



GENERAL PLAN REFERRAL

November 28, 2023

Case No.: 2023-009323GPR
Block/Lot No.: 3739/011, 3739/012, 3739/013 and adjacent Main and Beale streets rights-of-way
Project Sponsor: Office of Community Investment and Infrastructure
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Recommended By: 
Joshua Switzky, Acting Director of Citywide Policy for
Rich Hillis, Director of Planning

Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Project Description

The Project would construct extensions to Clementina and Tehama Streets (APN 3739/011 and 3739/013 respectively) between Beale and Main Streets and widen and improve adjacent portions of the existing sidewalks on Beale and Main Streets. A planned new public park at Transbay Block 3 (APN 3739/012) and planned new mixed-use developments (APN 3739/010 and 3739/014) would be served by these improvements but are not part of the Project.

Sidewalks along the Clementina and Tehama Street extensions would have an approximately 8 feet wide clear path of travel on the public park side and an approximately 12 feet wide clear path of travel on the mixed-use development side. The Main Street sidewalk adjacent to the new public park would be widened to approximately 25 feet and improved with substantial landscaping, extending the existing “Living Street” treatment of Main Street to the south. The Beale Street sidewalk adjacent to the new public park would be widened to a maximum of approximately 17.5 feet and would be adjoined by a planned two-way cycle track with

a landscaped buffer, forming an approximately 35 foot-wide “Living Street” linear plaza for walking and cycling on the East side of Beale Street. Newly constructed and widened sidewalks would include street trees, landscaping, street lighting, and banded pavement treatments to match the design palette of Transit Center District streets.

Environmental Review

The Project received CEQA clearance under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project EIS/EIR, Planning Department case number 2000.048E and State Clearinghouse number 95063004, certified on April 22, 2004, at a joint hearing of the San Francisco Planning Commission and the Transbay Joint Powers Board.

General Plan Compliance and Basis for Recommendation

As described below, the proposed avigation easement to CCSF is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

TRANSIT CENTER DISTRICT SUBAREA PLAN

OBJECTIVE 3.1

MAKE WALKING A SAFE, PLEASANT, AND CONVENIENT MEANS OF MOVING ABOUT THROUGHOUT THE DISTRICT.

OBJECTIVE 3.2

CREATE A HIGH-QUALITY PEDESTRIAN ENVIRONMENT IN THE DISTRICT CONSISTENT WITH THE VISION FOR THE CENTRAL DISTRICT OF A WORLD-CLASS CITY.

OBJECTIVE 3.3

GRACIOUSLY ACCOMMODATE INCREASES IN PEDESTRIAN VOLUMES IN THE DISTRICT.

Policy 3.3

Facilitate pedestrian circulation by providing sidewalk widths that meet the needs of projected pedestrian volumes and provide a comfortable and safe walking environment.

OBJECTIVE 4.23

EMPHASIZE THE IMPORTANCE OF STREETS AND SIDEWALKS AS THE LARGEST COMPONENT OF PUBLIC OPEN SPACE IN THE TRANSIT CENTER DISTRICT.

Policy 4.25

Continue the Living Streets treatment to create linear plazas along Beale, Main, and Spear streets.

OBJECTIVE 4.49

ENCOURAGE THE CREATION OF NEW AND EXTENDED ALLEYS WHEREVER FEASIBLE TO ENHANCE THE PEDESTRIAN AND BICYCLE NETWORK, PROVIDE OFF-STREET LOADING OPPORTUNITIES, AND ENHANCE ACCESS FOR SERVICE AND EMERGENCY RESPONSE VEHICLES.

Policy 4.74

Create new public alleys on long blocks, including at the following locations:

Natoma Street (1 block between Beale and Main Streets)

Tehama Street (1 block between Beale and Main Streets)

Clementina Street (2 blocks between 1st and Beale Streets)

Clementina Street (2 blocks between Beale and Spear Streets)

The Project would extend Clementina and Tehama Streets and widen existing sidewalks along Beale and Main streets to continue the Living Streets treatment. All new and widened sidewalks would be generously sized and improved to meet pedestrian circulation needs and provide a safe, pleasant, convenient, and high-quality walking environment.

TRANSPORTATION ELEMENT

OBJECTIVE 24

DESIGN EVERY STREET IN SAN FRANCISCO FOR SAFE AND CONVENIENT WALKING

Policy 24.1

Every surface street in San Francisco should be designed consistent with the Better Streets Plan for safe and convenient walking, including sufficient and continuous sidewalks and safe pedestrian crossings at reasonable distances to encourage access and mobility for seniors, people with disabilities and children.

The Project would widen existing Beale and Main Street sidewalks beyond the minimum widths required by the Better Streets Plan, while new sidewalks along the Clementina and Tehama Street extensions would meet or exceed minimum widths required Better Streets Plan. The Project would construct raised crosswalks across the Clementina Street extension and a median pedestrian refuge to enhance safety at the Beal Street crossing at Clementina Street, as recommended by the Better Streets Plan.

Planning Code Section 101 Findings

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:

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 would have no effect on existing neighborhood-serving retail uses and opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The Project would enhance neighborhood character by improving pedestrian access, safety and comfort on neighborhood streets.

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

The Project 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 Project would not result in commuter traffic impeding MUNI transit service or overburdening the 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 resident employment and ownership in these sectors be enhanced;

The Project would have no effect on the City's industrial or service sectors.

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

The Project would have no effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would have no effect on the City's Landmarks and historic buildings.

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

The Project would enhance the City's parks and open space system by expanding the Living Street treatments along Beale and Main Streets and improving access to a planned new City park.

Recommendation: Finding the project, on balance, is in conformity with the General Plan