

1 **[Street Vacation – Portion of Dow Place]**

2 **ORDERING THE SUMMARY STREET VACATION OF A PORTION OF THE WESTERN**
3 **END OF DOW PLACE; ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA**
4 **STREETS AND HIGHWAYS CODE, CHAPTER 4, SECTIONS 8330 ET SEQ. (PUBLIC**
5 **STREETS, HIGHWAYS, AND SERVICE EASEMENT LAW, SUMMARY VACATION); AND**
6 **ADOPTING FINDINGS OF CONFORMITY WITH THE GENERAL PLAN AND PRIORITY**
7 **POLICIES OF PLANNING CODE SECTION 101.1.**

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

9 Section 1. FINDINGS. The Board of Supervisors of the City and County of San
10 Francisco hereby finds and declares as follows:

- 11 A. The Public Works and Real Estate Departments have requested that the Board of
12 Supervisors vacate and sell a portion of Dow Place.
- 13 B. The proposed summary street vacation is necessary for fire truck turnaround radius
14 requirements in connection with residential project being developed by the adjacent
15 property owner, 77 Dow Place Lofts, LLC.
- 16 C. The subject portion of the street is described and depicted on the Department of
17 Public Works Drawing number SUR-498, a copy of which is on file with the Clerk of
18 the Board of Supervisors in File No. 991757.
- 19 D. Section 8334 of Chapter 4 of Part 3 of the California Streets and Highways Code
20 provides that the legislative body of a local agency may summarily vacate a street if
21 such street is an excess right-of-way of a street or highway not required for street or
22 highway purposes.
- 23 E. The portion of Dow Place described in Department of Public Works drawing
24 SUR-498 is an excess right of way that is no longer required for street or highway
25

1 purposes pursuant to California Streets and Highways Code Section 8334. Such
2 portion of Dow Place is necessary to provide for fire truck turning radius in
3 connection with a residential development adjacent to the site. In addition, the
4 Board finds that no in-place utility facilities exist in the portions of the street that will
5 be effected by the summary vacation.

6 F. The Board of Supervisors adopts as its own and incorporates by reference as
7 though fully set forth herein the findings of the City Planning Department in its letter
8 dated June 19, 1998 that found the proposed vacation and sale of the subject
9 portion of Dow Place is in conformity with the City's General Plan and with the Eight
10 Priority Policies of City Planning Code Section 101.1. A copy of such letter is on file
11 with the Clerk of the Board of Supervisors in File No. 991757.

12 Section 2. Pursuant to California Streets and Highways Code, Division 9, Part 3,
13 Chapter 4 Sections 8330 et seq. (Public Streets, Highways, and Service Easements Law,
14 Summary Vacation), the Board of Supervisors hereby orders the summary vacation of a
15 portion of Dow Place as described in the aforementioned drawing and such portion of the
16 street will no longer constitute a street or highway.

17 Section 3. The Board of Supervisors hereby directs its Clerk to transmit to the
18 Recorder, the Director of Public Works, and the Director of Property, a certified copy of this
19 Ordinance, and such official are hereby directed to proceed thereafter as required by law.

20 ///

21 ///

22 ///


23 ///

24 ///

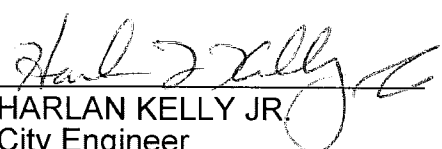
25 ///

1 Section 4. All actions authorized by this ordinance and heretofore taken by any City
2 official in connection with the subject matter hereof are hereby ratified, confirmed and
3 approved by this Board of Supervisors.
4

5
6
7 **RECOMMENDED:**
8 DEPARTMENT OF PUBLIC WORKS

9
10 
11 MARK A. PRIMEAU
12 Director of Public Works

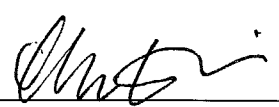
DESIGNATION CERTIFIED BY:
DEPARTMENT OF PUBLIC WORKS

13
14 
15 HARLAN KELLY JR.
16 City Engineer

17 REAL ESTATE DEPARTMENT

18 
19 ANTHONY J. DELUCCHI
20 Director of Property

21 **APPROVED AS TO FORM:**
22 LOUISE H. RENNE, City Attorney

23 By: 
24 Deputy City Attorney

25 REAL ESTATE DEPARTMENT
BOARD OF SUPERVISORS



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Ordinance

File Number: 991757

Date Passed:

Ordinance ordering the summary street vacation of a portion of the western end of Dow Place; adopting findings pursuant to the California Streets and Highways Code, Chapter 4, Sections 8330 Et Seq. (Public Streets, Highways, and Service Easement Law, Summary Vacation); and adopting findings of conformity with the General Plan and priority policies of Planning Code Section 101.1.

October 18, 1999 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 9 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Teng, Yaki, Yee
Absent: 2 - Becerril, Newsom

October 25, 1999 Board of Supervisors — FINALLY PASSED

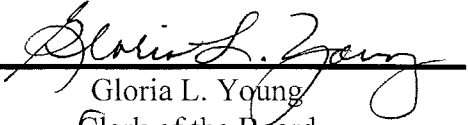
Ayes: 10 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee
Absent: 1 - Becerril

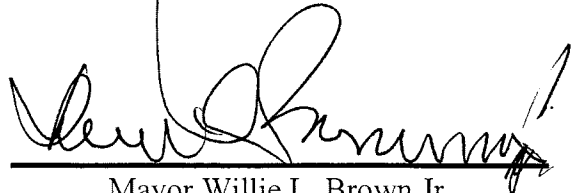
File No. 991757

I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on October 25, 1999
by the Board of Supervisors of the City and
County of San Francisco.

NOV - 5 1999

Date Approved


Gloria L. Young
Clerk of the Board


Mayor Willie L. Brown Jr.