



May 10, 2022

Carla Short, Interim Director of San Francisco Department of Public Works (DPW) 49 South Van Ness Ave, Suite 300 San Francisco, CA 94103

### RE: Application for DPW Public Street Vacation for Twin Peaks Promenade Project

Dear Director Short:

The Recreation and Park Department (RPD) hereby submits the DPW Public Street Vacation Application for the Twin Peaks Promenade project. The project was issued a CEQA categorical exemption by the San Francisco Planning Department on May 4, 2022 (Case No. 2022-003295ENV, see attached). Additional project approvals to be secured include approval of the conceptual design by the Recreation and Park Commission and a General Plan Referral determination from the San Francisco Planning Department which will be provided to the DPW-assigned planner once issued.

The Twin Peaks Promenade project proposes the street vacation of a portion of the asphalt roadway atop the Twin Peaks "Figure 8" (eastern alignment only from Christmas Tree Point Road to approximately 1,580 feet southerly). The area of the proposed vacation footprint aligns with the existing eastern alignment roadway and is generally bounded by Christmas Tree Point Rd to the north and the Twin Peaks Blvd split to the south. As part of a previous pilot program, the vacation site was closed to vehicular traffic while remaining available as open space to allow SFMTA to evaluate circulation impacts and solicit community feedback for permanent closure of the eastern alignment of the Figure 8. Permanent street closure was approved by the SFMTA Board on April 21, 2020 per Resolution No. 200421-041 (see attached).

The purpose of the vacation is to lay the groundwork for a repurposing of the site from vehicular use to pedestrian and bicycle-oriented recreational open space atop one of San Francisco's most iconic destinations: Twin Peaks. Specifically, RPD seeks to redevelop the site as a new Twin Peaks promenade that would include comprehensive surface improvements to create pedestrian and bicycle pathways with associated landscaping, seating, signage, bicycle parking and other amenities (per Twin Peaks Promenade project plans attached). The envisioned promenade would establish a recreational and open space connection between the two peaks and broader trail system to support additional recreational opportunities for San Francisco residents and visitors, while concurrently maintaining existing vehicular access along the western half the Figure 8 which would remain unaltered.

The project supports numerous policies under Objective 3 of the Recreation and Open Space Element of the San Francisco General Plan to "Improve Access and Connectivity to Open Space". The project also supports the City's Climate Action goals related to ecosystem management and restoration and Objective 4 of the Open Space Element to "preserve, protect and restore local biodiversity," as it will enhance sustainability and resiliency by replacing a large expanse of asphalt roadway with native drought-tolerant plants and permeable surfaces that will bolster soil health while reducing urban heat island effects.

Respectfully,

Chris Townes

Chris Townes, Senior Planner
SF Recreation and Parks Department, Capital and Planning Division
E-mail: chris.townes@sfgov.org

#### **Enclosures:**

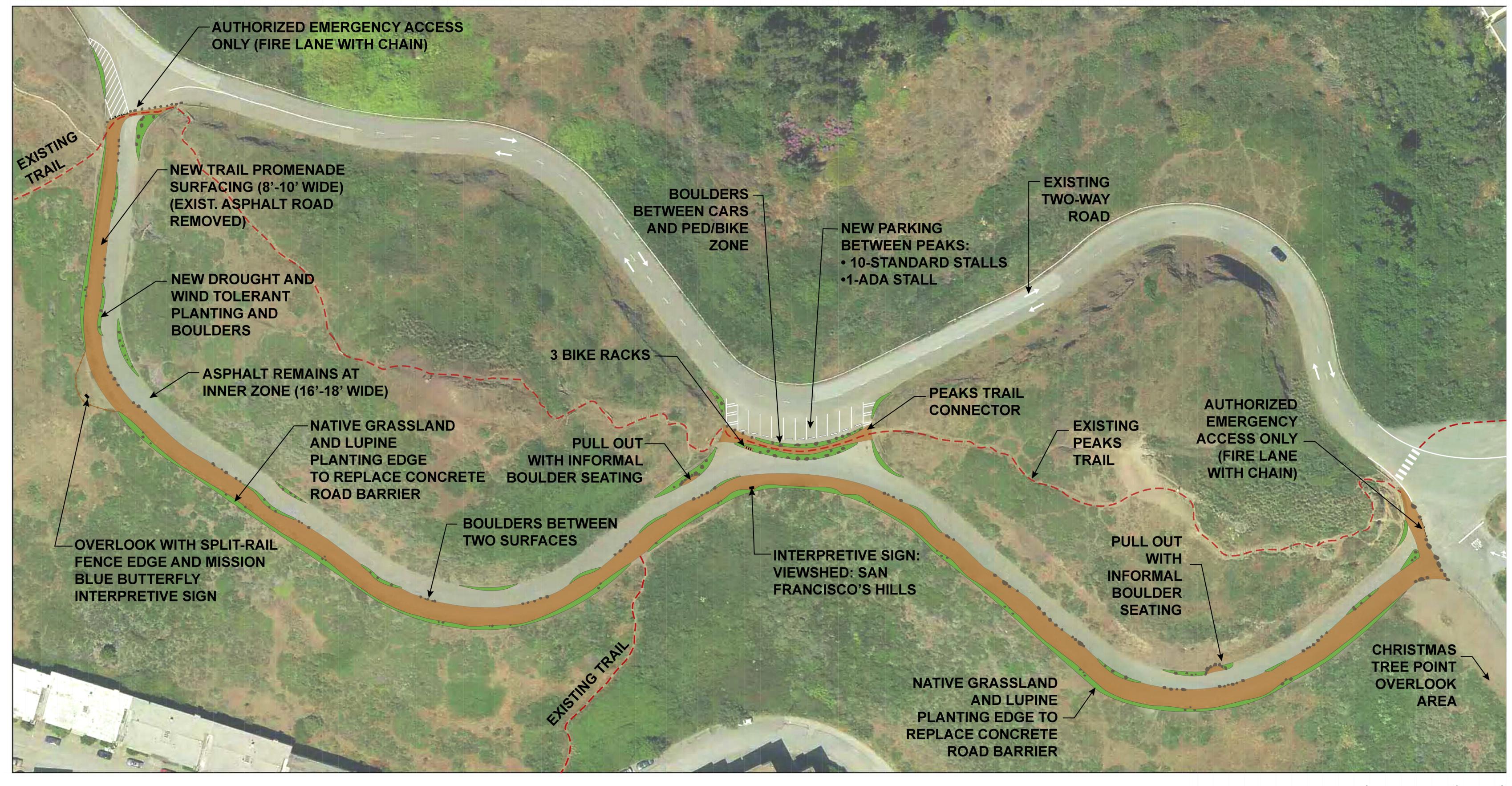
- 1. DPW Public Street Vacation Application Packet
- 2. Twin Peaks Promenade preliminary conceptual project plans with renderings and material palette
- 3. CEQA Categorical Exemption Determination (Case No. 2022-003295ENV)
- 4. SFMTA Board Permanent Road Closure Determination (Resolution No.200421-041)

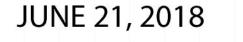
\*Note: DRAFT SUR Map is still being developed but will be submitted to DPW-assigned planner once available.

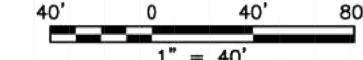
# D. APPLICANT INFORMATION PAGE

Applicant			
Name:			
Address:			
Phone:		E-mail:	
Person to b	l be contacted concern	ing this project (If differen	ent from applicant)
Name:			
Address:			
Phone:		E-mail:	
Firm or age	l ent preparing the SUF	R Map/Legal Descript	ion
Name:			
Address:			
Phone:		E-mail:	
ne proposed \ ne proposed \ our) knowledg	/acation of the Public racation area, and the	Street/Public Easem	e complied with the requirement for review on the complex of real property that contained here is true and correct to the best of my
	(Print	Applicant's Name in the vacation of the follo	full) owing Public Street(s):
om		to	or Public Easement
s shown on th	ne attached draft SUF	R-Мар.	
Ch	ris Townes		
	Signature(s)	<del></del>	Date
	 Signature(s)		 Date

























PEDESTRIAN TRAIL SURFACING

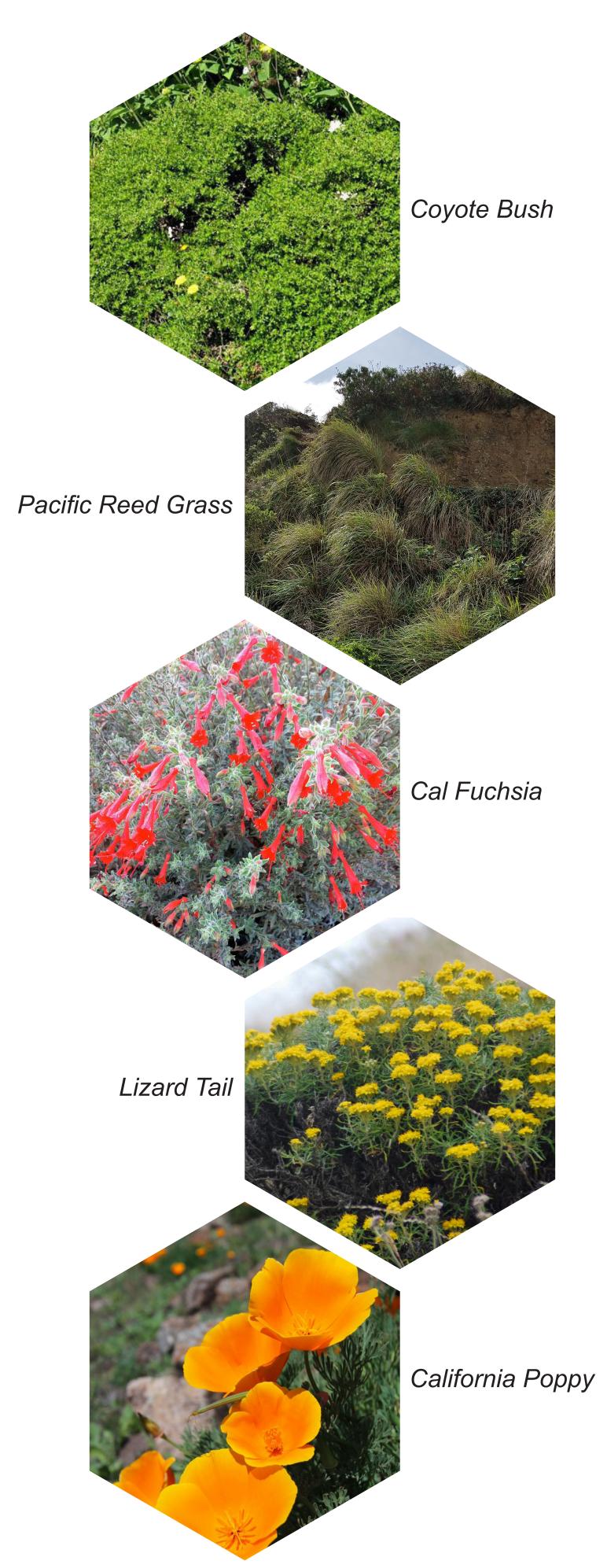


**GLEN CANYON PARK** MODERATE CHALLENGING COYOTE CRAGS TRAIL **GUM TREE GIRLS TRAIL ISLAIS CREEK TRAIL POINTS OF INTEREST CREEKS TO PEAKS TRAIL** •••• BAY AREA RIDGE TRAIL sfrecpark.org











BOULDER TRAFFIC SEPARATORS



PARK MAP SIGN

**BOULDER SEATING** 



STONE WALL AT CHRISTMAS TREE POINT



DROUGHT AND WIND TOLERANT PLANTING AT PROMENADE













# **CEQA Exemption Determination**

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)			
REC & PARK: Twin Peaks Promenade						
Case No.			Permit No.			
2022-003295ENV						
Ad	ldition/	Demolition (requires HRE for	New			
Alt	teration	Category B Building)	Construction			
Proje	ct description for	Planning Department approval.				
1	REC & PARK: Twin Peaks Promenade - The scope of work includes: 1. Conversion of 1/3 to 1/2 of the roadway					
	•	20,000 SF) from paved asphalt to a different pathw	•			
		oinding, or light colored permeable concrete). 2. R n of existing metal guardrail along the western side				
1		or park users and to minimize graffiti. 3. Removal o	·			
	•	andscaping, including: 1. Seeding the length and	-			
	•	ay and concrete barrier, to match existing plants o				
		to the sloped hillside. 2. Possible minimal roadway				
		f landscape accent elements (i.e boulders or othe l 3-5, likely provided through SFMTA program; see				
1 -	•	interpretive signs, each with unique content (see r	·			
	•	nage (approximately 4 park map signs and 6 wayf				
FULL	PROJECT DESCI	RIPTION ATTACHED				
STEP	1: EXEMPTION T	YPE				
		letermined to be exempt under the California En	vironmental Quality Act (CEQA).			
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	Class 1 - Existin	g Facilities. Interior and exterior alterations; addit	ions under 10,000 sq. ft.			
	Class 3 - New C	onstruction. Up to three new single-family resider	nces or six dwelling units in one building;			
		e structures; utility extensions; change of use unde	er 10,000 sq. ft. if principally permitted or			
	with a CU.					
		I Development. New Construction of seven or mo	re units or additions greater than 10,000			
	sq. ft. and meets the conditions described below:  (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.		nation and all applicable general plan			
	•	d development occurs within city limits on a projec				
		rounded by urban uses.				
		ite has no value as habitat for endangered rare or	· · · · · · · · · · · · · · · · · · ·			
		he project would not result in any significant effect	s relating to traffic, noise, air quality, or			
	water quality.	be adequately served by all required utilities and p	nublic services			
	* *	De adequately served by an required utilities and particles and particles are particles.	Judino dei vioca.			
<u> </u>						
	Other CLASS 4: MINO	DR ALTERATIONS TO LAND				
	35 (35 7. WIII VC	ACCEPTANCE OF THE PARTY OF THE				
$\vdash$	0	Franchis (OFOA Oridelless	V2) It can be seen with some interest.			
ı∟II	Common Sense	Exemption (CEQA Guidelines section 15061(b)	ונאו). It can be seen with certainty that			

there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT TO BE COMPLETED BY PROJECT PLANNER

	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to The Environmental Information tab on the San Francisco Property Information Map)	
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?  Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)	
	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?	
	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.	
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to The Environmental Information tab on the San Francisco Property Information Map) If box is checked, Environmental Planning must issue the exemption.	
	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to The Environmental Planning tab on the San Francisco Property Information Map) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.	
	Seismic Hazard: Landslide or Liquefaction Hazard Zone:  Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to The Environmental tab on the San Francisco Property Information Map) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.	
Comments and Planner Signature (optional): Don Lewis		

## STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning* Administrator Bulletin No. 3: Dormer Windows. 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a П single story in height; does not have a footprint that is more than 50% larger than that of the original building: and does not cause the removal of architectural significant roofing features. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PRESERVATION PLANNER Check all that apply to the project. 1. Reclassification of property status. (Attach HRER Part I) П Reclassify to Category C Reclassify to Category A a. Per HRER (No further historic review) b. Other (specify): 2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. 3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features. 4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

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	<ol><li>Raising the building in a manner that does not remove, alter, or obscure character-defining features.</li></ol>		
	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.		
	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards f</i> ( <i>Analysis required</i> ): PLEASE SEE ATTACHED	or the Treatment of Historic Properties	
	9. Work compatible with a historic district (Analysis required):		
	10. Work that would not materially impair a historic resource (A	uttach HRER Part II).	
	Note: If ANY box in STEP 5 above is checked, a Prese	rvation Planner MUST sign below.	
	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.		
Comments (optional):			
Preser	vation Planner Signature: Monica Giacomucci		
STEP 6: EXEMPTION DETERMINATION  TO BE COMPLETED BY PROJECT PLANNER  No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.			
	Project Approval Action:	Signature:	
	RPD Commission Approval of Conceptual Design	Don Lewis	
		05/04/2022	
	Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.		

### **Full Project Description**

REC & PARK: Twin Peaks Promenade - The scope of work includes:

- 1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete).
- 2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti.
- 3. Removal of narrow informal dirt trail just east of the concrete barrier
- 4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species
- 5. Installation of landscape accent elements (i.e.- boulders or other simple seating)
- 6. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board)
- 7. Two interpretive signs, each with unique content (see representative photo in attached materials board)
- 8. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park users better navigate between the promenade and adjacent trails and site access points (see representative details attached)
- 9. Approximately 100 linear feet of low split-rail fencing to discourage park users from traversing planted habitat areas
- 10. Minimal striping and configuration adjustments to parking between peaks that was established via road closure
- 11. Bollards or boulders with chain or gate at access points, for fire / emergency access

# Step 5: #8 Work Consistent With the Secretary of the Interior Standards for the Treatment of Historic Properties Analysis

- 1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete).
- 2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti.
- 3. Removal of narrow informal dirt trail just east of the concrete barrier
- 4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species 5. Installation of landscape accent elements (i.e.- boulders or other simple seating)
- 6. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board)
- 7. Two interpretive signs, each with unique content (see representative photo in attached materials board)
- 8. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park users better navigate between the promenade and adjacent trails and site access points (see representative details attached)
- 9. Approximately 100 linear feet of low split-rail fencing to discourage park users from traversing planted habitat areas
- 10. Minimal striping and configuration adjustments to parking between peaks that was established via road closure
- 11. Bollards or boulders with chain or gate at access points, for fire / emergency access

### STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### **MODIFIED PROJECT DESCRIPTION**

Modified Project Description:						
DET	ERMINATION IF PROJECT (	CONSTITUTES SUBSTANTIAL MODIFICATION				
Comp	Compared to the approved project, would the modified project:					
	Result in expansion of the building envelope, as defined in the Planning Code;					
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;					
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?					
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?					
If at least one of the above boxes is checked, further environmental review is required						
DET	DETERMINATION OF NO SUBSTANTIAL MODIFICATION					
	The proposed modification wor	uld not result in any of the above changes.				
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.						
Plani	ner Name:	Date:				

## SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY BOARD OF DIRECTORS

### RESOLUTION No. 200421-041

WHEREAS, Twin Peaks is an iconic open space landmark in San Francisco, to be enjoyed by all in safety and comfort; and,

WHEREAS, The Twin Peaks Boulevard Figure 8 Pilot Project has allowed the SFMTA to evaluate circulation impacts and solicit community feedback for permanent closure of the eastern alignment of the Figure 8; and,

WHEREAS, Vehicle circulation at Twin Peaks remained relatively unchanged under the Pilot Project, and vehicles are traveling at safer speeds; and,

WHEREAS, SFMTA staff have determined that the eastern alignment of Twin Peaks Boulevard in the the "Figure 8" loop is no longer needed for vehicular traffic pursuant to California Vehicle Code section 21101, except for bicycles and emergency vehicles, because it is necessary for the safety and comfort of vulnerable street users; and,

WHEREAS, SFMTA staff have proposed to make permanent the Pilot Project's traffic modifications as follows:

- A. ESTABLISH ROAD CLOSURE, EXCEPT, BICYCLES AND EMERGENCY VEHICLES Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to 1,700 feet southerly (closes existing northbound one-way portion of figure eight loop to vehicles)
- B. ESTABLISH TWO-WAY STREET Twin Peaks Boulevard, western alignment, from Christmas Tree Point Road to 1,500 feet southerly (converts existing southbound oneway portion of figure eight loop to two-way operation); and,

WHEREAS, The public has been notified about the proposed modifications and has been given the opportunity to comment on these modifications through the SFMTA Engineering Public Hearing process; and,

WHEREAS, The proposed Twin Peaks Permanent Project is subject to the California Environmental Quality Act (CEQA); CEQA provides a categorical exemption from environmental review for operation, repair, maintenance, or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities as defined in Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, On April 2, 2020, the San Francisco Planning Department determined (Case Number 2020-003882ENV) that the proposed Twin Peaks Permanent Project is categorically exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, The proposed action is the Approval Action as defined by S.F. Administrative Code Chapter 31; and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and are incorporated herein by reference; and,

WHEREAS, Final SFMTA decisions, whether made by the City Traffic Engineer or the SFMTA Board, can be reviewed by the Board of Supervisors pursuant to Ordinance 127-18; however, none of the proposed traffic modifications are subject to the review by the Board of Supervisors pursuant to Ordinance 127-18; now therefore be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors finds that Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to the southern end of the "Figure 8" roadway is no longer needed for vehicular traffic pursuant to California Vehicle Code Section 21101, except for bicycles and emergency vehicles, because it is necessary for the safety and comfort of vulnerable street users; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors approves permanently closing Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to the southern end of the "Figure 8" roadway to vehicular traffic except for bicycles and emergency vehicles, and changing the one-way direction of Twin Peaks Boulevard, western alignment, from Christmas Tree Point Road to the northern end of the "Figure 8" roadway to two-way, as set forth in Items A and B above.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of April 21, 2020.

Secretary to the Board of Directors

R. Boomes

San Francisco Municipal Transportation Agency