



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* August 30, 2013

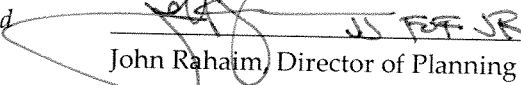
*Case No.* 2013.1004R  
Major Encroachment Permit 401 Grove Street

*Block/Lot No.:* 0808/036

*Project Sponsor:* Stacey Lee  
Bureau of Street-Use & Mapping  
1155 Market Street 3<sup>rd</sup> floor  
San Francisco, CA 94103

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

*Recommended By:*   
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### PROJECT DESCRIPTION

On July 31, 2013, 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. The request seeks a major encroachment permit to provide five tree planters in the public right-of-way on Ivy Street as a part of the street improvements for the proposed project on 401 Grove Street.

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

### ENVIRONMENTAL REVIEW

The Environmental Planning Division of the Planning Department determined that the project is Categorically Exempt from Environmental Review. The project is cleared under the Note to File issued for case No.2007.0487E, dated 10/15/08.

#### GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

Relevant policies from the General Plan and comments are included below. General Plan Objectives and Policies are in **bold font**, policy text is in regular font, and staff comments are in *italics*.

### Market and Octavia Area Plan

#### OBJECTIVE 4.1

**Provide safe and comfortable public rights-of-way for pedestrian use and improve the public life of the neighborhood.**

#### Policy 4.1.2

**Enhance the pedestrian environment by planting trees along sidewalks, closely planted between pedestrians and vehicles.**

#### Policy 4.1.7

**Introduce traffic-calming measures on residential alleys and consider making improvements to alleys with a residential character to create shared, multipurpose public space for the use of residents.**

*The proposed tree planters on Ivy Street will enhance the pedestrian environment. The planters will narrow the public right-of-way and help calm the traffic on the alley. The new trees will help humanize the alley by providing a buffer between the sidewalk and road way. Such improvements would create a pleasant public space on the sidewalk for residents and visitors.*

### Transportation Element

#### OBJECTIVE 24

**Improve the ambience of the pedestrian environment.**

#### POLICY 24.2

**Maintain and expand the planting of street trees and the infrastructure to support them.**

#### POLICY 24.3

**Install pedestrian-serving street furniture where appropriate.**

*The proposed tree planters will introduce pedestrian serving street furniture to Ivy Street, adding greening and landscaping. This would create a more pedestrian-friendly environment on this alley.*

### Urban Design Element

#### OBJECTIVE 4

**Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity**

#### Policy 4.12

**Install, promote and maintain landscaping in public and private areas.**

*The proposed tree planters would enhance safety and comfort of the pedestrians and would highlight the public space identity on Ivy Street.*

#### EIGHT PRIORITY POLICIES

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

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 neighborhood-serving retail uses or opportunities for resident employment.*

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

*The project would have no effect on existing housing and the cultural and economic diversity of neighborhood character.*

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

*The project would not affect 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 impede MUNI transit service or overburden 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 residential employment and ownership in these sectors be enhanced.

*The project would not negatively impact the industrial or service section of the neighborhood.*

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

*The project would not affect earthquake preparedness or injury and loss of life in an earthquake as currently understood by the Planning Department.*

7. That landmarks and historic buildings be preserved.

*The project would not affect landmarks or historic buildings.*

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

*The project would not affect sunlight on parks or open space.*

<b>RECOMMENDATION:</b> Finding the Project, on balance, in-conformity with the General Plan
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cc: Sarah Dennis, Planning Department  
Kimia Haddadan, Planning Department