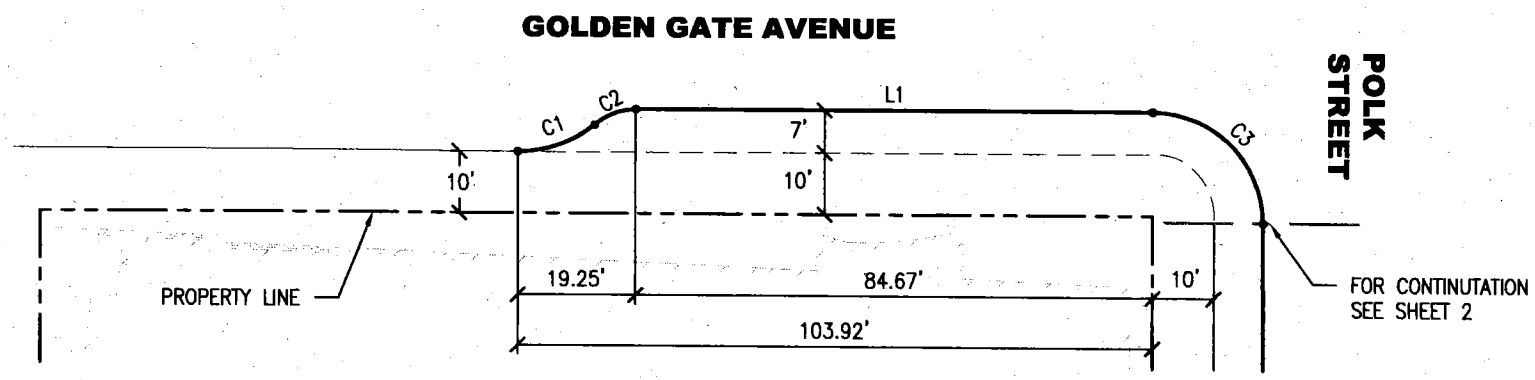
X Bruce R. Storrs

Signed by Storrs, Bruce View details
on Wednesday, January 25, 2012 2:10 PM (Pacific Standard Time)

1/26/2012

X Fuad Sweiss, City Engineer

Signed by Sweiss, Fuad View details
on Thursday, January 26, 2012 4:17 PM (Pacific Standard Time)



SHEET NOTES:

1. ALL ALIGNMENTS ARE ALONG FACE OF CURB.

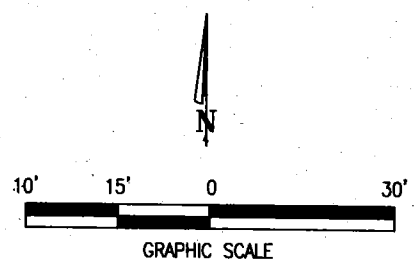
GOLDEN GATE AVENUE CURVE TABLE:

Curve Table				
Curve #	Length	Radius	Delta (Δ)	Tangent
C1	13.56	20.00	38°51'30"	7.05
C2	7.35	10.00	42°06'40"	3.85
C3	28.27	18.00	90°00'00"	18.00

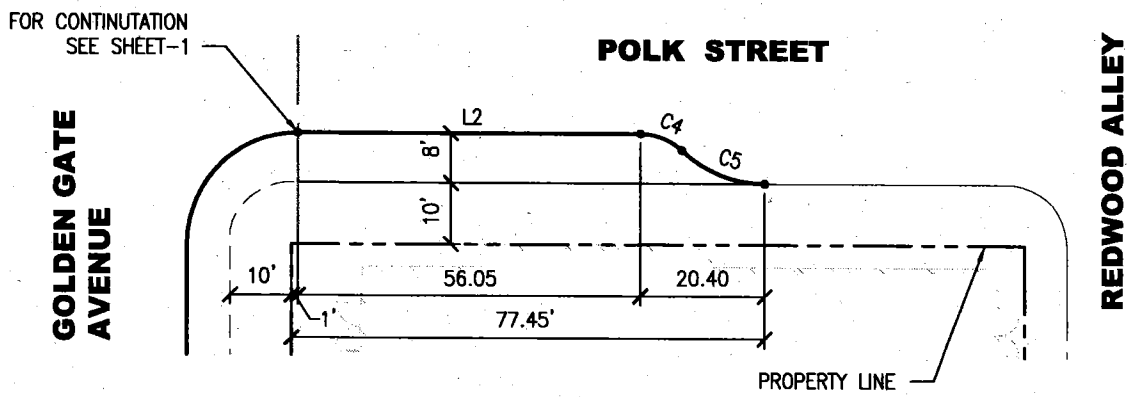
LEGENDS:

- PROPOSED NEW OFFICIAL CURB LINE
- EXISTING OFFICIAL CURB LINE TO REMAIN
- EXISTING OFFICIAL CURB LINE TO REMOVED
- EXISTING PROPERTY LINE

REFERENCE:



REFERENCES	APPROVED			BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS			
	BRUCE R. STORRS CITY & COUNTY SURVEYOR	1/25/12 DATE	DRW			OFFICIAL SIDEWALK CHANGE ON BLOCK 0766			
			CK.			FILE Q-20-702	SHEETS 1 OF 3	SCALE 1" = 30'	CHANGE
			APP.						



SHEET NOTES:

1. ALL ALIGNMENTS ARE ALONG FACE OF CURB.

POLK STREET CURVE TABLE:

Curve Table				
Curve #	Length	Radius	Delta (Δ)	Tangent
C4	7.49	10.00	42°53'50"	3.93
C5	14.94	20.00	42°48'40"	7.84

LEGENDS:

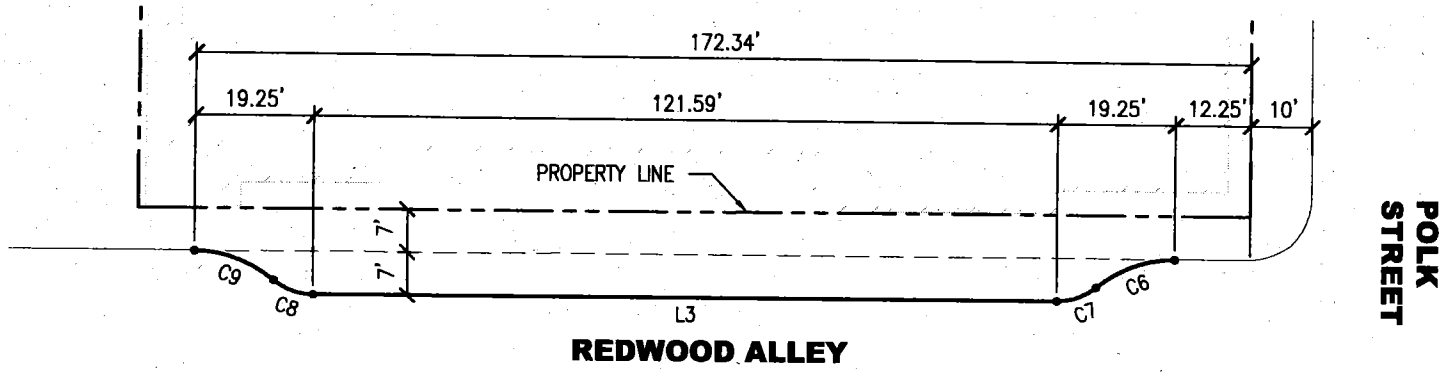
- PROPOSED NEW OFFICIAL CURB LINE
- EXISTING OFFICIAL CURB LINE TO REMAIN
- EXISTING OFFICIAL CURB LINE TO REMOVED
- EXISTING PROPERTY LINE

REFERENCE:

10' 15' 0 30'

GRAPHIC SCALE

REFERENCES	APPROVED			BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS			
	BRUCE R. STORRS CITY & COUNTY SURVEYOR	1/25/12 DATE	DRW			OFFICIAL SIDEWALK CHANGE ON BLOCK 0766			
			CK.						
			APP.			FILE Q-20-702	SHEETS 2 OF 3	SCALE 1" = 30'	CHANGE



SHEET NOTES:

1. ALL ALIGNMENTS ARE ALONG FACE OF CURB.

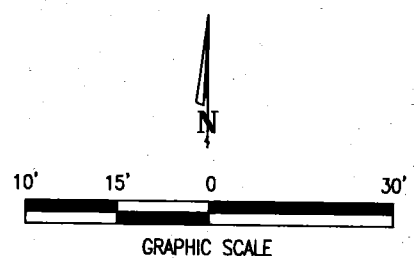
REDWOOD ALLEY CURVE TABLE:

Curve Table				
Curve #	Length	Radius	Delta (Δ)	Tangent
C6	13.94	20.00	39°55'40"	7.26
C7	6.97	10.00	39°54'50"	3.63
C8	6.97	10.00	39°54'40"	3.63
C9	13.94	20.00	39°55'40"	7.27

LEGENDS:

- PROPOSED NEW OFFICIAL CURB LINE
- EXISTING OFFICIAL CURB LINE TO REMAIN
- EXISTING OFFICIAL CURB LINE TO REMOVED
- EXISTING PROPERTY LINE

REFERENCE:



REFERENCES	APPROVED			BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS			
	BRUCE R. STORRS CITY & COUNTY SURVEYOR	1/25/12 DATE	DRW			OFFICIAL SIDEWALK CHANGE ON BLOCK 0766			
			CK.			FILE Q-20-702	SHEETS 3 OF 3	SCALE 1" = 30'	CHANGE
			APP.						

SAN FRANCISCO
PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	September 6, 2011
Case No.	Case No. 2011.0742R **Major Encroachment Permit for Sidewalk Bulbouts on Golden Gate Avenue, Polk Street and Redwood Street associated with PUC Office Building**
Block/Lot No.:	0766/001
Project Sponsor:	Brook Mebrahtu Building Design & Construction Division San Francisco Department of Public Works 30 Van Ness Avenue, Suite 4100 San Francisco, CA 94102
Applicant:	Same as Above
Staff Contact:	Stephen Shotland – (415) 558-6308 *stephen.shotland@sfgov.org*
Recommendation:	Finding the project, on balance, **in conformity** with the General Plan, as described further in this Case Report.
Recommended By:	John Rahaim, Director of Planning

PROJECT DESCRIPTION

The San Francisco Public Utilities Commission (SFPUC) is constructing an office building to house the headquarters of SFPUC in the Civic Center. The site, located at 525 Golden Gate Avenue, has frontage on Polk Street, Golden Gate Avenue and Redwood Street. On July 12, 2011, the project applicant submitted a General Plan Referral application, as required by § 4.105 of the San Francisco Charter and §2A.53 of the San Francisco Administrative Code, for review of a major sidewalk encroachment permit to establish sidewalk bulbouts on portions of Golden Gate Avenue, Polk Street and Redwood Street, fronting on the new PUC office building. The 13 story building will contain 277,500 square feet of space, a basement level and a childcare facility. The project incorporates a number of sustainability features, including features to be installed in the sidewalk encroachment areas to collect, treat and recycle the building's waste water on

site. The project sponsor expects that the project will attain LEED Platinum certification. The following proposed sidewalk encroachments / sidewalk bulb-outs are subject to the General Plan conformity determination:

- **Golden Gate Avenue** – Establish a sidewalk bulbout on the south side of Golden Gate Avenue fronting the PUC office building. The project would widen the sidewalk from 10 to 15 feet, extending approximately 95 feet west from the Polk Street right-of-way. The bulbout would accommodate a wider sidewalk, 4 street trees and a large landscaped planter.

- **Polk Street** – Establish a sidewalk bulbout on the west side of Polk Street fronting the PUC office building. The existing sidewalk is 10 feet wide; the effective width of the sidewalk is approximately 6 feet wide where street trees and tree wells are located. The project would widen the sidewalk from 10 to 15 feet in width, extending approximately 65 feet south from Golden Gate Avenue. The bulbout would accommodate a 6' wide sidewalk, 3 street trees, a curbside landscaped planter, and a Living Machine ® planter incorporating lush plantings. The Living Machine ® system incorporates advanced wetland processes to treat the building's wastewater and recycle it for certain permitted uses the building. (Other Living Machine ® Planters would be installed in other sidewalk areas and within the building.) By treating and recycling water on-site, the Living Water system ® would reduce the PUC building's demand for potable water, and the volume of water discharged to the City's centralized clean water treatment system.

- **Redwood Street** – Establish a sidewalk bulbout on the north side of Redwood Street fronting the PUC office building widening the sidewalk area from 7 to 14 feet in width for approximately 150 feet west of Polk Street. Much of the sidewalk bulbout area would be developed as an outdoor play area accessible to a child care facility that will be provided at the PUC office as part of the building program. In order to operate as a licensed facility, the child care facility is required to provide a minimum of 75 square feet of outdoor space per child. Providing this space in the Redwood Street encroachment appears to be the only location to meet the requirement. A sidewalk along the north side of Redwood Street would also be provided; the sidewalk would be 5 feet wide, widening to 7 feet east and west of the encroachment. Four (4) street trees and a landscaped planter would also be installed in the Redwood Street right-of-way; the pedestrian amenities would be installed outside of the sidewalk's throughway zone to accommodate pedestrians.

SITE DESCRIPTION AND PRESENT USE

The site is located in the Civic Center. Golden Gate Avenue is a major arterial street with high vehicular volumes; Polk Street has less vehicular traffic, supports moderate pedestrian traffic and is also a designated bicycle route. Redwood Street is a block-long alley located between Van Ness Avenue and Polk Street; it does not provide through-access, and is used primarily to provide vehicular and service access to the San Francisco Municipal Court House, and vehicular, pedestrian and service access to commercial buildings with frontage on the street and a residential building located at Redwood Street and Van Ness Avenue. The new PUC office building is currently under construction.

ENVIRONMENTAL REVIEW

The project received CEQA clearance in a Final Environmental Impact Report (Case 1997.478E) in a memorandum dated October 8, 2010.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in conformity** with the following Objectives and Policies of the General Plan. Note that General Plan Objectives and Policies appear in **Bold** Font, General Plan text is shown in regular font, and staff comments appear in *italic* font:

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 10
LOCATE WASTEWATER FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE AND EFFICIENT TREATMENT OF STORM AND WASTEWATER.

POLICY 10.1
Provide facilities for treatment of storm and wastewater prior to discharge into the Bay or ocean.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 6
CONSERVE AND PROTECT THE FRESH WATER RESOURCE.

POLICY 6.2
Encourage and promote research on the necessity and feasibility of water reclamation.

Reclaiming water for public use from waste water may prove to be a necessary step in securing an adequate water supply in the future. Other communities, not as fortunate as San Francisco, are currently looking into water reclamation as a means of conserving fresh water and generating additional supply. San Francisco should investigate the future possibilities of water reclamation, especially for such purposes as fire fighting and industrial use.

Comment: The Project would utilize portions of the sidewalk bulbouts to incorporate the Living Machine ® system that will filter and treat grey and black water generated at the PUC office building. The system would be incorporated into planters with lush vegetation located in sidewalk areas s and the building lobby. Treated water would be used for flushing toilets in the building. By treating and recycling water on site, the project would reduce the increasing demand for potable water. The project would also help reduce the volume of water that must be treated by the City's Clean Water System and then discharged to San Francisco Bay and to the Pacific. Incorporating the system will demonstrate that water treatment and recycling is possible, effective and desirable in urban areas, and that it can be used at other applications. This aspect of the project is consistent with the referenced Community Facilities Element and Environmental Protection Element objectives and policies.

TRANSPORTATION ELEMENT

POLICY 1.2
Ensure the safety and comfort of pedestrians throughout the city.

Comment: The proposed sidewalk bulbs will incorporate street trees, sidewalk planters and lush landscaping. The improvements may help to slow vehicles down. While the proposed improvements will not provide a significant amount of useable public space, the additional queuing space at intersections, street trees and landscaping would improve the pedestrian environment in this area of the Civic Center.

Establishing sidewalk bulbs along Golden Gate Avenue, Polk Street and Redwood Alley would help to calm traffic. The bulbouts would provide additional space for pedestrians, street trees and landscaping, which would also help to visually reduce the dimensions of the streets, also helping to slow traffic.

POLICY 23.1
Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

POLICY 23.2
Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

Comment: The project would widen sidewalks on portions of Golden Gate Avenue, Polk Street and Redwood Street adjacent to the new PUC office building now under construction. The project would convert portions of the street rights-of-way from parking lanes (and in the case of Redwood Street would result in a narrowed travel lane) to sidewalk area. The project would provide pedestrian amenities in the form of street trees, vegetation in planters (the planters may also be used as seating walls), and installation of Living Machine ® technology that would filter, treat and recycle water at the PUC site. The sidewalk bulb proposed to be installed on Redwood Street would provide space for an outdoor children's play area for a Child Care facility that will be established at the PUC office building.

POLICY 23.3
Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

Comment: The Civic Center district is the center for Government services. City, State and Federal offices located in the Civic Center result in a large daytime work population and many government employees have young children. However, there are few child care facilities in the Civic Center area. The PUC office building would provide a child care facility on-site. In order for the facility to be licensed, it is required to provide a minimum of 75 square feet of outdoor play space per child. The project sponsor has incorporated a building setback along a portion of the building's Redwood Street façade to provide some of this space, but that area does not fully meet the licensing requirement. The project sponsor determined that the only other potential outdoor space in the site vicinity would be a portion of the Redwood Street right-of-way. The project would utilize a portion of the proposed Redwood

Street encroachment to provide part of the outdoor child care play area. The project would reduce the sidewalk width from 7 feet wide to 5 feet wide adjacent to the PUC office building (north side of Redwood). The sidewalk would meet minimum ADA width standards and would provide street trees and landscaping in the sidewalk frontage zone. Redwood Street would also retain a vehicular travel lane and reduced on-street parking. The existing 7 foot wide sidewalk on the south side of the street would not be affected. The encroachment would likely reduce the speed of cars travelling on the street, increasing safety for pedestrians walking along the public sidewalks provided on both sides of Redwood Street.

POLICY 23.5

Establish and enforce a set of sidewalk zones that provides guidance for the location of all pedestrian and streetscape elements, maintains sufficient unobstructed width for passage of people, strollers and wheelchairs, consolidates raised elements in distinct areas to activate the pedestrian environment, and allows sufficient access to buildings, vehicles, and streetscape amenities.

Comment: The proposed sidewalk bulbs incorporate the sidewalk zones described in the Better Streets Plan, including through-way zones for pedestrian travel, space in the sidewalk extension zones that incorporates street trees and landscaping. The project would also incorporate Living Machine ® planters in the Polk Street sidewalk extension zone and sidewalk frontage zones in building setbacks along Golden Gate Avenue and Polk Street.

*The **Better Streets Plan** characterizes portions of the Polk Street and Redwood Street sidewalks as 'constrained sidewalks' because they do not meet the recommended width for sidewalks located in commercial districts or alleys and therefore do not allow for the recommended dimension of all sidewalk zones. However, the project responds to the Better Streets Plan policies for 'constrained sidewalks' by:*

- *Providing required access for people with disabilities*
- *Accommodating expected levels of pedestrian activity*
- *Providing buffers between the active area of the sidewalk and adjacent traffic, and*
- *Incorporating landscaping and design features to enhance the public realm*

POLICY 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

POLICY 23.9

Implement the provisions of the Americans with Disabilities Act and the city's curb ramp program to improve pedestrian access for all people.

Comment: The sidewalk bulbs proposed to be installed along both Golden Gate Avenue and Polk Street would minimize the distance pedestrians would need to travel to cross both of these streets. The proposed sidewalk improvements meet the minimum dimensions of the Americans with Disabilities Act. Curb ramps would be installed at the Golden Gate/Polk Street intersection as well as the on Polk Street on the north side of Redwood Alley.

OBJECTIVE 24
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

POLICY 24.2
Maintain and expand the planting of street trees and the infrastructure to support them.

Comment: The project includes planting street trees along portions of Golden Gate Avenue, Polk Street and Redwood Street, as well as lush plantings in planters along the three frontages of the PUC office building. The project incorporates Living Machine ® planters in sidewalk areas along Golden Gate Avenue and Polk Street. By incorporating these features where passers by can see them will educate the public and visitors to the PUC building about the many ways that new development can be green, reducing the demand for potable water, water recycling. The project incorporates a number of other strategies to reduce the demand for potable water, centralized water treatment facilities, and energy resources.

URBAN DESIGN ELEMENT

POLICY 1.10
Indicate the purposes of streets by adopting and implementing the Better Streets Plan, which identifies a hierarchy of street types and appropriate streetscape elements for each street type.
POLICY 2.8
Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

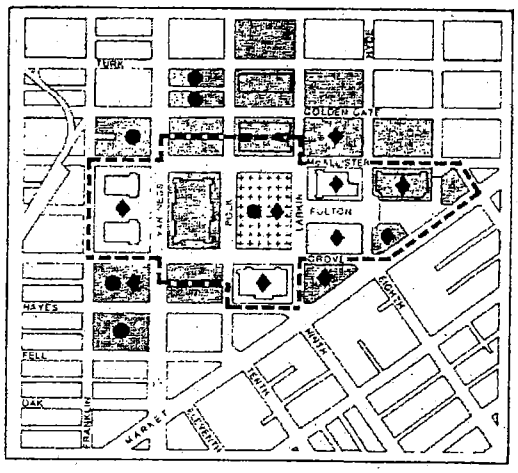
Comment: The proposed encroachment would convert portions of Golden Gate Avenue and Polk Street from parking lane to enlarge the area devoted to sidewalk uses. Much of the space would be devoted to establishing broad planters, providing space for street trees and for pedestrian use. The encroachment proposed along a portion of Redwood Street right-of-way would provide a secure outdoor play area to be used by a Child Care facility within the PUC office building. A 5 foot wide public sidewalk would be provided along the north side of Redwood Street, along a planter wall separating the sidewalk from the adjacent secure child care play area.

CIVIC CENTER AREA PLAN

OBJECTIVE 1
MAINTAIN AND REINFORCE THE CIVIC CENTER AS THE SYMBOLIC AND CEREMONIAL FOCUS OF COMMUNITY GOVERNMENT AND CULTURE.

The symbolic importance of major public buildings has traditionally been expressed through their architectural treatment. This is particularly true of an area such as the Civic Center which brings together in one setting major functions of community life--government and cultural activity. These functions should be treated together in a way that emphasizes their symbolic and ceremonial importance to the community.

POLICY 1.5
Maintain existing streets as vehicular, pedestrian or open space corridors.



The new PUC office building is located in the Civic Center District. The project would maintain vehicular, and pedestrian access on each of the streets; Polk Street is also a signed bicycle route that provides a signed bicycle route to and through the Civic Center. The project maintains these uses and would provide additional sidewalk plantings and green infrastructure in these public rights-of-way. The project would provide street trees and landscaping adjacent to the new office building, one block from Civic Center Plaza and City Hall.

POLICY 2.4

Encourage administrative-oriented governmental functions (executive, legislative, and judicial) to locate in new consolidated facilities rather than being dispersed throughout the adjacent area in leased or rented quarters.

Comment: Construction of the new PUC headquarters building (related to but not the subject of this case) would enable the PUC to return many of its city workers (currently disbursed throughout adjacent areas) to the Civic Center, consistent with the policy. The proposed sidewalk bulbouts and landscaping along Golden Gate Avenue and Polk Street would provide pedestrian amenities for City workers, people doing business with the City, State and Federal Government, as well as Civic Center visitors.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

   The Project is limited to streetscape improvements and would have no effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

   The proposed project would conserve and protect the residential character of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced.

   The Project is limited to streetscape improvements and would have no effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

   The proposed project would not increase commuter traffic, nor cause it to impede MUNI transit service or overburden our streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

   The Project would not affect the existing economic base in this area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

   The Project would not impact emergency vehicle access, and thus would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project is limited to streetscape improvements. The project area is adjacent to the Civic Center Historic District. The streetscape improvements would have no effect on landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project is limited to encroachment permits to establish landscaped sidewalk bulbs on Golden Gate Avenue, Polk Street and Redwood Alley. The project would have no effect on parks and open space or their access to sunlight and vistas.

RECOMMENDATION:

Finding the Project, on balance, in conformity with the General Plan.

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