



# SAN FRANCISCO PLANNING DEPARTMENT

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## General Plan Referral

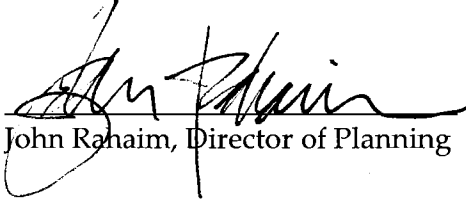
*Date:* March 6, 2013  
*Case No.* Case No. 2011.0645R  
**Phase II South of Market Ancillary Projects:  
Central Freeways Parks.**

*Block/Lot No.:* 3513/071, 3513/074  
*Project Sponsor:* Frank Filice  
SFDPW  
875 Stevenson Street  
San Francisco, CA 94103

*Applicant:* Same as Above

*Staff Contact:* Amnon Ben-Pazi – (415) 575-9077  
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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

The project is a lease and conversion of two lots owned by Caltrans into recreation facilities; a Mini-Park with basketball courts, play areas, a dog run, lighting and planting, and a Skate Park with skateboarding facilities, lighting and landscaping.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

### SITE DESCRIPTION AND PRESENT USE

The project site consists of two separate lots located on either side of Stevenson Street, between McCoppin, Duboce, Mission and Valencia Streets, under the elevated Central Freeway. The lots are owned by Caltrans and currently used for automobile parking.

## ENVIRONMENTAL REVIEW

On October 21, 2011, the Environmental Planning Section of the Planning Department determined that the proposed project is Categorically Exempt from Environmental Review under CEQA Class 3.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The project is, on balance, in conformity with the following Objectives and Policies of the General Plan:

### MARKET AND OCTAVIA AREA PLAN

#### **Objective 7.2: ESTABLISH A FUNCTIONAL, ATTRACTIVE AND WELL-INTEGRATED SYSTEM OF PUBLIC STREETS AND OPEN SPACES IN THE SOMA WEST AREA TO IMPROVE THE PUBLIC REALM.**

The project site is within the SoMa West area, which is bounded by Market, 12<sup>th</sup>, Duboce and Valencia Streets. The proposed recreational facilities are well integrated with the adjacent streets, and their designs appear to be both functional and attractive. Sidewalks immediately adjacent to the project site under the elevated freeway structure often appear depopulated and forbidding. The mini-park and skatepark would provide recreational opportunities that are now unavailable in the immediate area, and are thus expected to generate additional foot-traffic and add visible activity and eyes-on-the-street, improving pedestrian comfort and perceived safety.

### RECREATION AND OPEN SPACE ELEMENT

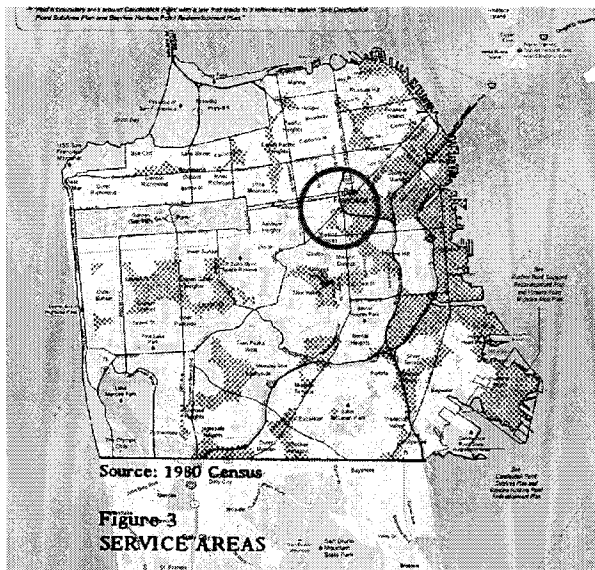
#### **Objective 4: PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.**

#### **Policy 4.4: Acquire and develop new public open space in existing residential neighborhoods, giving priority to areas which are most deficient in open space.**

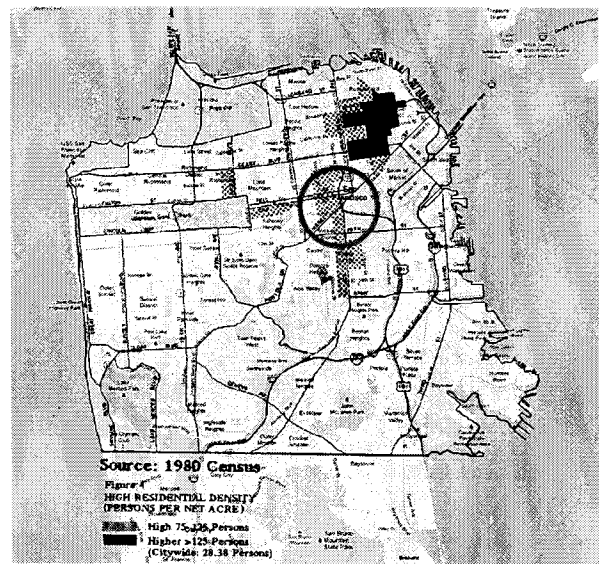
Figures 3 and 4 of Policy 4.4 show that the project site is in an under-served area with high residential density. Since the adoption of this policy the area surrounding the project site has been rezoned to allow increased residential density, but no new open space has been added in the immediate vicinity. The proposed recreational facilities would begin to address the deficiency in open space in the neighborhood.

Policy 4.4 Graphics

Figure 3 Needs Overlay



Residential Density Overlay



**Policy 4.7: Provide open space to serve neighborhood commercial districts.**

The project site is within an NCT-3 (moderate scale neighborhood commercial transit) district, centered on the Valencia and Mission Streets commercial corridors. The Mini-park is well integrated with the Valencia Street sidewalk and would provide a welcome link between businesses north and south of the elevated freeway. The Skatepark would provide activity and eyes-on-the-street along Duboce Street, and important pedestrian link between the Mission and Valencia commercial corridors.

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
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