



## PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER  
(415) 558-6378

DIRECTOR'S OFFICE  
PHONE: 558-6411

ZONING ADMINISTRATOR  
PHONE: 558-6350

PLANNING INFORMATION  
PHONE: 558-6377

AUTHOR'S PHONE  
558-6344

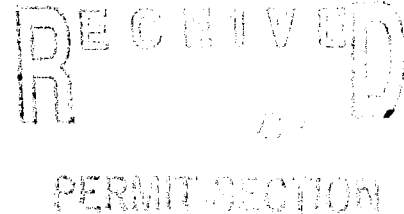
AUTHOR'S FAX  
558-6409

MAJOR ENVIRONMENTAL  
PHONE: 558-5990

INTERNET WEB SITE  
WWW.SFGOV.ORG/PLANNING

June 30, 2006

Mr. Nick Elsner  
Senior Plan Checker  
Bureau of Street-Use and Mapping  
Department of Public Works  
875 Stevenson Street, Room 460  
San Francisco, CA 94103-0942



**Re: General Plan Referral – Major Encroachment Permit for extending Reed Street roadway**

**Case Nos. 2005.0607VR**  
**Property Address: 45 Priest Street**  
**Block/Lot: 0215 / 010, 012A, 017, 020, 028 and 029**  
**Zoning District: RM-3 (Mixed Residential, Medium Density) District**

Dear Mr. Elsner:

As required by Section 786 of the Public Works Code, you have sought our recommendations with regard to conformity with the General Plan of the above-referenced project.

As noted, the project would be a Major Encroachment Permit for "extending improved portion of Reed Street by approximately 20 feet". The project involves the proposal by Mr. Sanjay Dani, the owner of the property at 45 Priest Street, to extend the existing Reed Street roadway by constructing a driveway ramp from the edge of the existing garage at 44 Reed Street to a proposed new garage structure at the rear property line of his property. The subject lot has its frontage on a pedestrian walkway known as Priest Street and its rear on the unimproved Reed Street right-of-way. At present, there is no vehicular access to this lot. The new garage project was the subject of Variance Case No. 2005.0607V for which a rear-yard Variance was granted by the Zoning Administrator on October 28, 2005

The proposed roadway extension is **in conformity** with the General Plan as described in the text of the aforementioned Variance Decision Letter, and in the attached General Plan Referral case review findings.

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The Planning Department has found that the project is exempt from Environmental Review under Class 1(c) of the California Environmental Review guidelines which exempts minor roadway work.

The project has been reviewed for consistency with the Eight Priority Policies of Planning Code Section 101.1 and the findings are attached.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean Macris". The signature is written in a cursive, somewhat stylized font.

Dean L. Macris  
Director of Planning

**GENERAL PLAN REFERRAL – Case Review**

Case Number: 2005.0607VR Date Referred: January 10, 2006

Location, Description: Major Encroachment Permit for extending Reed Street roadway

Staff Reviewer: Adam Light Date: June 30, 2006

**GENERAL PLAN POLICIES**

**RESIDENCE ELEMENT**

**OBJECTIVE 12  
TO PROVIDE A QUALITY LIVING ENVIRONMENT.**

**Policy 1**

Assure housing is provided with adequate public improvements, services and amenities.

*On October 28, 2005, a Variance was granted for the construction of a garage in the rear of the subject property. This property is developed with a two-family dwelling that fronts on a pedestrian pathway (Priest Street). At present, Reed Street is a "paper street" (dedicated but unimproved) behind the subject building. The construction of this garage requires a modest extension of the improved roadway of Reed Street. Such a public improvement would allow the project sponsor vehicular access to his property; something that he does not now enjoy. In that the primary purpose of the street system is circulation of vehicles and pedestrians, it is appropriate that the proposed roadway extension be authorized.*

**TRANSPORTATION ELEMENT**

**OBJECTIVE 34  
RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND  
NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S  
STREET SYSTEM AND LAND USE PATTERNS.**

**Policy 34.1**

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

**Policy 34.2**

Use existing street space to increase residential parking where off-street facilities are inadequate.

## GENERAL PLAN POLICIES

Case No. 2005.0607R

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*In the subject case, no vehicular access to the project sponsor's property exists. On-street parking space in this dense, older portion of the City is very difficult to find. The steep topography of the subject area renders it difficult to access neighborhood shopping. The Planning Code requires one off-street parking space per dwelling unit (of which there are two on the subject lot). The rear of the project sponsor's property abuts the Reed Street roadway however the paved portion of this street ends at the next-door property. The request is to continue the roadway improvement over the dedicated (but unimproved) portion of Reed Street approximately 20 more feet in order to give access to a proposed rear-yard garage authorized by the granting of Variance request No. 2005.0607V. Such a garage construction would reduce the competition for scarce on-street parking spaces and would result in two automobiles being taken off the street.*

### URBAN DESIGN ELEMENT

#### OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

##### Policy 2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

*The requested roadway extension would be on an exiting dedicated street right-of-way. It would not result in the relinquishing of any street rights-of-way. Such a street improvement represents the only way that the project sponsor can bring vehicular access to his lot in this area of steep topography and mid-block dwellings.*

#### OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

##### Policy 4

Design walkways and parking facilities to minimize danger to pedestrians.

*The proposed roadway extension would be very minor in nature and only long and wide enough to permit vehicular access to the subject property. Pedestrian access to the rear of the properties with frontage on Leavenworth Street as well as the adjoining dwelling on Reed Street would be provided by an existing pedestrian walkway along the west side of the Reed Street right-of-way. This walkway would be retained and improved as part of the proposed project. Appropriate landscaping would be installed.*

The proposal is therefore in **conformity** with the General Plan.

## EIGHT PRORITY GENERAL PLAN POLICIES

Re: **2005.0607VR**  
**Major Encroachment Permit to extend the Reed Street roadway**  
**Assessor's Block 215, Lots 010, 012A, 017, 020, 028 and 029**

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

1. In that the project involves a 20-foot extension of an existing roadway over dedicated (but unimproved) street space to access a proposed rear-yard garage for a two-unit residential building, it would have no adverse effect on neighborhood-serving retail uses or opportunities for employment or ownership of such businesses.
2. The project would enhance the project sponsor's enjoyment of his property while having no adverse effect on the City's housing stock or on neighborhood character.
3. The project would have no adverse effect on the City's supply of affordable housing.
4. The project would not result in commuter traffic impeding Muni transit or overburden City streets or neighborhood parking. On the contrary, it would allow two neighborhood cars to park off the street thereby lessening the competition for scarce on-street spaces in the vicinity.
5. The project is entirely residential in nature. Therefore, it would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.
6. In that it would enhance access for emergency vehicles to the mid-block area nearby the subject property, it would allow the City to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
7. The project would have no effect on landmarks or historic buildings.
8. The project would have no adverse effect on parks and open space or their access to sunlight and vistas.

