

File No. 110180

Committee Item No. 1

Board Item No. 37

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 11, 2011

Board of Supervisors Meeting Date July 19, 2011

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | DPW Order No. 179, 306 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | General Plan Referral Letter, dtd 11/16/09 |
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Completed by: Alisa Somera Date July 8, 2011

Completed by: Alisa Somera Date July 12, 2011

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

1 [Changing the Official Sidewalk Width - Clarence Place]

2
3 **Ordinance amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks"**
4 **by adding thereto Section 1590 to change the official sidewalk width on the easterly**
5 **side of Clarence Place northwesterly of Townsend Street; making environmental**
6 **findings and findings pursuant to the General Plan and Planning Code Section 101.1;**
7 **requiring relocation, modification, or both of facilities affected by the sidewalk width**
8 **change.**

9 Note: Additions are *single-underline italics Times New Roman*;
10 deletions are *strikethrough italics Times New Roman*.
11 Board amendment additions are double underlined.
12 Board amendment deletions are ~~strikethrough normal~~.

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

14 Section 1. The Board of Supervisors adopts as its own and incorporates by reference
15 herein as though fully set forth the Planning Department findings in its letter dated November
16 16, 2009. Said letter stated the actions contemplated herein are consistent with the General
17 Plan and in conformance with the Eight Priority Policies of Planning Code Section 101.1. A
18 copy of said letter is in the Clerk of the Board of Supervisors File No. 110180.

19 Section 2. In the abovementioned letter, the Planning Department also determined that
20 the actions contemplated in this Ordinance are in compliance with the California Environmental
21 Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is
22 incorporated herein by reference.

23 Section 3. In accordance with the Department of Public Works' Order No. 179,306,
24 a copy of which is in the Clerk of the Board of Supervisors File No. 110180 and
25 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

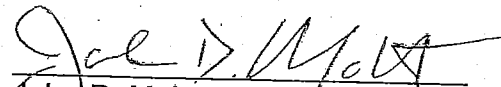
1 Book of General Ordinances, in effect May 11, 1910, is hereby amended by adding thereto a
2 new section to read as follows:

3 Section 1590. The official sidewalk width on the easterly side of Clarence Place northwesterly
4 of Townsend Street shall be as shown on Department of Public Works drawings Q-20-679, copies of
5 which are in the Clerk of the Board of Supervisors File No. **110180**

6 Section 4. Bruce D. Baumann & Associates, as is necessary as a result of this
7 Ordinance, shall make arrangements with public utility companies and City Departments for
8 the relocation, modification, or any affected public facilities. Any necessary relocation,
9 modification, or both of such facilities shall be at no cost to the City and County of San
10 Francisco.

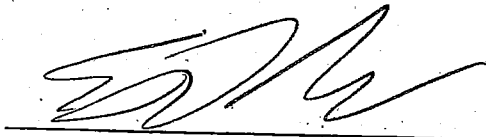
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12 APPROVED AS TO FORM:

13 DENNIS J. HERRERA, City Attorney
14

15
16 
17 John D. Malamut
18 Deputy City Attorney

19 RECOMMENDED:

20 DEPARTMENT OF PUBLIC WORKS

21 
22
23 Edward D. Reiskin
24 Director of Public Works

5
Department of Public Works
BOARD OF SUPERVISORS

LEGISLATIVE DIGEST

[Changing the Official Sidewalk Width - Clarence Place]

Ordinance amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto Section 1590 to change the official sidewalk width on the easterly side of Clarence Place northwesterly of Townsend Street; making environmental findings and findings pursuant to the General Plan and Planning Code Section 101.1; 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 on the easterly side of Clarence Place northwesterly of Townsend Street. The Ordinance would make environmental findings and findings of conformity with the General Plan and Planning Code Section 101.1. This legislation also would require any necessary relocation, modification, or both of the facilities affected by the sidewalk width change to be done at no cost to the City.

file 110180

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 MAY 17 AM 11:09
BY k

ORDER NO. 179,306

TRANSMITTING TO THE BOARD OF SUPERVISORS LEGISLATION CHANGING OFFICIAL SIDEWALK WIDTH ON THE EASTERLY SIDE OF CLARENCE PLACE NORTHWESTERLY OF TOWNSEND STREET, AS SHOWN ON DEPARTMENT OF PUBLIC WORKS DRAWING Q-20-679.

The Department of Public Works has received a request from Bruce D. Baumann & Associates to change the official sidewalk width on the easterly side of Clarence Place as shown on Department of Public Works drawing Q-20-679.

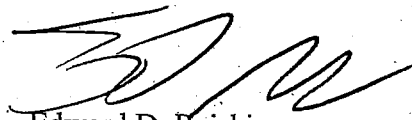
The proposed sidewalk change will improve pedestrian access and provide accessibility fronting the project at 178 Townsend Street.

SFMTA (San Francisco Municipal Transportation Agency) recommended approval of the sidewalk width change on September 10, 2010.

The following have been approved by the Department of Public Works, including its City Engineer, and are hereby transmitted to the Board of Supervisors:

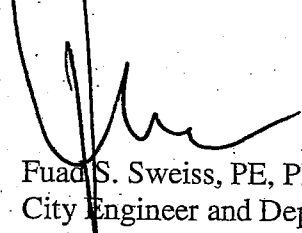
1. Three (3) copies of the proposed Ordinance changing the official sidewalk width on the easterly side of Clarence Place northwesterly of Townsend Street as shown on Department of Public Works drawing Q-20-679.
2. Three (3) sets of said drawing showing the proposed change of official sidewalk as described above.
3. A copy of the Planning Department's letter dated November 16, 2009, finding that the proposed change of official sidewalk width is in conformity with the General Plan and consistent with the Eight Priority Policies of Section 101.1 of the Planning Code.

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



Edward D. Reiskin,
Director of Public Works

Certified:



Fuad S. Sweiss, PE, PLS
City Engineer and Deputy of Engineering

RECOMMENDED:



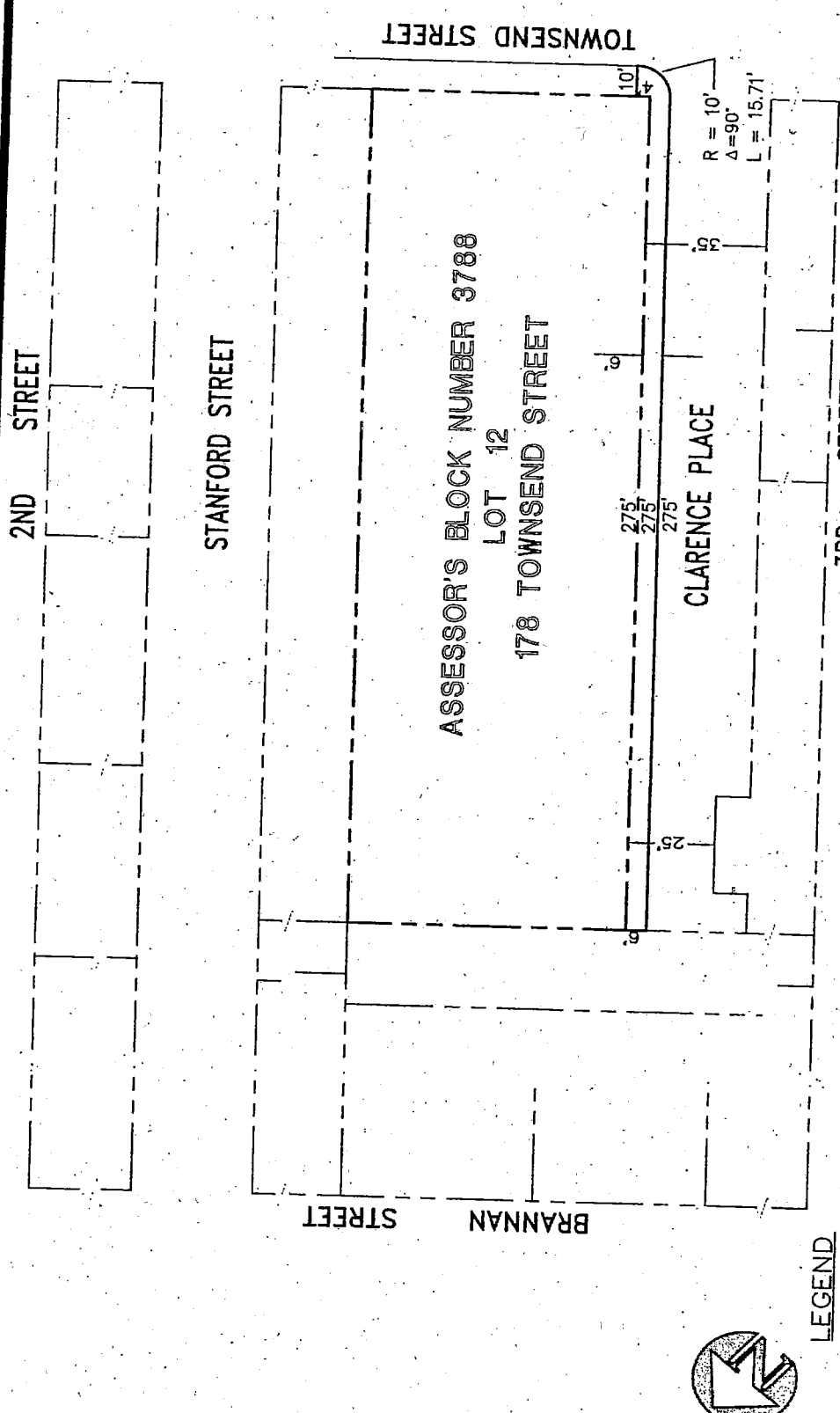
Bruce R. Storrs
City and County Surveyor

cc: File (2)
Board of Supervisors (signed)

KH/kh

APPROVED: May 4, 2011

EDWARD D. REISKIN,
DIRECTOR



LEGEND

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

REFERENCES

NO.	DATE	DESCRIPTION	BY

CAUTION: CHECK WITH TRACERS TO SEE IF YOU HAVE LATEST REVISION

BY	DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING
 PROPOSED OFFICIAL SIDEWALK CHANGE
 ON THE EASTERLY SIDE OF CLARENCE PLACE
 NORTHWESTERLY OF TOWNSEND STREET

APPROVED: *[Signature]* DATE: 5/28/11 COUNTY DIVISION: FILE NO. Q-20-679

SCALE: 1"=30'

SHEET 1 OF 1 SHEETS

CHANGE



SAN FRANCISCO PLANNING DEPARTMENT

09 NOV 20 11:56

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

November 16, 2009

Mr. Kam Hui
City and County of San Francisco
Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103

**Re: Case No. 2009.0666R
Establish official sidewalk on
the easterly side of Clarence Place
northwesterly of Townsend Street.**

Dear Mr. Hui:

On October 3, 2008, the Department received your request for a General Plan Referral as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco. The Department finds that the proposed official sidewalk change on the easterly side of Clarence Place northwesterly of Townsend Street project is, on balance ***in conformity*** with the General Plan, as described in the attached Case Report (Attachment 1).

The sidewalk improvements along Clarence Place include removing the existing paving and base, and installation of a new base, concrete curb and six foot wide sidewalk. This will also include a ten foot wide city standard automobile ramp for access to off-street parking as well as a new concrete pedestrian curb ramp with grooved border and domed surface, with adjustments to boxes, signs, bollards, vaults, valve boxes and meters made as necessary. The improvements include edge grinding and/or planing the existing street surface to the centerline of Clarence Place to a depth necessary to place a new two inch wearing surface.

Additionally, the project sponsor will remove and reconstruct both the existing ten-foot wide sidewalk and curb as well as a seven-foot wide concrete parking strip, to align with existing improvements on Townsend Street adjacent to the subject property. The Planning Department requested the applicant make minor revisions to the project, on November 9, 2009, the Department received a revised "Sidewalk Improvement Plan, Sheet No. C1-1" incorporating trees and tree wells. The proposed improvements are shown in Attachment 3.

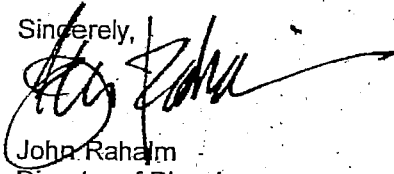
ENVIRONMENTAL REVIEW

The Major Environmental Analysis section of the Department has found that the project is Categorically Exempt from Environmental Review under Class 1(c) of the California Environmental Quality Act Guidelines Sections 15301(c). The Department has determined that the project is consistent with the eight priority policies of the General Plan as stated in Attachment 2. For more in-depth review of the relevant specific General Plan policies, please see the attached Case Report.

Mr. Kam Hui
Case No. 2009.0666R
Establish official sidewalk on
the easterly side of Clarence Place
northwesterly of Townsend Street.

In summary, the project as revised is, on balance, in conformity with the General Plan

Sincerely,



John Rahaim
Director of Planning

cc: M. Webster, PD

Enclosures:

1. Case Report
2. Planning Code Section 101.1(b) Policies
3. "Sidewalk Improvement Plan" Sheet No. C1-1, 10-06-09

I:\Citywide\General Plan\General Plan Referrals\2009.0666R Establish Official Sidewalk on Clarence Place.doc

General Plan Case Report

ATTACHMENT 1

Case Number: 2009.0666R

Clarence Place sidewalk addition at Townsend Street

Establish official sidewalk on the easterly side of Clarence Place northwesterly of Townsend Street.

Staff Reviewer: Michael Webster

GENERAL PLAN POLICY FINDINGS

Note: General Plan Objectives are in **BOLD CAPS** and Policies are in **bold font**; General Plan text is in regular font, and staff comments are in *italic font*.

URBAN DESIGN ELEMENT – NEIGHBORHOOD ENVIRONMENT

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

The proposed sidewalk project is adding a pedestrian sidewalk where there was none previously. Multiple entry-ways and street trees will provide human scale and interest.

TRANSPORTATION ELEMENT

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.1

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

The addition of a sidewalk in Clarence Place provides an increase of pedestrian movement space.

POLICY 23.6

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

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested and where residential densities are high.

The development of housing which is the impetus for this sidewalk addition necessitates essentially "widening" the sidewalk. No sidewalk currently exists at the site

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Establishing the sidewalk provides safe space for pedestrian use, supports greater pedestrian mode-share viability, and enhances the overall pedestrian experience.

OBJECTIVE 26

CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE PROGRAM.

DOWNTOWN AREA PLAN

POLICY 22.2

Through the development of streetscape standards and guidelines, minimize obstructions to through pedestrian movement on sidewalks in the downtown core.

Improving the overall pedestrian realm is a priority policy In the Downtown Streetscape Plan, the implementing document of Objective 22 of the Downtown Area Plan. The addition of the Clarence Place sidewalk is compatible with this policy.

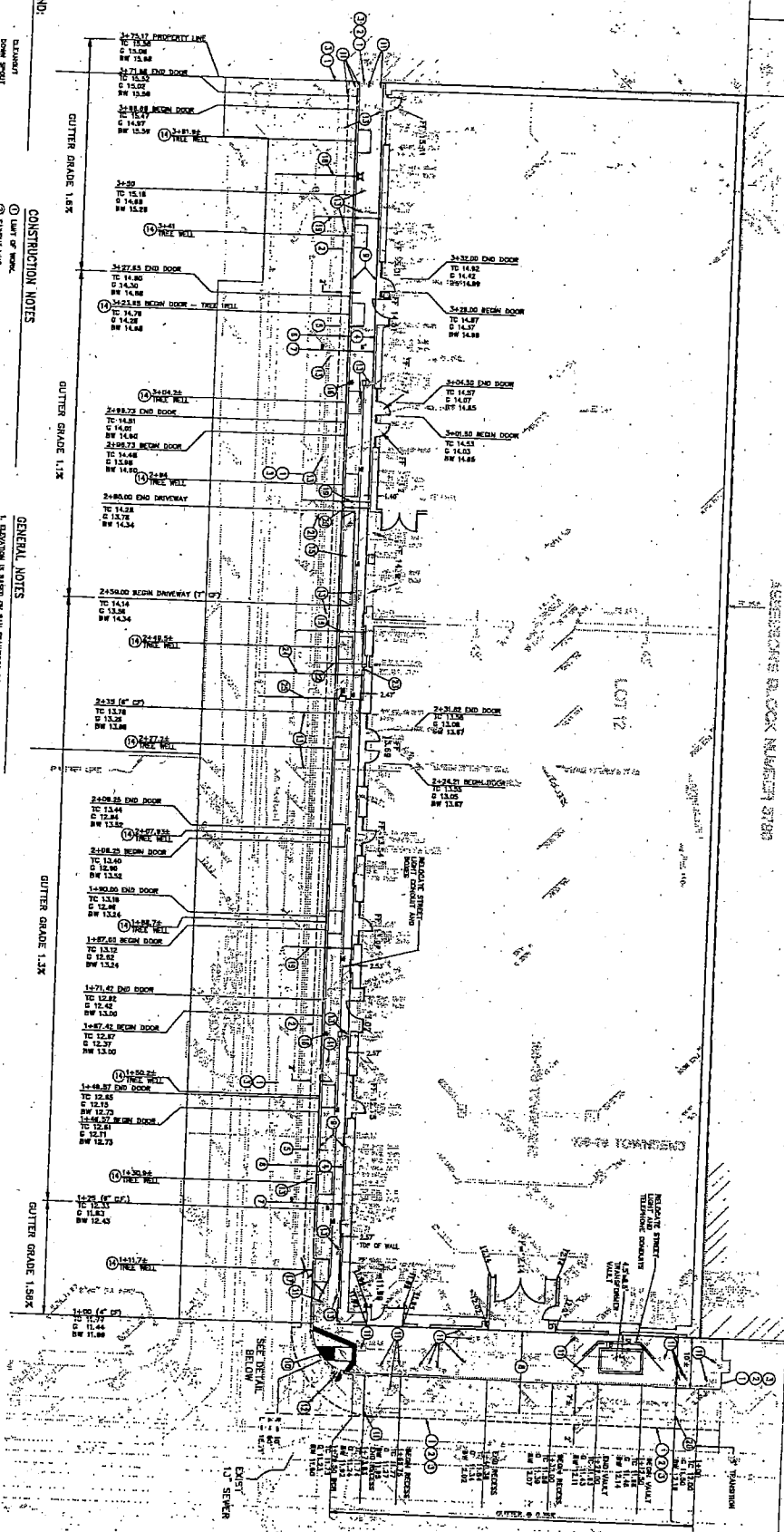
Pedestrian needs are favored by the proposed sidewalk addition.

Case No. 2009.0666R

Clarence Place sidewalk addition to Townsend Street

1. The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:
2. The project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.
3. The project would have no adverse effect on the City's housing stock or on neighborhood character. The project improves neighborhood character.
4. The project would have no adverse effect on the City's supply of affordable housing.
5. The project would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking.
6. The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.
7. The project would improve the facility's preparedness against injury and loss of life in an earthquake.
8. The project would have no adverse effect on landmarks or historic buildings.
9. The project would have no adverse effect on parks and open space or their access to sunlight and vistas.

ASBESTOS-BLOCK REMOVAL STUDY



LEGEND:

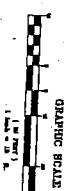
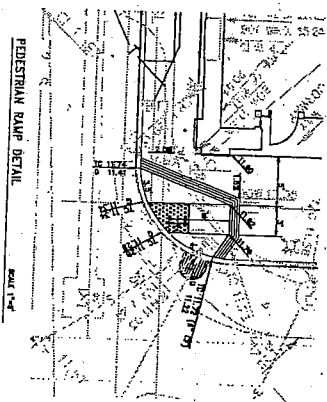
- 1. EXISTING
- 2. DEMOLITION
- 3. NEW CONSTRUCTION
- 4. FINISH FLOOR
- 5. FINISH CEILING
- 6. FINISH WALL
- 7. FINISH DOOR
- 8. FINISH WINDOW
- 9. FINISH STAIR
- 10. FINISH RAMP
- 11. FINISH PORCH
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GENERAL NOTES:

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178 TOWNSEND STREET

HIK

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 PROJECT: [Name]
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 STATE: [State]
 ZIP: [ZIP]
 PHONE: [Phone]
 FAX: [Fax]
 E-MAIL: [Email]
 WEBSITE: [Website]
 DATE: [Date]
 SCALE: [Scale]

