

File No. 140657

Committee Item No. 4

Board Item No. 1

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 21, 2014

Board of Supervisors Meeting Date Sept. 9, 2014

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
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Completed by: Andrea Ausberry Date July 17, 2014

Completed by:  Date 7-21-14

1 [Street Vacation Order - McCoppin Hub City Plaza Project - McCoppin Street]

2
3 Ordinance vacating a portion of McCoppin Street west of Valencia Street that is
4 generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's
5 Block No. 3503, Lot No. 003 to the north, and Assessor's Block No. 3502, Lot No. 113 to
6 the south, for the purposes of the McCoppin Hub City Plaza Project; reducing the
7 official sidewalk width on the southerly side of McCoppin Street, establishing a new
8 sidewalk on the easterly side of Valencia Street adjacent to the street vacation area,
9 and reducing the official right-of-way width of this portion of McCoppin Street;
10 approving an interdepartmental transfer of the vacated area from the Department of
11 Public Works to the Division of Real Estate; making findings under the California
12 Environmental Quality Act and adopting findings that the vacation and public right-of-
13 way changes are consistent with the General Plan, and the eight priority policies of City
14 Planning Code, Section 101.1; and authorizing actions in furtherance of this Ordinance.

15 NOTE: Unchanged Code text and uncodified text are in plain Arial font.
16 Additions to Codes are in *single-underline italics Times New Roman font*.
17 Deletions to Codes are in *strikethrough italics Times New Roman font*.
18 Board amendment additions are in double-underlined Arial font.
19 Board amendment deletions are in ~~strikethrough Arial font~~.
20 Asterisks (* * * *) indicate the omission of unchanged Code
21 subsections or parts of tables.

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

23 Section 1. Findings.

24 (a) On July 29, 2014, the Board of Supervisors adopted Resolution No. 292-14
25 (Resolution of Intention), being a resolution declaring the intention of the Board of Supervisors
to vacate a portion of McCoppin Street that is generally bounded by Highway 101 to the west,

1 Valencia Street to the east, Assessor's Block 3503 Lot 003 to the north, and Assessor's Block
2 3502 Lot 113 to the south (the "Vacation Area").

3 (b) The location and extent of the Vacation Area is more particularly described on the
4 Department of Public Works SUR Map No. 2014-001, dated June 5, 2014. A copy of said
5 map is on file with the Clerk of the Board of Supervisors in File No. 140657.

6 (c) The Clerk of the Board of Supervisors did transmit to the Department of Public
7 Works (DPW) Director a certified copy of the Resolution of Intention, and the DPW Director
8 did cause notice of adoption of such resolution to be posted in the manner required by law.

9 (d) When the Board of Supervisors considered the matter as scheduled at its regular
10 meeting on September 2, 2014, at 3:00 PM, the Board heard all persons interested in the
11 vacation of the Vacation Area.

12 (e) The proposed vacation of the Vacation Area is part of an action to implement the
13 construction of a City Plaza Project on McCoppin Hub that provides a plaza with planter
14 boxes, seat walls, accessible foot paths, and a multi-use public gathering space (the
15 "Project"). In addition, the Project will support the purpose, intent, and goals of the Plaza
16 Program set forth in Administrative Code Chapter 94. A copy of the Project design is on file
17 with the Clerk of the Board of Supervisors in File No. 140657.

18 (f) In order to facilitate development of the City Plaza Project and activation of the
19 plaza by a community steward, the street vacation action should include an interdepartmental
20 transfer of the property underlying the Vacation Area from DPW to the Division of Real Estate.

21 (g) The proposed Vacation Area and Project would reduce the official sidewalk on the
22 southerly side of McCoppin Street to 6 feet; establish a new sidewalk on the westerly side of
23 Valencia Street across the mouth of the Vacation Area; and modify the official right-of-way
24 width of McCoppin Street adjacent to the Vacation Area by retaining the bicycle lane and
25 sidewalk on the northern side of McCoppin Street all as shown in DPW drawing Q-20- 743

1 dated June 5, 2014. A copy of said map is on file with the Clerk of the Board of Supervisors in
2 File No. 140657.

3 (h) The Project was included in the Market Octavia Neighborhood Plan and obtained
4 environmental clearance through a Final Environmental Impact Report (FEIR) prepared in
5 accordance with the California Environmental Quality Act (Public Resources Code Sections
6 21000 et seq). As part of various actions related to the Plan, this Board adopted California
7 Environmental Quality Act findings in Ordinance Nos. 72-08, 246-07, and 71-08 copies of
8 which are in Clerk of the Board of Supervisors in File Nos. 071157, 071158, 071159,
9 respectively and incorporated herein by reference.

10 (i) The Board further finds that no substantial changes are proposed to the Project or
11 the circumstances under which the Project is undertaken that would cause new significant
12 environmental effects or any increase in the severity of previously identified significant effects
13 in the FEIR. The Board further finds there is no new information of substantial importance
14 showing that the Project would have any significant effects not discussed in the FEIR, that
15 significant effects would be substantially more severe, or that new or different mitigation
16 measures or alternatives would substantially reduce one or more significant effects, if any, of
17 the Project.

18 (j) In a letter dated December 21, 2012 (the "Planning Letter"), the City Planning
19 Department determined that the proposed vacation and other actions contemplated herein are
20 consistent with the General Plan and the eight priority policies of City Planning Code Section
21 101.1. A copy of said Letter is on file with the Clerk of the Board in File No. 140657 and is
22 incorporated by reference herein. The Board of Supervisors adopts as its own the
23 consistency findings of the Planning Letter.
24
25

1 (k) Companion legislation proposes to amend the zoning designation of the Vacation
2 Area from NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) with 85-X and
3 40-X height/bulk districts to P (Public)/OS (Open Space).

4 (l) In DPW Order No. 182741 dated June 1, 2014, a copy of which is on file with the
5 Clerk of the Board of Supervisors in File No. 140657 and incorporated herein by reference,
6 the DPW Director determined that: (1) the vacation area is no longer necessary for the City's
7 present or prospective future public street and sidewalk and public service easement
8 purposes; (2) pedestrians and bicyclist will continue to have access to a bicycle lane and
9 sidewalk on the northern side of the Project adjacent to but outside of the Vacation Area,
10 consequently, the vacation does not affect the portion of the right-of-way used for a
11 nonmotorized transportation facility, as defined in Section 887 and would be consistent with
12 the Streets and Highways Code, Sections 892 and 8314; (3) pedestrians also will continue to
13 have access to a sidewalk on the southern side of the Project adjacent to but outside of the
14 Vacation Area; (4) there are no physical public utility or private facilities within the Vacation
15 Area that the vacation will affect; (5) the City made reasonable attempts to notify and obtain
16 consent from all property owners adjacent to a Vacation Area and the proposed street
17 vacations do not deprive any private landowner of access to an adjacent public sidewalk; and
18 (6) the interdepartmental transfer shall not occur until the street vacation legislation and the
19 zoning designation change described above are final and effective.

20 (m) The DPW Director also recommends to the Board of Supervisors the
21 interdepartmental transfer of the Vacation Area to the Division of Real Estate in regard to the
22 McCoppin Hub City Plaza Project. In furtherance of this Project, the Board subsequently shall
23 consider legislation to adopt this property as a City Plaza in accordance with Administrative
24 Code Chapter 94 and approve a license with a community steward for the Plaza.
25

1 (n) These street vacation actions are conducted under the general vacation
2 procedures of the Public Streets, Highways and Service Easements Vacation Law (California
3 Streets and Highways Code sections 8300 et seq.) and Public Works Code section 787(a).

4 (o) From all the evidence submitted at the July 21, 2014, public hearing on the
5 vacations and the associated materials on file with the Clerk of the Board in File No. 140656,
6 including the abovementioned DPW Order, the Board of Supervisors adopts the findings of
7 the DPW Director as its own and further finds that: (1) the Vacation Area will no longer be
8 necessary for the City's present or prospective future public street and sidewalk and public
9 service easement purposes; (2) in accordance with Streets and Highways Code Section 892
10 and 8314, the Vacation Area is not necessary for a nonmotorized transportation facility, as
11 defined in Section 887, because the existing bicycle lane and sidewalk on the northerly side of
12 McCoppin will remain.

13
14 Section 2. The Vacation Area shown on SUR Map No. 2014- 001, is hereby ordered
15 vacated immediately pursuant to California Streets and Highways Code sections 8300 et seq.
16 and Public Works Code section 787(a).

17
18 Section 3. No easements or other rights are reserved for any public utility facilities that
19 are in place in the Vacation Area and any rights based upon any such public utility facilities
20 shall be extinguished upon the effectiveness of the vacation hereunder.

21
22 Section 4. Sidewalk Width Change. In accordance with DPW Order No. 172,912,
23 Board of Supervisors Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a
24 copy of which is in the Clerk of the Board of Supervisors Book of General Ordinances, in
25 effect May 11, 1910, is hereby amended by adding thereto a new section to read as follows:

1 Section 1601. Reducing the official sidewalk width on the southerly side of McCoppin Street
2 west of Valencia Street to a width of 6.0 feet and adding new sidewalk on the easterly side of Valencia
3 Street adjacent to its intersection with McCoppin Street as shown on DPW drawing Q-20-743, dated
4 June 5, 2014, a copy of which is in the Clerk of the Board of Supervisors File No. 140657.

5
6 Section 5. Public Right-of-Way Width Change. The official width of the McCoppin
7 Street public right-of-way west of Valencia Street shall be reduced as shown on DPW drawing
8 Q-20-743, dated June 5, 2014, a copy of which is in the Clerk of the Board of Supervisors File
9 No. 140657.

10
11 Section 6. Notwithstanding the provisions of Administrative Code Chapter 23, the
12 Board of Supervisors hereby authorizes an interdepartmental transfer of the property
13 underlying the Vacation Area from DPW to the Division of Real Estate; provided, however,
14 that the transfer shall not occur until this ordinance and the zoning designation change
15 described above are final and effective.

16
17 Section 7. The Board of Supervisors hereby directs the Clerk of the Board of
18 Supervisors to transmit to the Director of Public Works a certified copy of this Ordinance, and
19 the Board of Supervisors hereby urges the DPW Director to proceed in the manner required
20 by law. The Clerk of the Board also is hereby directed to transmit to the DPW Director a
21 certified copy of this Ordinance so that this Ordinance may be recorded together with any
22 other documents necessary to effectuate this Ordinance.

1
2 Section 8. The Mayor, Clerk of the Board, Director of Property, and DPW Director are
3 hereby authorized and directed to take any and all actions which they or the City Attorney may
4 deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance
5 (including, without limitation, the filing of the Ordinance, sidewalk width change, and the public
6 right-of-way width change in the Official Records of the City and County of San Francisco).
7

8 Section 9. Effective Date. This ordinance shall become effective 30 days after
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
11 of Supervisors overrides the Mayor's veto of the ordinance.
12

13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By:


16 John D. Malamut
17 Deputy City Attorney

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25

LEGISLATIVE DIGEST

[Street Vacation of a Portion of McCoppin Street for a City Plaza Project]

Ordinance vacating a portion of McCoppin Street west of Valencia Street that is generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's Block 3503 Lot 003 to the north, and Assessor's Block 3502 Lot 113 to the south, for the purposes of the McCoppin Hub City Plaza Project; reducing the official sidewalk width on the southerly side of McCoppin Street, establishing a new sidewalk on the easterly side of Valencia Street adjacent to the street vacation area, and reducing the official right-of-way width of this portion of McCoppin Street; approving an interdepartmental transfer of the vacated area from the Department of Public Works to the Division of Real Estate; making findings under the California Environmental Quality Act and adopting findings that the vacation and public right-of-way changes are consistent the City's General Plan and eight priority policies of City Planning Code Section 101.1; and authorizing actions in furtherance of this Ordinance.

Existing Law

California Streets and Highways Code sections 8300 et seq. and Public Works Code section 787(a) govern the process for the vacation of City streets and public service easements. Board of Supervisors Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," is an uncodified ordinance in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, that establishes or modifies official sidewalk width. Administrative Code Chapter 23 establishes procedures for the interdepartmental transfer of City-owned property.

Amendments to Current Law

This legislation would vacate a portion of McCoppin Street west of Valencia Street to implement the construction of a City Plaza on McCoppin Hub that provides a plaza with planter boxes, seat walls, accessible foot paths, and a multi-use public gathering space. The ordinance also reduces the sidewalk width of the southerly side of McCoppin St., establishes new sidewalk on the easterly side of Valencia St., and reduces the McCoppin St. right-of-way to include only the sidewalks on both sides of McCoppin St. and the existing bicycle lane. The legislation also would make an interdepartmental transfer of the property from DPW to the Division of Real Estate to accommodate the subsequent creation of a City Plaza at this site with a community steward. The property transfer would not occur until the street vacation legislation and a zoning designation change of the vacated portion of McCoppin St. are final and effective. The legislation would make California Environmental Quality Act findings and adopt findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

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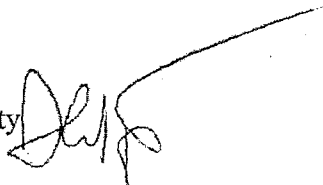
Edwin M. Lee, Mayor
Naomi M. Kelly, City Administrator



John Updike
Director of Real Estate

MEMORANDUM

DATE: September 2, 2014

FROM: John Updike, Director of Property 

TO: Mohammed Nuru, Director of Department of Public Works

SUBJECT: McCoppin Street vacation and Interdepartmental Transfer (McCoppin Hub City Plaza)

This shall affirm the intent of the subject Ordinance before the Board of Supervisors on this date (File No. 140657), that the Real Estate Division desires the transfer of the vacated and rezoned McCoppin Street bounded by Highway 101 and Valencia Street, from the Department of Public Works to Real Estate. This transfer is consistent with, and pursuant to, the guidelines of the City's recently adopted Plaza Program, facilitating stewardship and activation of the Plaza by third-party forces.

As always, I greatly appreciate your cooperation in this matter, Mohammed, and congratulate your design and construction project management team on delivery of an excellent Plaza for this Program's initial kick-off.

c: Naomi Kelly, City Administrator

From: Keith Baillie [<mailto:keithgb@yahoo.com>]

Sent: Monday, September 01, 2014 7:30 PM

To: Chiu, David (BOS)

Cc: Veneracion, April (BOS); Angulo, Sunny (BOS); Calvillo, Angela (BOS); Robin Havens

Subject: Fw: McCoppin Hub conversion

Dear David,

As a resident owner in the 101 Valencia complex, I applaud the development of the McCoppin Hub Plaza. I further support its conversion to a public area, as tabled for the Board of Supervisors on Sept 2 (item 140656 Resolution of Intent - Street Vacation - McCoppin Hub City Plaza Project) and sponsored by Supervisors Kim and Wiener.

Sincerely,
Keith Baillie



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 182741

Re: Recommendation to vacate a portion McCoppin Street west of Valencia Street, that is generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's Block 3503 Lot 003 to the north, and Assessor's Block 3502 Lot 113 to the south, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Section 787 of the San Francisco Public Works Code.

WHEREAS, In general, public streets and sidewalks are owned by the City and County of San Francisco as public right-of-way; and

WHEREAS, The limits of the area to be vacated (the "Vacation Area") are specifically shown on SUR Map 2014-001, dated June 5, 2014, and approved by the City and County Surveyor; and

WHEREAS, The proposed vacation of the Vacation Area is part of an action to implement the construction of a City Plaza Project on McCoppin Hub that provides a plaza with planter boxes, seat walls, accessible foot paths, and a multi-use public gathering space (the "Project"). In addition, the Project will support the purpose, intent, and goals of the Plaza Program set forth in Administrative Code Chapter 94; and

WHEREAS, In order to facilitate development of the City Plaza Project and activation of the plaza by a community steward, the street vacation action includes an interdepartmental transfer of the property underlying the Vacation Area from DPW to the Division of Real Estate; and

WHEREAS, The proposed Vacation Area and Project would reduce the official sidewalk on the southerly side of McCoppin Street to 6 feet; establish a new sidewalk on the westerly side of Valencia Street across the mouth of the Vacation Area; and modify the official right-of-way width of McCoppin Street adjacent to the Vacation Area by retaining only the bicycle lane and sidewalk on the northern side of McCoppin Street all as shown in DPW drawing Q-20-743 dated June 5, 2014; and

WHEREAS, The Project was included in the Market Octavia Neighborhood Plan and obtained environmental clearance through a Final Environmental Impact Report (FEIR) prepared in accordance with the California Environmental Quality Act (Public Resources Code Sections 21000 *et seq.*). As part of various actions related to the Plan, this Board adopted California Environmental Quality Act findings in Ordinance Nos. 246-07, 71-08, and 72-08. The Planning Department found there is no new information of substantial importance showing that the Project would have any significant effects not



discussed in the FEIR, that significant effects would be substantially more severe, or that new or different mitigation measures or alternatives would substantially reduce one or more significant effects, if any, of the Project; and

WHEREAS, In a letter dated December 21, 2012, the Planning Department determined that the proposed vacation and other actions contemplated herein are consistent with the General Plan and the eight priority policies of City Planning Code Section 101.1; and

WHEREAS, Pursuant to the California Streets and Highway Code, the Department of Public Works, Bureau of Street Use and Mapping (the Department) has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, a draft SUR drawing, a copy of the petition letter, and a DPW referral letter to the Department of Technology, SFMTA, AboveNet Communications, Astound Broadband, American Telegraph & Telephone ("AT&T"), Sprint, Time Warner Telecom, Verizon, XO Communications, Caltrans, ExteNet Systems Inc., Global Crossing, Level 3 Communications, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Infrastructure Design and Construction, and the Public Utility Commission ("PUC"). No utility company or agency objected to the proposed vacation. In addition, there are no physical public and private utilities affected by the vacation of the Vacation Area and the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The public interest, convenience, and necessity require that no easements or other rights should be reserved by City for any public or private utilities or facilities that are in place in the Vacation Area and that any rights based upon any such public or private utilities or facilities should be extinguished; and

WHEREAS, Pursuant to the Streets and Highways Code Section 892 and 8314, the Department determines that the Vacation Area is unnecessary for non-motorized transportation as there are multiple streets surrounding the Vacation Area that remain available for such transportation and those members of the public availing themselves of non-motorized transportation will continue to have access to a bicycle lane and sidewalk on the northern side of the Project adjacent to but outside of the Vacation Area. Pedestrians will also continue to have access to a sidewalk on the southern side of the Project adjacent to but outside of the Vacation Area; and

WHEREAS, When the street vacation becomes effective, separate companion legislation will change the zoning designation of the Vacation Area from NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) with 85-X and 40-X height/bulk districts to P (Public)/OS (Open Space). At that point, the interdepartmental property transfer from DPW to Division of Real Estate will occur; and

WHEREAS, The Director of Public Works for the City and County of San Francisco has determined the following:

1. The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 et seq.



2. The vacation is being carried out pursuant to section 787 of the San Francisco Public Works Code.
3. The Vacation Area to be vacated is shown on the SUR Map No. 2014-001.
4. The Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, or public service easement purposes as described herein.
5. Pursuant to the Streets and Highways Code Section 892, the Vacation Area is not necessary for non-motorized transportation for the reasons set forth herein, and therefore has no use as a non-motorized transportation facility.
6. The public interest, convenience and necessity require that no easements or other rights be reserved for any public or private utilities or facilities that are in place in such Vacation Area and that any rights based upon any such public or private utilities or facilities may be extinguished.
7. The Vacation Area is unnecessary for the City's present or prospective public street purposes.
8. The Director does not provide a recommendation on the interdepartmental property transfer from DPW to the Division of Real Estate as this is a policy matter for the Board of Supervisors.

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Ordinance to vacate the Vacation Area, being a portion of McCoppin Street, that is generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's Block 3503 Lot 003 to the north, and Assessor's Block 3502 Lot 113 to the south;
2. DPW drawing SUR Map No. 2014-001 showing the Vacation area.
3. DPW drawing Q-20-743 showing the official sidewalks surrounding the vacation area.

The Director further recommends the Board of Supervisors move forward with the legislation to vacate said portion of McCoppin Street.

The Director recommends the Board of Supervisors approve all actions set forth herein and heretofore taken by the Officers of the City with respect to this vacation.

The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

Attachments:

1. SUR Map No. 2014-001, dated June 5, 2014.
2. Q-20-743, dated June 5, 2014



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

3. Planning Department's letter December 21, 2012. (Case No. 2012.0965R)

7/1/2014

7/1/2014

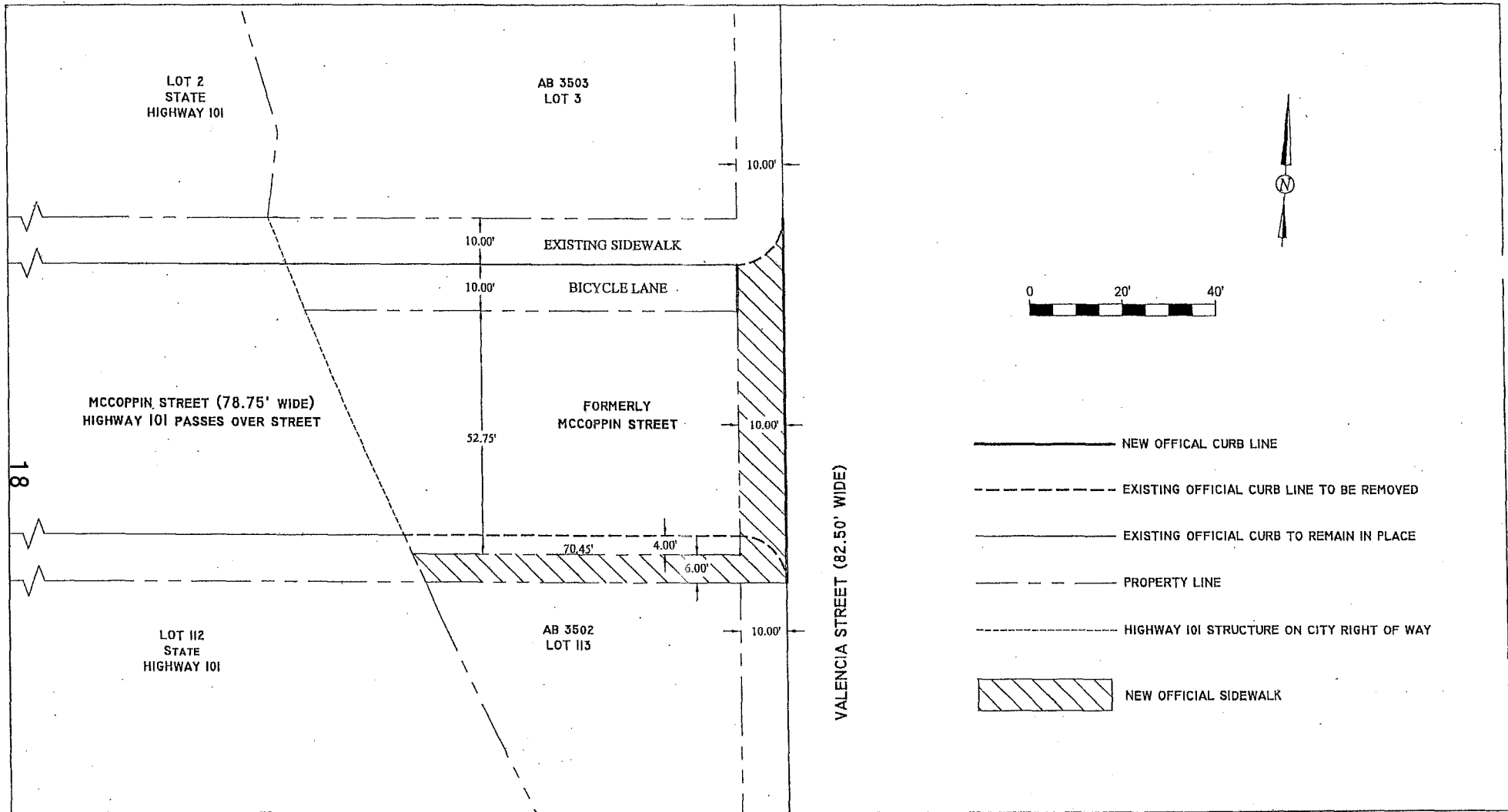
X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director





REFERENCES:
GM 026
SUR 2014-001

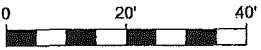
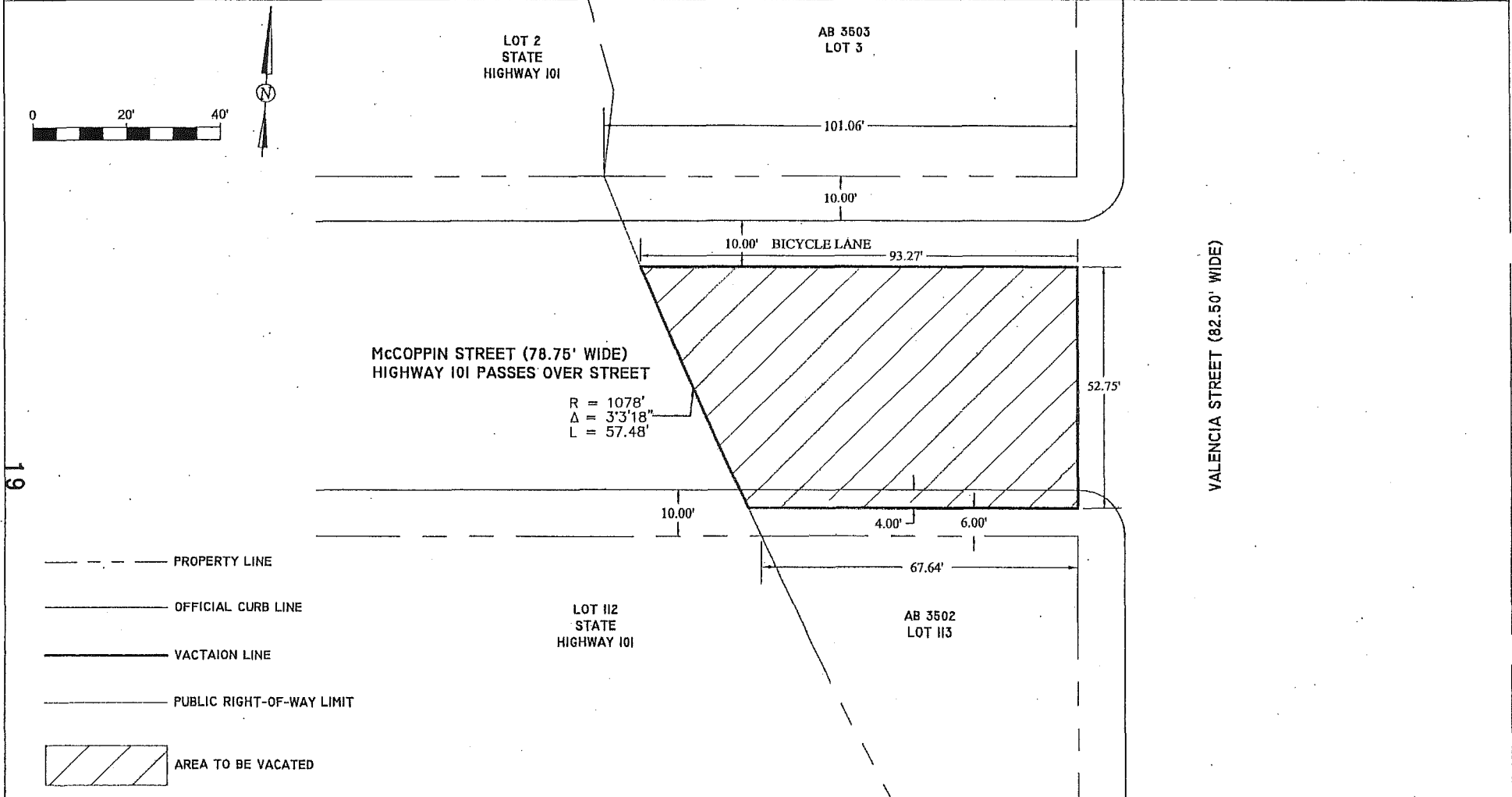
APPROVED:
Bruce R. Storrs
BRUCE R. STORRS
CITY & COUNTY SURVEYOR

6/5/14
DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE OF THE SOUTHERLY SIDE OF MCCOPPIN STREET WEST OF VALENCIA STREET AND ON THE WESTERLY SIDE OF VALENCIA ST.

FILE: Q-20-743	SHEET 1 OF 1	SCALE: 1:20	CHANGE
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- PROPERTY LINE
- OFFICIAL CURB LINE
- VACTAION LINE
- PUBLIC RIGHT-OF-WAY LIMIT

AREA TO BE VACATED

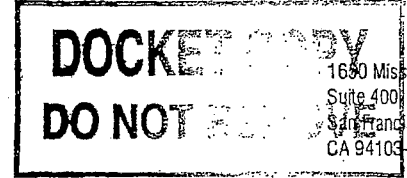
19

REFERENCES: -STATE HIGHWAY RIGHT-OF-WAY MAP R61 -GM 260	APPROVED: BRUCE R. STORRS CITY & COUNTY SURVEYOR	DATE 6/5/19	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS STREET VACATION OF A PORTION OF MCCOPPIN STREET WEST OF VALENCIA STREET.			SCALE: 1: 20	SHEET 1 OF 1	FILE SUR: 2014-001	CHANGE
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SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral



1680 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Date: December 21, 2012
Case No. Case No. 2012.0965R
Proposed Vacation of McCoppin Street West of
Valencia Street for Open Space for Food Trucks

Reception:
415.558.6378

Fax:
415.558.6409

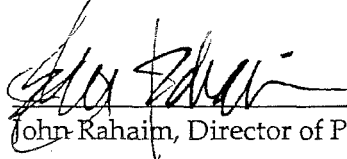
Planning
Information:
415.558.6377

Block/Lot No.: 4750/030
Project Sponsor: Javier Rivera
Department of Public Works
875 Stevenson St. Suite 410
San Francisco, CA 94103

Applicant: Same as Above

Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org

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

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The project would close this section of McCoppin Street to vehicular traffic, adding a community open space with planter boxes, seat walls, and accessible foot paths. A portion of the street and the existing sidewalk would be left accessible for bicycle and pedestrian access to Market Street on the north side of the street. The project will also construct a new sidewalk across Valencia Street.

The improvements are consistent with plans for the site contained in the Market & Octavia Area Plan, which was adopted by the Board of Supervisors and became effective May 30, 2008.

SITE DESCRIPTION AND PRESENT USE

GENERAL PLAN REFERRAL
PROPOSED CLOSURE AND SIDEWALK CHANGE
OF MCCOPPIN STREET WEST OF VALENCIA STREET
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

ENVIRONMENTAL REVIEW

Project level CEQA clearance was granted for McCoppin Gardens in the Market & Octavia Neighborhood Plan EIR.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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

Note: General Plan Objectives and Policies in **Bold font**;

General Plan text is in regular font.

Staff comments are in *italic text*.

TRANSPORTATION ELEMENT

POLICY 1.2

Ensure the safety and comfort of pedestrians throughout the city.

Safety is a concern in the development and accommodation of any part of the transportation system, but safety for pedestrians (which includes disabled persons in wheelchairs and other ambulatory devices) should be given priority where conflicts exist with other modes of transportation

The project would close McCoppin Street west of Valencia Street to vehicular traffic. The one-block long segment of McCoppin Street is not a through street, as it abuts the adjacent freeway off-ramp, and carries very little vehicular traffic. Closing it to vehicles will free it for use as a public open space. The project will maintain the existing northern sidewalk, which connects to Market Street via a path. The project will also construct a sidewalk along Valencia Street for the length of the block, improving connections for pedestrians traveling along Valencia Street. The project will change a 4' wide portion of the sidewalk along the southern side of McCoppin Street included in the street vacation. In addition, the open space will provide improved accessibility via a series of 5% walkways continuous through the site.

Street Space

POLICY 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Street areas have a variety of public values in addition to carrying vehicular traffic. They are important, among other things, in the perception of the city pattern, in regulating the scale and organization of building development, in creating views, in affording neighborhood open space and landscaping, and in providing light and air and access to properties.

Although McCoppin Street west of Valencia Street will be closed to vehicular traffic, the City will continue to own it under the jurisdiction of DPW. The park will be open to the public. The sidewalk and bicycle facility along the northern edge of the street will maintain public access for bicyclists and pedestrians.

POLICY 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

Every proposal for the giving up of public rights in street areas, through vacation, sale or lease of air rights, revocable permit or other means, shall be judged with the following criteria as the minimum basis for review:

a. No release of a street area shall be recommended which would result in:

- (1) Detriment to vehicular or pedestrian circulation;
- (2) Interference with the rights of access to any private property;
- (3) Inhibiting of access for fire protection or any other emergency purpose, or interference with utility lines or service without adequate reimbursement;
- (4) Obstruction or diminishing of a significant view, or elimination of a viewpoint; industrial operations;

GENERAL PLAN REFERRAL
PROPOSED CLOSURE AND SIDEWALK CHANGE
OF MCCOPPIN STREET WEST OF VALENCIA STREET
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

- (5) Elimination or reduction of open space which might feasibly be used for public recreation;
 - (6) Elimination of street space adjacent to a public facility, such as a park, where retention of the street might be of advantage to the public facility;
 - (7) Elimination of street space that has formed the basis for creation of any lot, or construction or occupancy of any building according to standards that would be violated by discontinuance of the street;
 - (8) Enlargement of a property that would result in (i) additional dwelling units in a multi-family area; (ii) excessive density for workers in a commercial area; or (iii) a building of excessive height or bulk;
 - (9) Reduction of street space in areas of high building intensity, without provision of new open space in the same area of equivalent amount and quality and reasonably accessible for public enjoyment;
 - (10) Removal of significant natural features, or detriment to the scale and character of surrounding development.
 - (11) Adverse effect upon any element of the General Plan or upon an area plan or other plan of the Department of City Planning; or
 - (12) Release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part is unknown.
- b. Release of a street area may be considered favorably when it would not violate any of the above criteria and when it would be:

- (3) Necessary for a significant public or semi-public use, or public assembly use, where the nature of the use and the character of the development proposed present strong justifications for occupying the street area rather than some other site;
- (4) For the purpose of permitting a small-scale pedestrian crossing consistent with the principles and policies of The Urban Design Element; or
- (5) In furtherance of the public values and purposes of streets as expressed in The Urban Design Element and elsewhere in the General Plan.

**GENERAL PLAN REFERRAL
PROPOSED CLOSURE AND SIDEWALK CHANGE
OF MCCOPPIN STREET WEST OF VALENCIA STREET
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE**

CASE NO. 2012.0965R

The City will not vacate or sell the public right-of-way. The proposal is to close it to vehicles but to maintain it in public use. This portion of McCoppin Street is not a through street and is not required by MUNI or for vehicular traffic. The project does not limit access to private property or for fire protection or emergency services, as the two adjacent buildings have their primary access along Valencia Street. The project, if implemented, would maintain the existing northern sidewalk for pedestrian use.

POLICY 2.10

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

In order to avoid the unnecessary permanent loss of streets as public assets, methods of release short of total vacation should be considered in cases in which some form of release is warranted. Such lesser methods of release permit later return of the street space to street purposes, and allow imposition of binding conditions as to development and use of the street area.

The proposal is to close McCoppin Street west of Valencia to vehicular traffic. Because McCoppin Street is not a through street and is not necessary for vehicle traffic, the release to create a public open space is warranted.

MARKET & OCTAVIA AREA PLAN

POLICY 7.2.3

Redesign Gough Street between Otis and Market Streets with widened sidewalks and a community gathering space or garden at the northeastern side of the Gough, Otis and McCoppin Streets intersection.

The project implements policy 7.2.3 of the Market & Octavia Area Plan, which calls for a community garden in this location. The project is also consistent with conceptual plans for the area, shown in Figure 12, "A New System for SoMa Neighborhood."

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition

GENERAL PLAN REFERRAL
PROPOSED CLOSURE AND SIDEWALK CHANGE
OF MCCOPPIN STREET WEST OF VALENCIA STREET
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

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

The proposed 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 adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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 adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected

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

The Project would have no adverse 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's transit service, overburdening the streets or altering current 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 affect the existing economic base in this area.

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

GENERAL PLAN REFERRAL
PROPOSED CLOSURE AND SIDEWALK CHANGE
OF MCCOPPIN STREET WEST OF VALENCIA STREET
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies.

7. That landmarks and historic buildings be preserved.

This site and building are not landmarks or of historic significance. The structure was constructed in the last 20-30 years.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista. If the City purchases or leases the site for use by the Department of Technology, no new structures would be added to the site

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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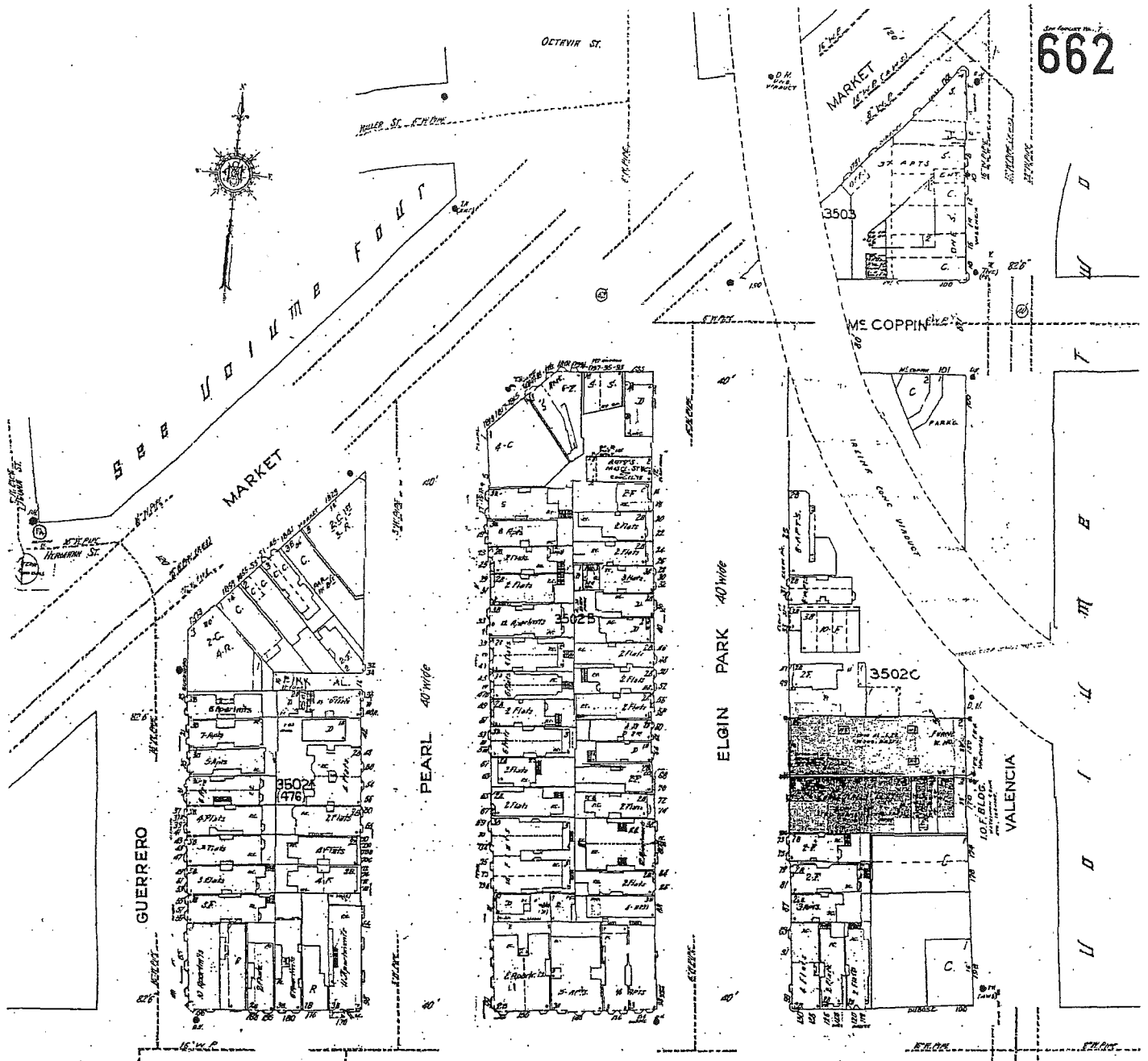
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Site Plan –

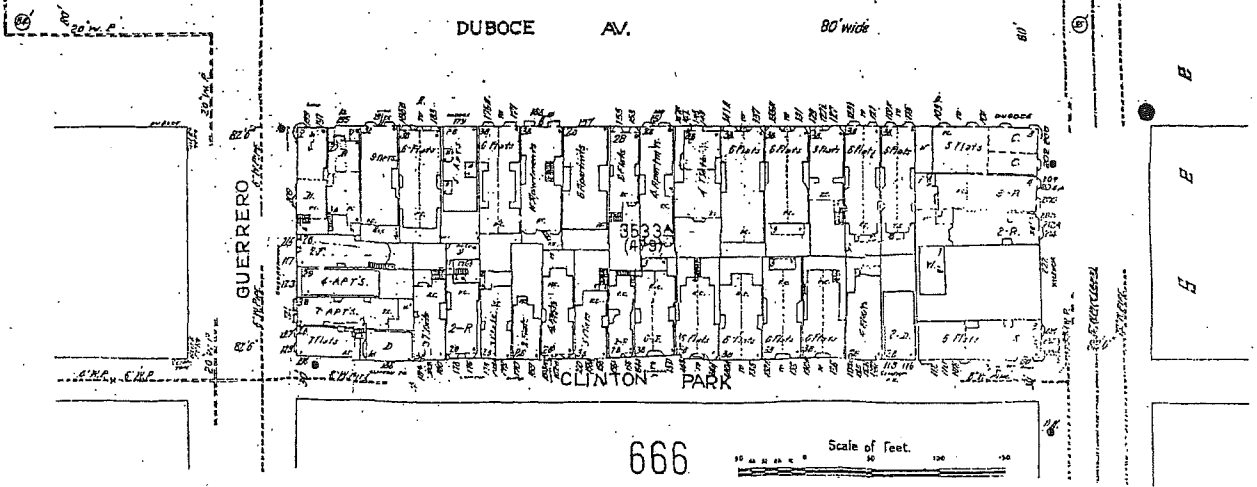
Low Oblique Aerial Photo

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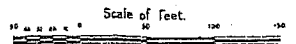
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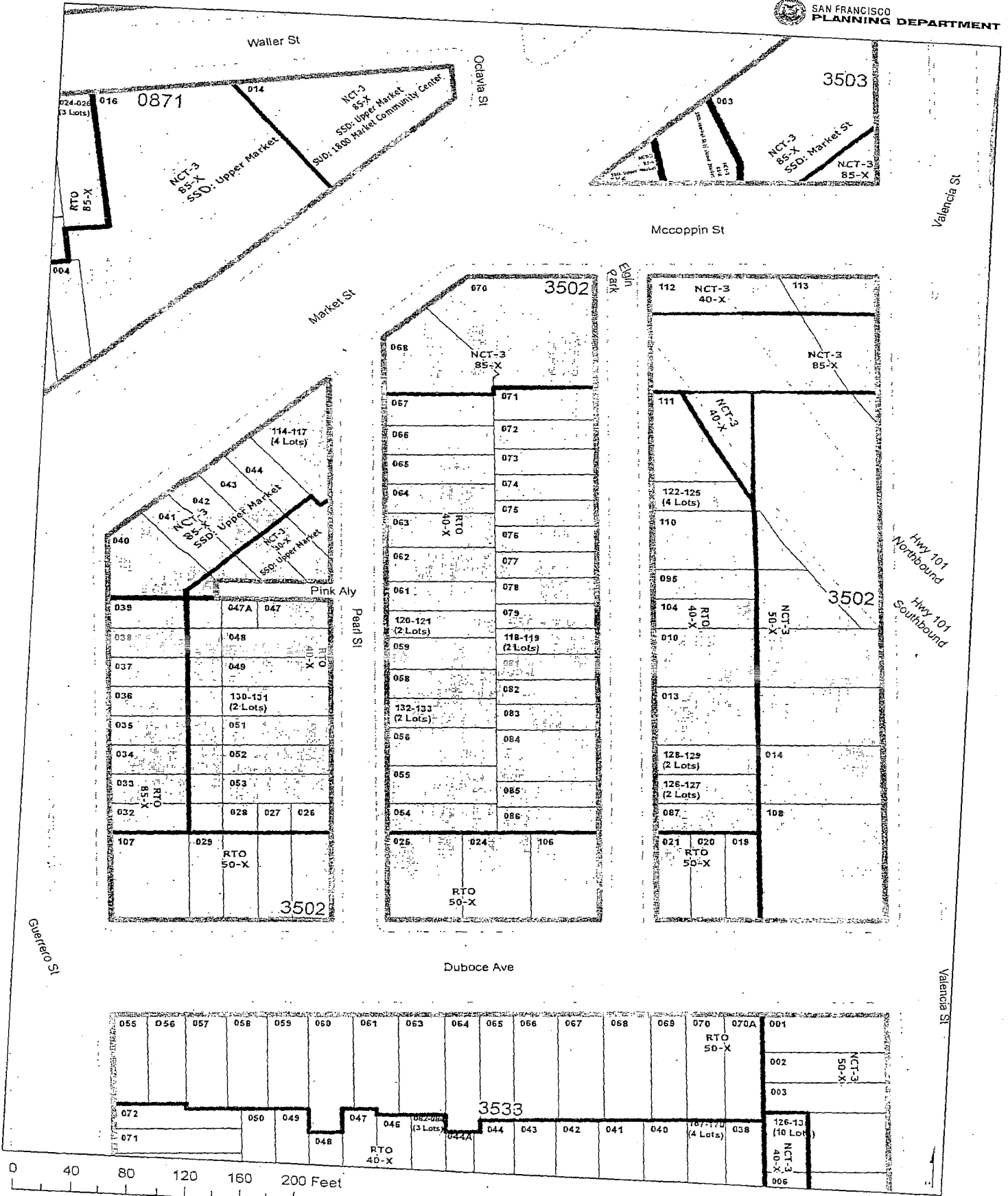
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BLOCK 3502

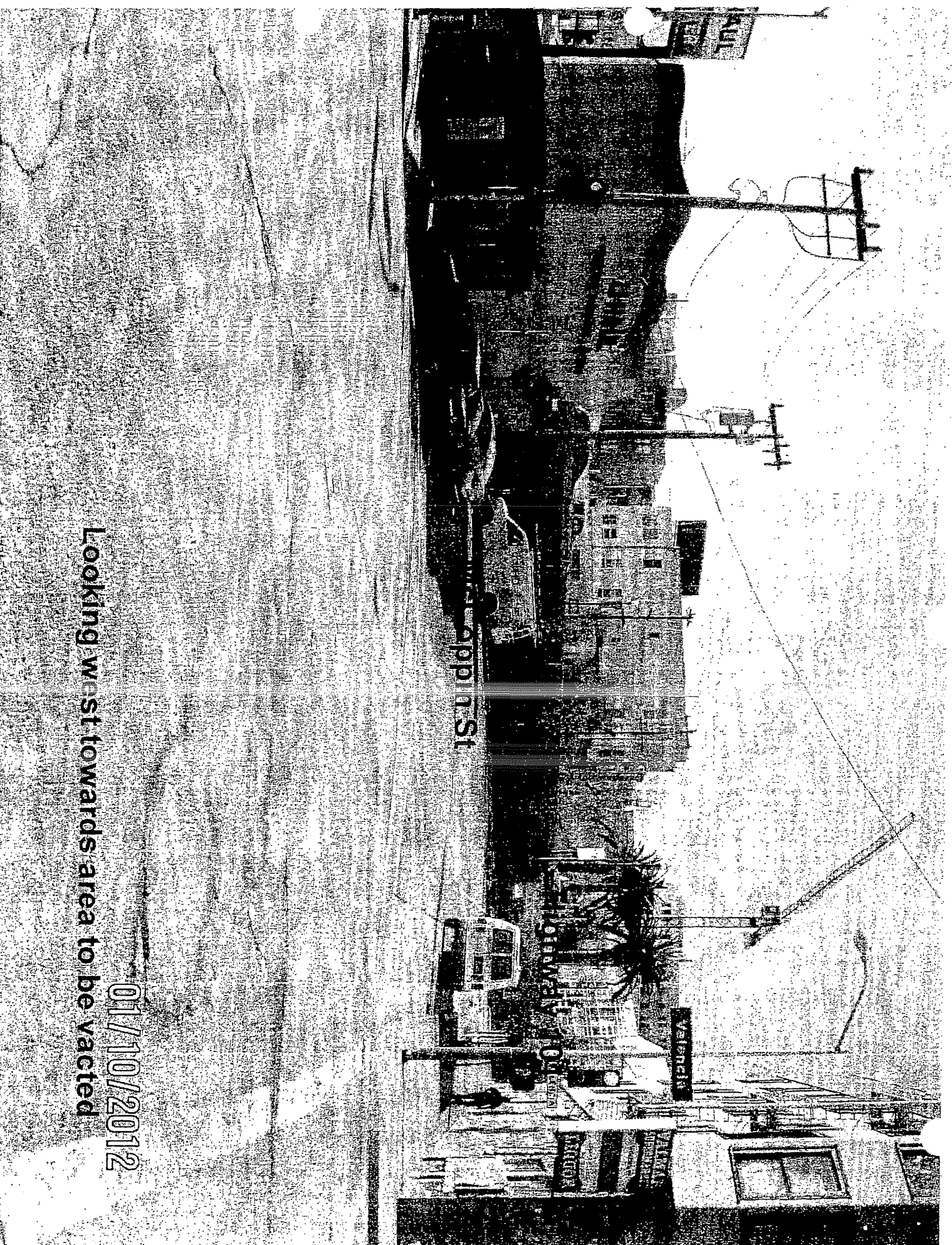




area to remain

01/10/2012

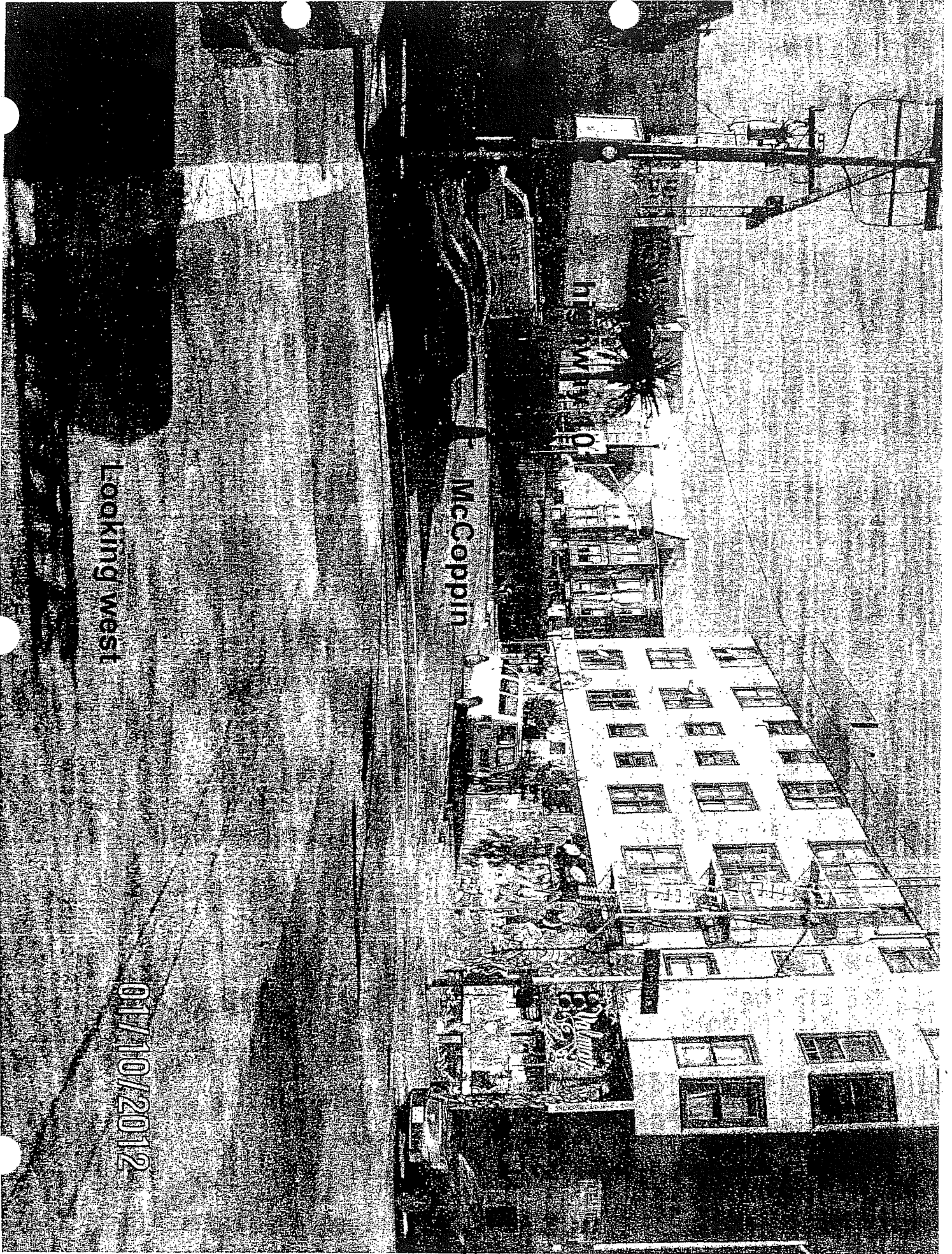
Looking east towards Valencia



HAPPIN ST

Looking west towards area to be vacated

01/10/2012



McCoppin

Looking west

01/10/2012



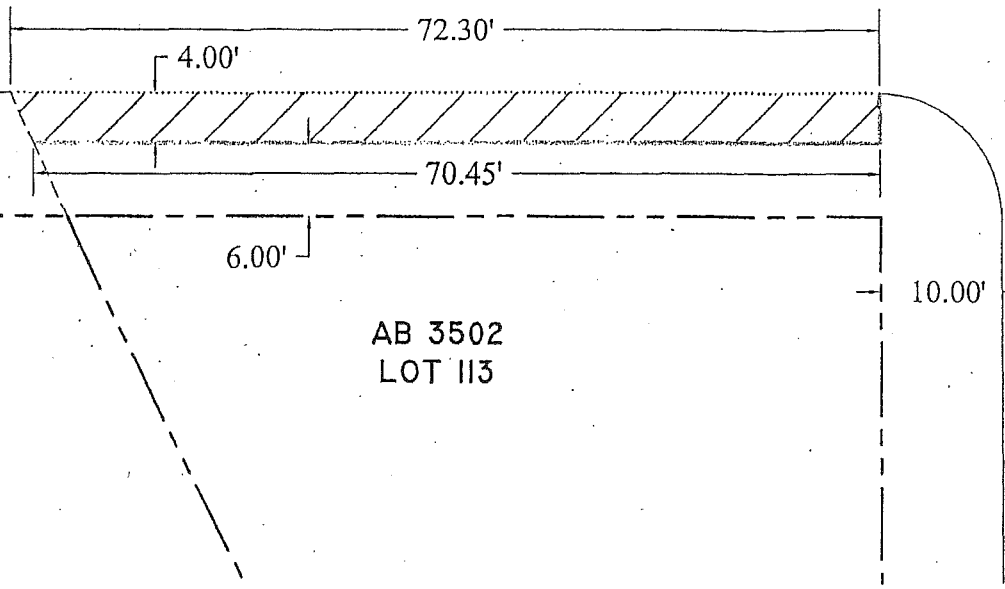
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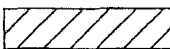
MCCOPPIN STREET (78.75' WIDE)

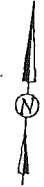
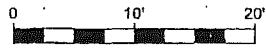
VALENCIA STREET (82.50' WIDE)

LOT 112
STATE
HIGHWAY 101

AB 3502
LOT 113

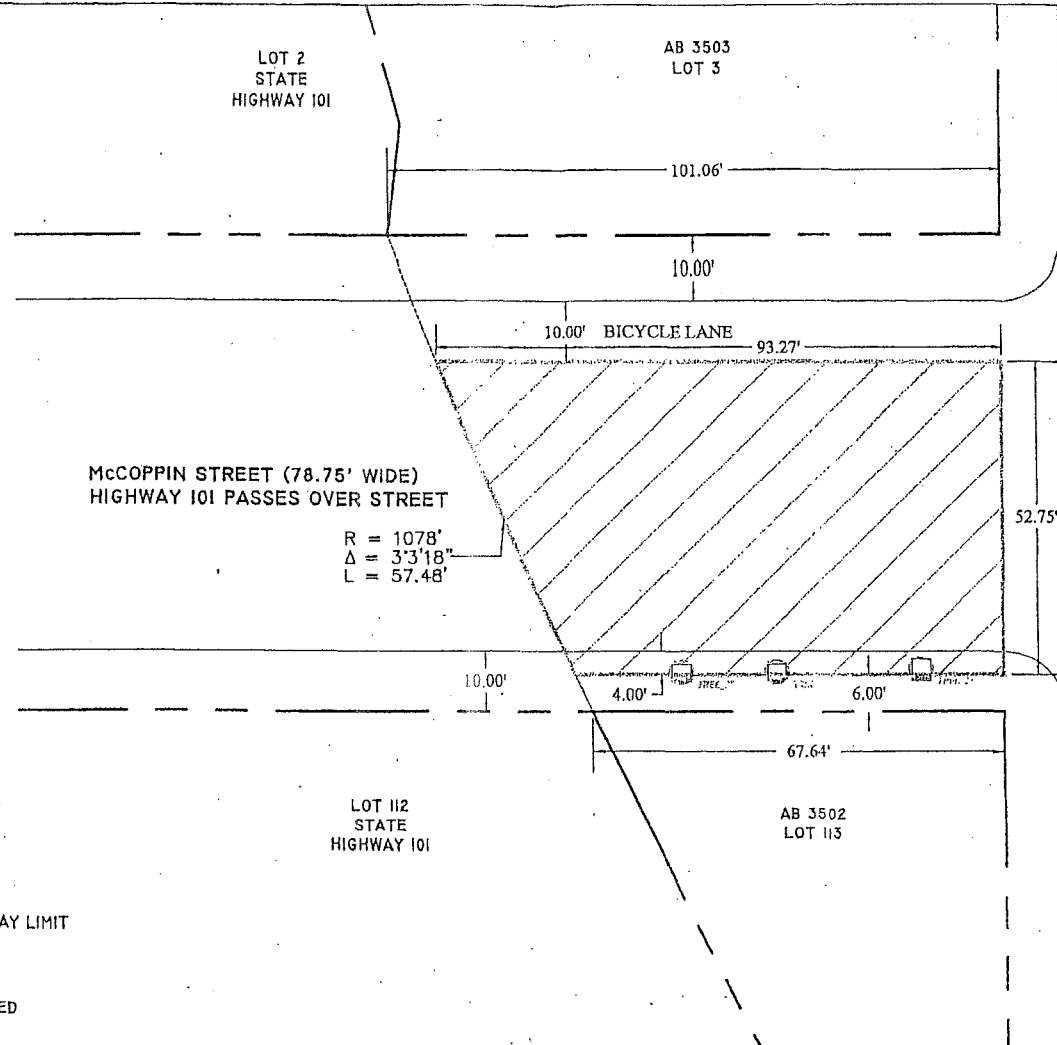
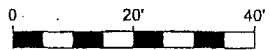


-  NEW OFFICAL CURB LINE
-  EXISTING CURB LINE TO BE VACATED
-  EXISTING CURB TO REMAIN IN PLACE
-  PROPERTY LINE
-  END OF CITY RIGHT-OF-WAY
-  AREA VACATED BY ORDINANCE XXXXXX
AS SHOWN ON SUR 2012-XXX



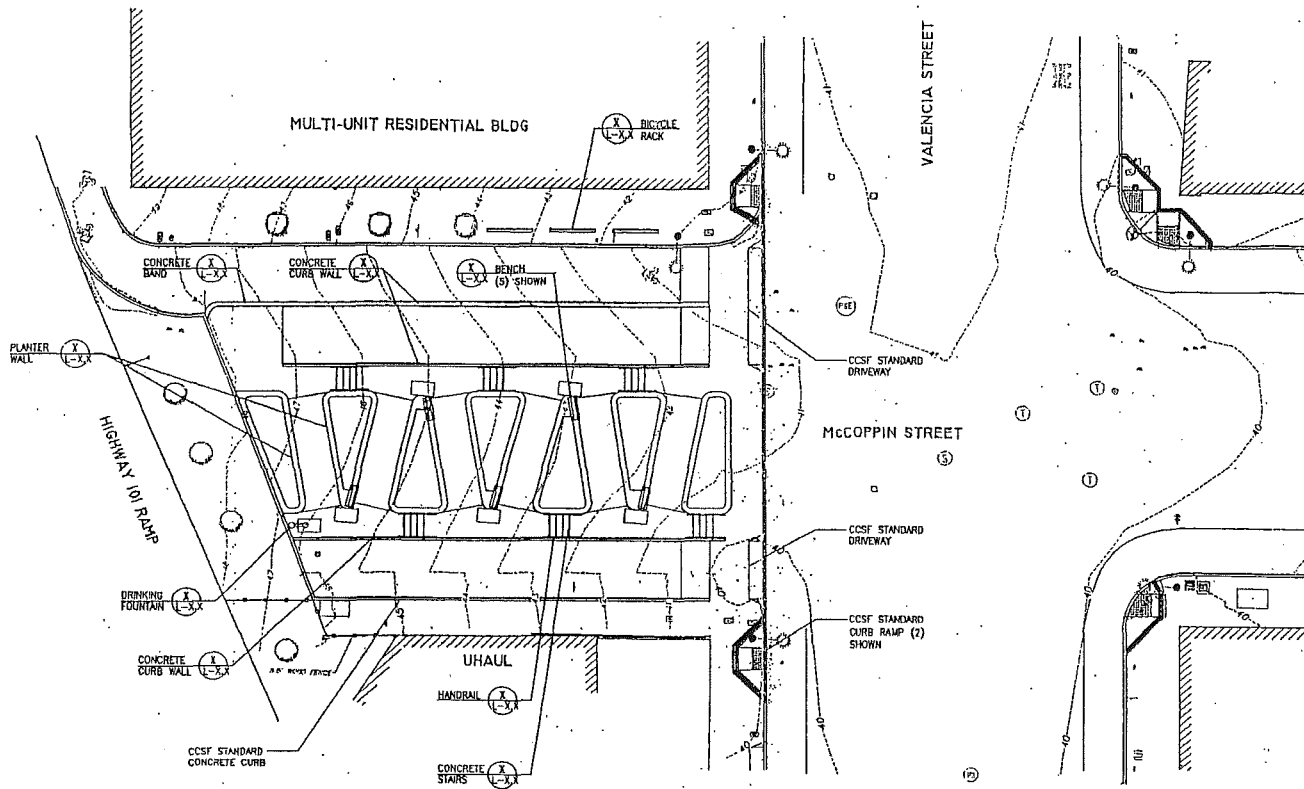
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REFERENCES:	APPROVED:	BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS		
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			CK	APP	FILE: Q-20-xxx	SHEET 1 OF 1
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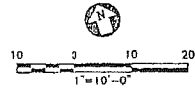


- PROPERTY LINE
- OFFICIAL CURB LINE
- VACTAJON LINE
- PUBLIC RIGHT-OF-WAY LIMIT
- AREA TO BE VACATED

REFERENCES: -STATE HIGHWAY RIGHT-OF-WAY MAP R61 -GM 260	APPROVED:	BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS		
	BRUCE R. STORRS CITY & COUNTY SURVEYOR	DRW		STREET VACATION OF A PORTION OF MCCOPPIN STREET WEST OF VALENCIA STREET.		
		DATE	CK		SCALE: 1:20	SHEET 1 OF 1
		APP			CHANGE	



DRAFT
07-27-12



NO.	DATE	DESCRIPTION	BY	APP.
TABLE OF REVISIONS				
THIS DRAWING WAS LAST MODIFIED: 07/27/12 10:12, BY: jsh				

REFERENCE INFORMATION
= FILE NO. OF SURVEY



INFRASTRUCTURE DIVISION
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO



DESIGNED: DATE	APPROVED
JK 07/12	
DRAWN: DATE	SECTION MANAGER DATE
EB 07/12	
CHECKED: DATE	DEPUTY DIVISION MANAGER DATE
	DIVISION MANAGER DATE

SCALE:
1"=10'-0"
SHEET OF SHEETS
X OF X

McCOPPIN HUB PARK
SAN FRANCISCO, CA

DETAIL & REFERENCE PLAN

CONTRACT NO.	1808J
DRAWING NO.	L-5.0
FILE NO.	
REV. NO.	

Project: 1808J - McCoppin Hub Park, San Francisco, CA
 Drawing: L-5.0 - Detail & Reference Plan
 Date: 07/27/12
 Author: jsh
 Checker: EB
 Designer: JK
 Section Manager: [blank]
 Deputy Division Manager: [blank]
 Division Manager: [blank]



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment HEARING DATE: JUNE 12, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 5, 2014
Case No.: 2014.0647Z
Project Name: McCOPPIN PLAZA REZONING
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit)
Height/Bulk: 85-X and 40-X
Proposed Zoning: P (Public)
Proposed Ht. /Bulk: OS (Open Space)
Project Sponsor: Supervisor Kim
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: Approval

PROJECT DESCRIPTION

The proposed Ordinance (Board File 140283) would rezone McCoppin Street from Valencia Street to its terminus on Market Street (see Exhibit C) from NCT-3/85-X and 40-X to P/OS (Public/Open Space) as part of the establishment of the McCoppin Hub Plaza. The proposed plaza will provide areas for passive recreation as well as pads for food trucks, farmers markets and other community events.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is the portion of McCoppin Street from Valencia Street to Market Street and is approximately 6,800 square feet in area. The Subject Property was last used as a public right of way as well as the site for periodic community gatherings featuring food trucks and taped music.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property is located immediately west of Valencia Street and to the east of Market Street / Highway 101. The property to the north is a four-story mixed use building with residential uses on the upper floors and commercial uses, including a retail grocery store, a medical cannabis dispensary, a laundromat, and a bar, on the ground floor. The property to the south is a one-story retail establishment (dba U-Haul Center).

The properties in the area are located within the NCT-3 (Moderate Scaled Neighborhood Commercial Transit) zoning district and the Market and Octavia Area Plan. The property to the north is located within an 85-X height and bulk district and the property to the south is located within a 40-X and 85-X height and bulk district.

ENVIRONMENTAL REVIEW

The proposal to rezone McCoppin Street from Valencia Street to its terminus at Market Street was included in the Market Octavia Neighborhood Plan and obtained environmental clearance through a Final Environmental Impact Report, Case No. 2003.0347E, prepared in accordance with the California Environmental Quality Act (Public Resources Code Sections 21000 et seq).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 23, 2014	May 23, 2014	20 days
Posted Notice	10 days	June 2, 2014	June 2, 2014	10 days
Mailed Notice	10 days	June 2, 2014	June 2, 2014	10 days

PUBLIC COMMENT

As of the date of this report, the Planning Department has received one telephone call expressing support for the proposed Ordinance.

ISSUES AND OTHER CONSIDERATIONS

- The Market and Octavia Area Plan envisions the Subject Property as a publically accessible, community-serving open space.
- The planning process for improvements to the Subject Property began in 2007 as part of the SOMA West Improvements projects. The SOMA West Improvements is effort is led by a partnership between the Department of Public Works and the Office of Economic and Workforce Development. Construction has already started on the new plaza, and the target date for project completion is Summer 2014 (see Exhibit F).
- The Department of Public Works has sponsored nine community meetings or presentations since 2007 where the intentions and design of the Subject Property were discussed.
- The required General Plan Referral for the street vacation (Case 2012.0965R) was completed in December 2012.
- The subject property would become McCoppin Hub Plaza, which is anticipated to be one of the first plazas to take advantage of the forthcoming SF Plaza Program, if approved by the Board of Supervisors. The SF Plaza program enables the City to partner with community “stewards” to help activate and maintain public plazas. The program will enable plaza “stewards”, in the form of nonprofit organizations, to activate and program events. Revenue received from these activities can only be used to support the activation, management and maintenance of the plaza. The Planning Commission heard an information presentation on the SF Plaza Program and voted for modifications to P Zoned Districts on May 1, 2014 (Board File 140062, Planning Case #2014.0180T).

- The NCT-3 zoning district is intended to be a mixed use district that supports neighborhood-serving commercial uses on lower floors and locates housing on upper floors of multi-storied buildings. The current zoning of the subject property reflects the zoning designation of the properties adjacent to the street out to the street's centerline.
- The P zoning district typically applies to land that is owned by a governmental agency and to land that is in some form of public use, including open space. The OS height and bulk designation is intended for land with a principal or exclusive use as open space.

REQUIRED COMMISSION ACTION

The Commission may approve, or approve in part, or disapprove the proposed code amendment and map change.

BASIS FOR RECOMMENDATION

- Land used for the purpose of public open space is typically zoned P (public) with a height and bulk district of OS (Open Space). The proposed Ordinance would bring the subject property into alignment with this practice.
- Properties within the NCT-3 zoning district typically feature commercial and/or residential uses within moderately large buildings. While the NCT-3 allows recreational uses, it is not the ideal zoning district for the proposed project.
- The project is part of a multi-agency effort underway since 2007 and the rezoning of the subject property is part of this collaborative effort with extensive community support.

RECOMMENDATION: Approval

Attachments:

- Exhibit A: Draft Resolution
- Exhibit B: Proposed Ordinance BF 140283
- Exhibit C: Zoning Map
- Exhibit D: Height and Bulk Map
- Exhibit E: Aerial Maps
- Exhibit F: Renderings – for informational purposes only



SAN FRANCISCO PLANNING DEPARTMENT

DRAFT Planning Commission Resolution

HEARING DATE JUNE 12, 2014

Date: June 5, 2014
Case No.: 2014.0647Z
Project Name: McCoppin Plaza Rezoning
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit)
Height/Bulk: 85-X and 40-X
Proposed Zoning: P (Public)
Proposed Ht./Bulk: OS (Open Space)
Project Sponsor: Supervisor Kim
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND SHEET ZN07 OF THE ZONING MAP AND SHEET HT07 OF THE HEIGHT AND BULK MAP OF THE CITY AND COUNTY OF SAN FRANCISCO TO REZONE THE PORTION OF MCCOPPIN STREET FROM VALENCIA STREET TO ITS TERMINUS ON MARKET STREET FROM NCT-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT) TO P (PUBLIC USE) AND TO CHANGE THE HEIGHT AND BULK DESIGNATION FROM 40-X AND 85-X TO OS (OPEN SPACE), AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on March 25, 2014, Supervisor Kim introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 140283 for a map amendment to rezone McCoppin Street from Valencia Street to its terminus on Market Street from NCT-3 (Moderate Scale Neighborhood Commercial Transit) with a height and bulk designation of 85-X and 40-X to P (Public Use) with a height and bulk designation of OS (Open Space) and amend the Zoning Map sheet ZN07 and the Height and Bulk Map sheet HT07 of the City and County of San Francisco to reflect this change.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2014.0647Z on June 12, 2014; and,

The Commission adopted the resolution on June 12, 2014, to approve the map amendment rezoning the portion of McCoppin Street from Valencia Street to its terminus on Market Street; and,

The rezoning of McCoppin Street from Valencia Street to its terminus on Market Street was included in the Market Octavia Neighborhood Plan and obtained environmental clearance through a Final Environmental Impact Report, Case No. 2003.0347E, prepared in accordance with the California Environmental Quality Act (Public Resources Code Sections 21000 et seq); and

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented by Department staff and other interested parties; and

The proposed map change has been found to be consistent with the following relevant Objectives and Policies of the General Plan:

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA

POLICY 1.2

Ensure the safety and comfort of pedestrians throughout the city.

The rezoning of McCoppin Street west of Valencia Street will help create a new public plaza that will give priority to pedestrians, ensure their safety and avoid conflicts with private automobiles.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2

DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE

POLICY 2.1

Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

The rezoning of McCoppin Street west of Valencia Street will assist in the creation of a new public open space that will help reach the goal envisioned in the Recreation and Open Space element of providing a sufficient number of public open spaces to serve the City's population and providing it throughout the City so that people do not have to travel far to reach them.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING

POLICY 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

POLICY 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

POLICY 2.10

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case

The rezoning of McCoppin Street west of Valencia Street will not result in the giving up of street area for private ownership or use, or for the construction of public buildings as the space will be under the jurisdiction of the Real Estate Division (RED) and made for open recreation, as well as for occasional retail vending. The height and bulk designation of OS (Open Space) limits the future development possibilities for buildings and structures.

The Project will not prove detrimental to vehicular traffic as the portion to be rezoned was a cul-de-sac and did not offer areas for extensive circulation. Pedestrian circulation will be enhanced given that the area will be free of private automobiles. The rezoning in and of itself does not (a) prevent access to private property, (b) inhibit access for emergency vehicles, (c) obstruct or diminish a view or industrial operations, (d) eliminate open space, street space adjacent to a public facility, street space that has formed the basis for creation of any lot, or construction or occupancy of any building, (e) remove significant natural features or (f) have an adverse effect upon any element of the General Plan or upon an area plan.

The rezoning is necessary for a significant public use, a new public plaza, and is a warranted release of a street area.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

POLICY 4.11

Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.

The rezoning of McCoppin Street west of Valencia Street will make use of street space for the benefit of public recreation in the Market and Octavia Plan Area, an area of San Francisco that is relatively dense in comparison to many other neighborhoods.

MARKET AND OCTAVIA AREA PLAN

Objectives and Policies

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 4.1.3

Establish and maintain a seamless pedestrian right-of-way throughout the plan area

The rezoning of McCoppin Street west of Valencia Street will help create a new pedestrian-friendly open space that can be landscaped with trees.

OBJECTIVE 4.2

ACCOMMODATE REGIONAL THROUGH TRAFFIC ON SURFACE STREETS THAT ALSO SERVE LOCAL NEEDS, THEREBY REPAIRING AREAS DISRUPTED BY LARGE INFRASTRUCTURE PROJECTS OF THE PAST

POLICY 4.2.1

Create new public open spaces around the freeway touchdown, including a plaza on Market Street and a plaza in the McCoppin Street right-of-way, west of Valencia Street

The rezoning of McCoppin Street west of Valencia Street will help create a new public plaza, as envisioned in the Market and Octavia Area Plan.

OBJECTIVE 5.5

ESTABLISH A BICYCLE NETWORK THAT PROVIDES A SAFE AND ATTRACTIVE ALTERNATIVE TO DRIVING FOR BOTH LOCAL AND CITYWIDE TRAVEL NEEDS

POLICY 5.5.1

Improve bicycle connections, accessibility, safety, and convenience throughout the neighborhood, concentrating on streets most safely and easily traveled by bicyclists

The rezoning of McCoppin Street west of Valencia Street will help retain the bicycle connection between Valencia Street and Octavia Boulevard because it removes space dedicated to private automobiles and enhances spaces available for bicycling.

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

POLICY 7.2.4

Redesign McCoppin Street as a linear green street with a new open space west of Valencia Street

The rezoning of McCoppin Street west of Valencia Street will help implement the goal of creating a new open space in this location, as envisioned in the Market and Octavia Area Plan.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code 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 existing neighborhood-serving retail uses will be enhanced by the Project because the ultimate aim of rezoning McCoppin Street from Valencia to its terminus at Market Street is to improve a currently underused right of way with new seating, vending and recreational areas. Additional opportunities for resident employment and/or ownership of those new retail establishments is likely due to the envisioned additional retail vendors on the Subject Property,

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

The existing neighborhood character features street level retail uses with housing located on floors above. The rezoning of the Subject Property will not disturb that character. The eventual outcome of the Project is to create areas for small retail vendors at the street level of the Subject Property which is in line with prevailing character and which preserves the cultural and economic diversity of the neighborhood.

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

The Project has no adverse effect upon the supply of affordable housing given that the Project is a rezoning of a public right of way that will create a new open space that is zoned in accordance with the majority of other open spaces throughout the City.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Project will not impede MUNI transit service as MUNI does not provide service on the portion of McCoppin Street to be rezoned and converted to open space. Owing to the nature and scale of the rezoning, it is not anticipated that streets or neighborhood parking will be overburdened.

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 involves the rezoning of a public right of way and does not create additional office space or involve the displacement of industrial or service sector establishments.

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

The Project does not affect the City's preparedness to protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

There are no landmarks or historic buildings on the Subject Property to be preserved.

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

The Project will not adversely affect parks' and open space's access to sunlight and has no effect upon City vistas because the Project is rezoning a public right of way with a height and bulk designation of OS (Open Space, which limits future development of buildings or structures.

Further, for the foregoing reasons and based on the facts presented, the Commission finds, pursuant to Section 302, that the public necessity, convenience, and general welfare require the adoption of this legislation.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance as described in this Resolution No. XXXXX..

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 12, 2014.

Jonas P. Ionin
Commission Secretary

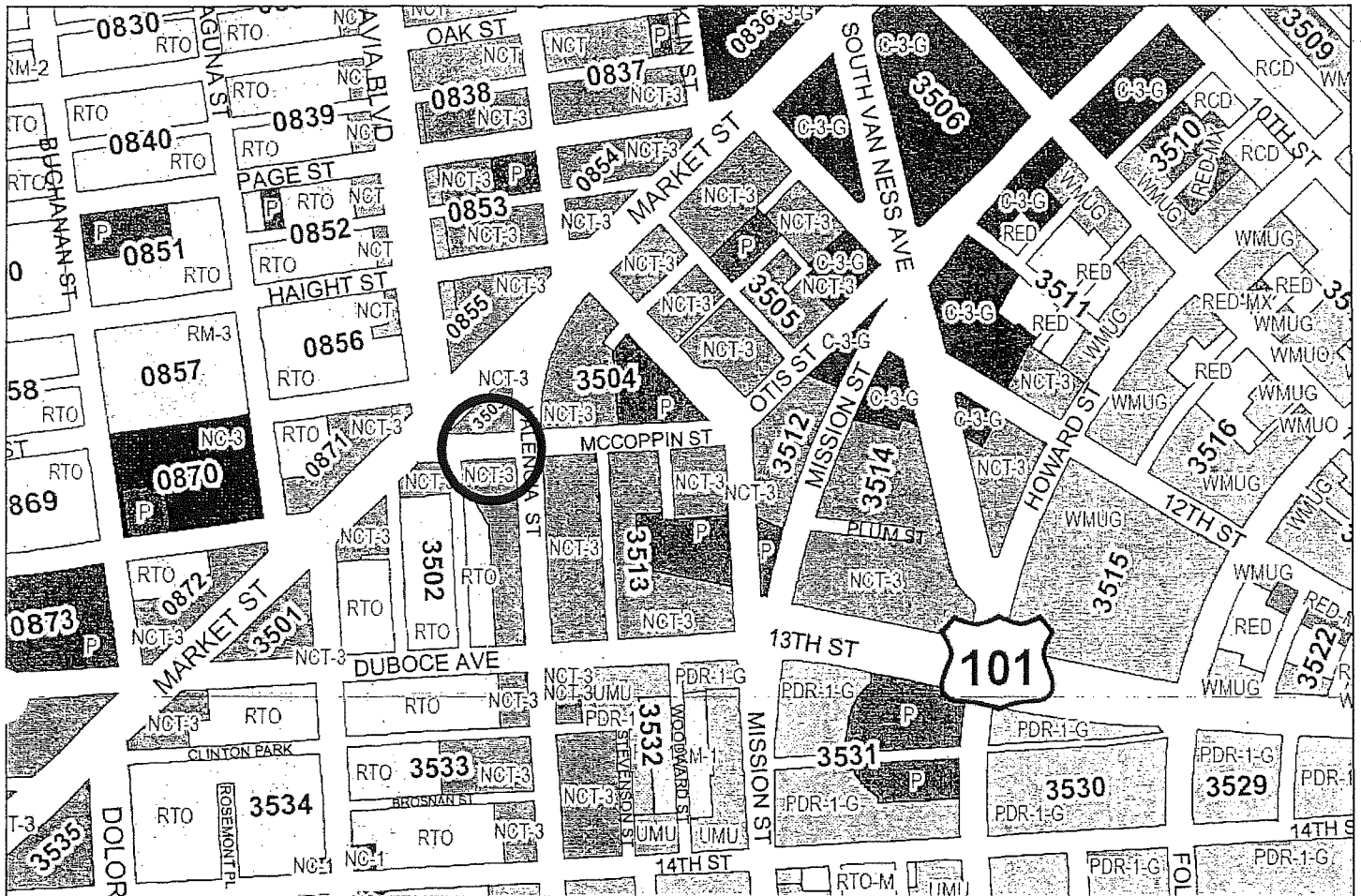
AYES:

NOES:

ABSENT:

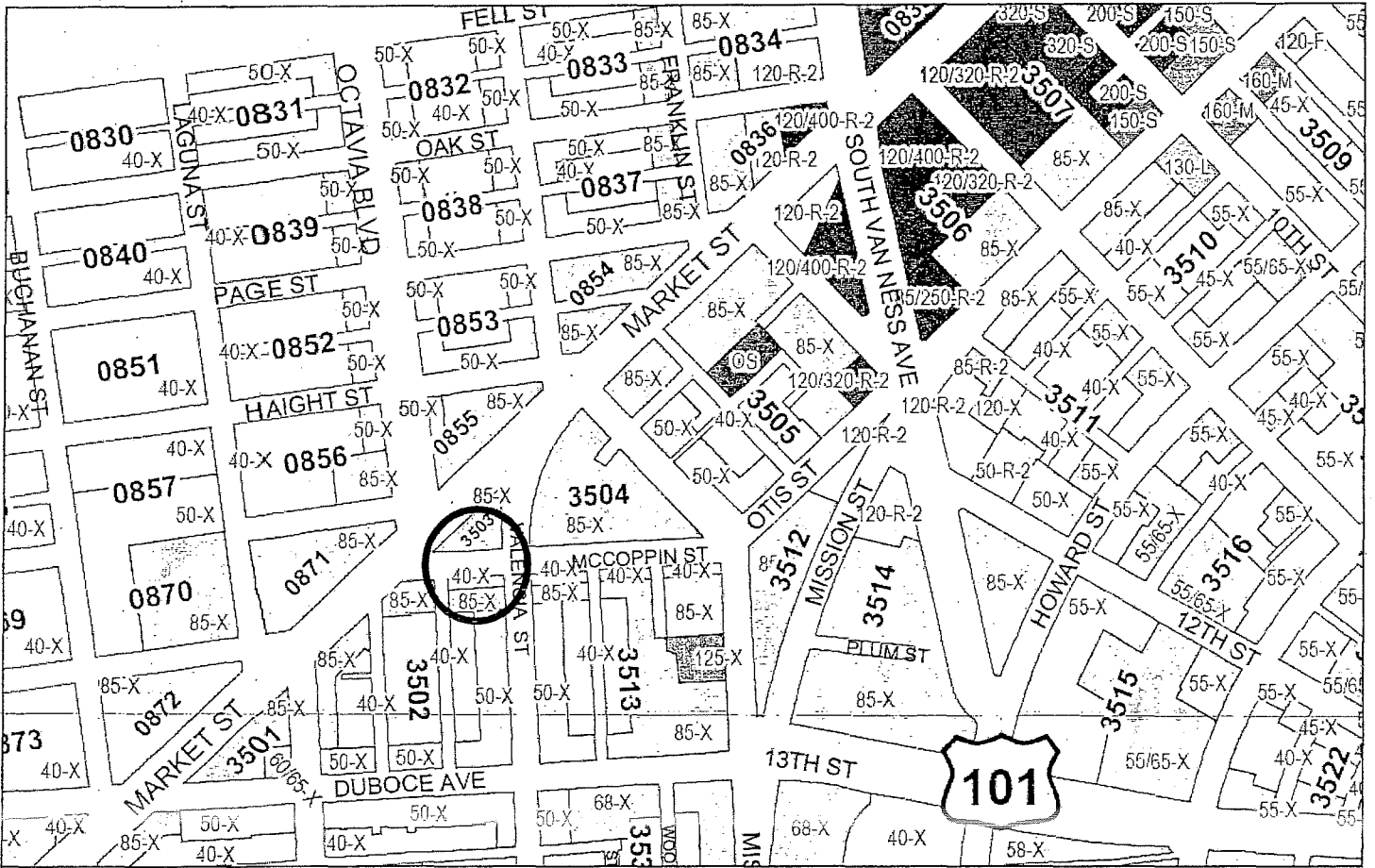
ADOPTED: June 12, 2014

Zoning Map



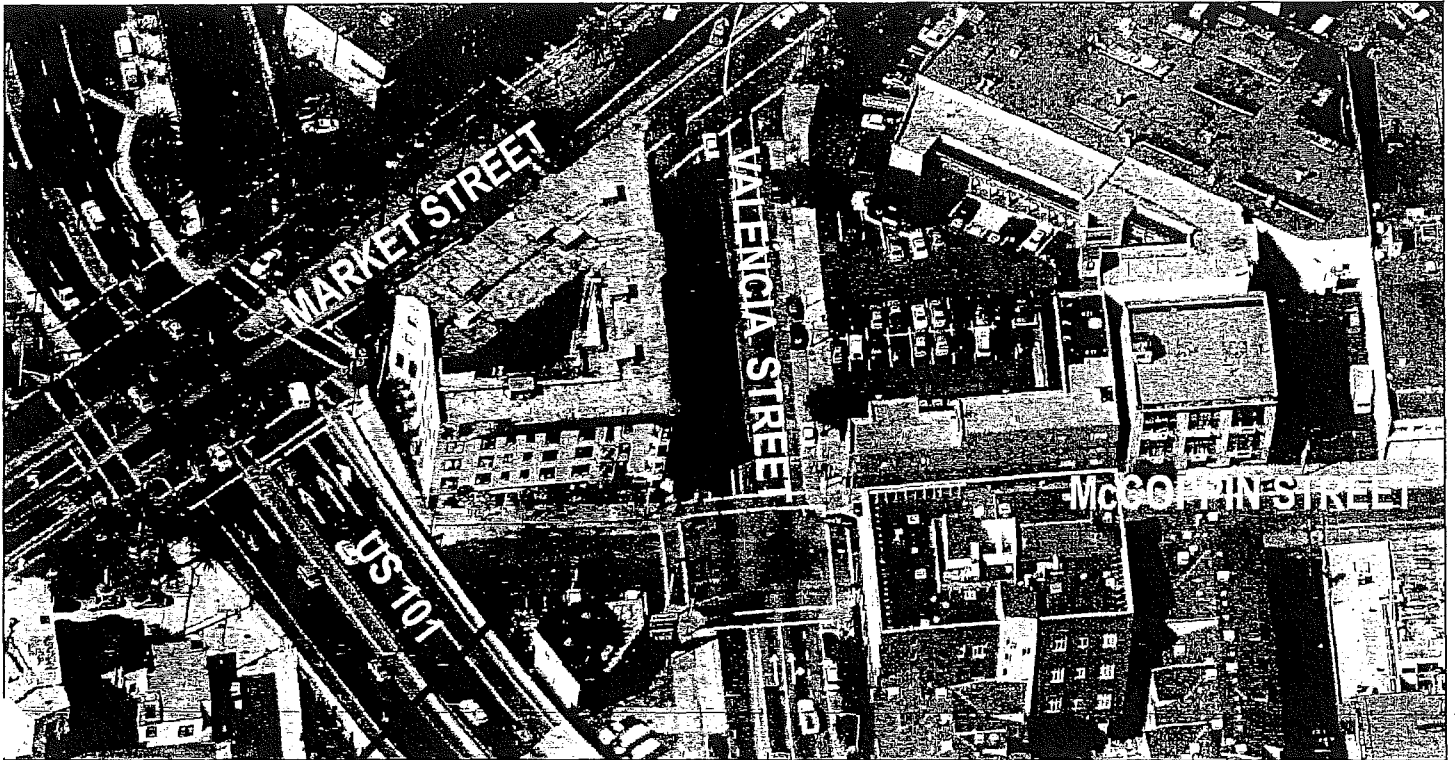
Map Amendment
Case Number 2014.0647Z
McCoppin Plaza Rezoning

Height and Bulk Map



Map Amendment
Case Number 2014.0647Z
McCoppin Plaza Rezoning

Aerial Photo



SUBJECT PROPERTY



Context Photos



SUBJECT PROPERTY

Map Amendment
Case Number 2014.0647Z
McCoppin Plaza Rezoning

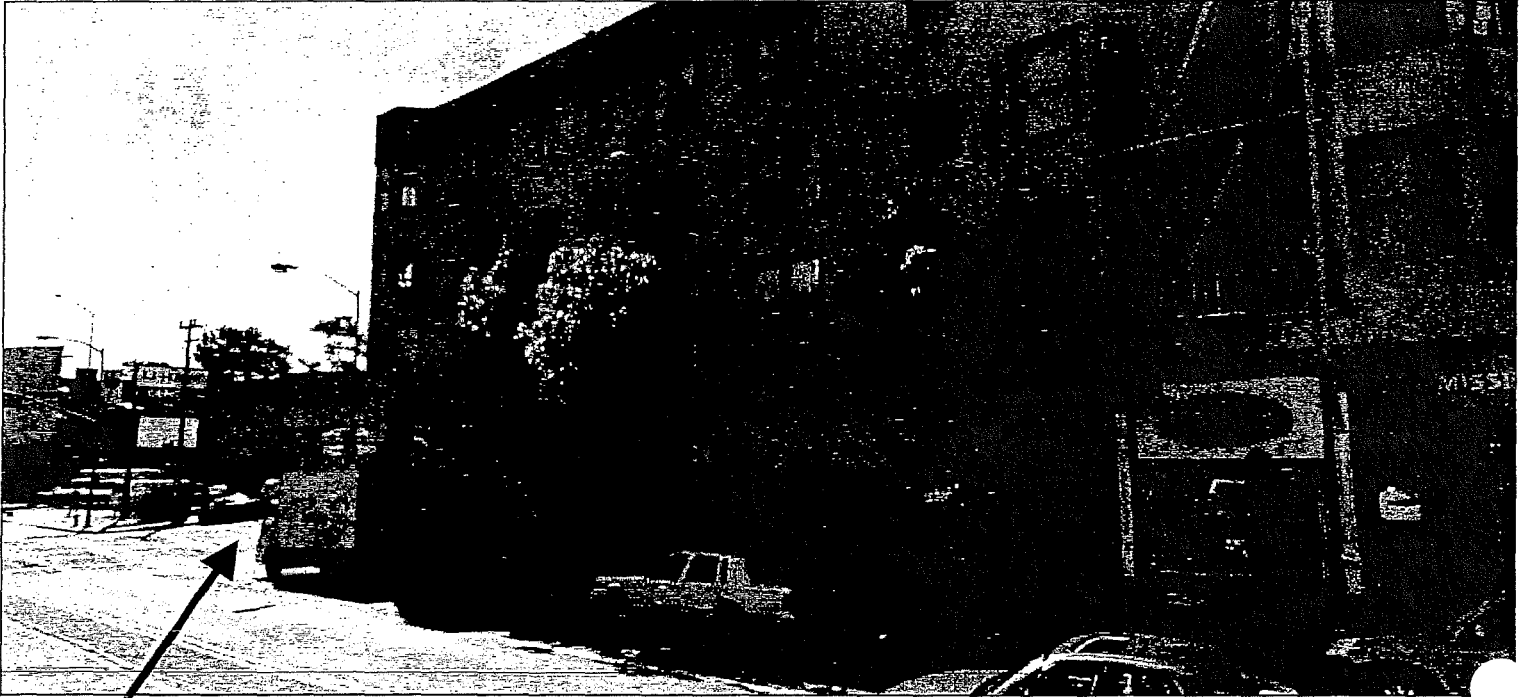
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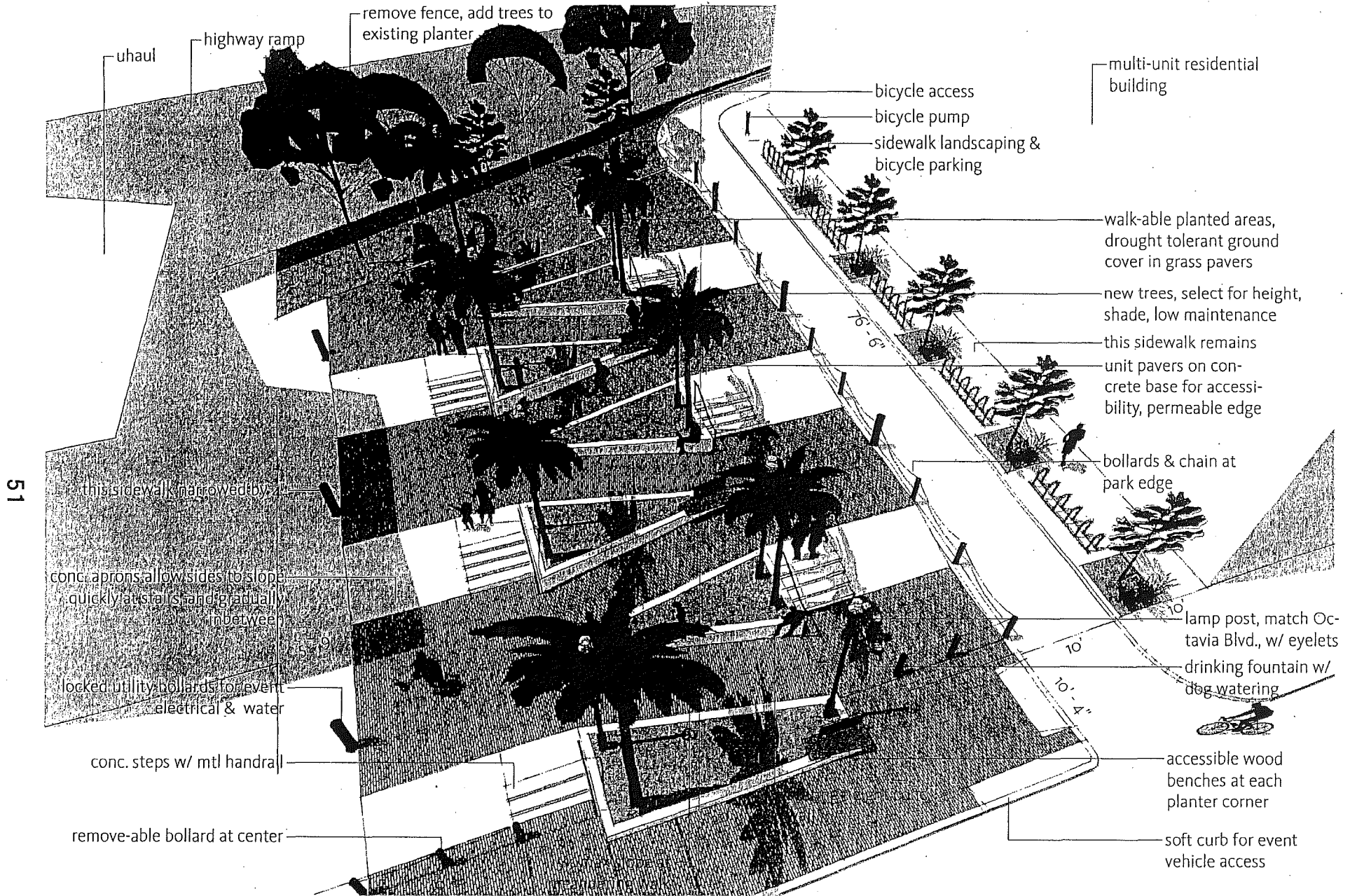
SUBJECT PROPERTY

Map Amendment
Case Number 2014.0647Z
McCoppin Plaza Rezoning

Context Photos



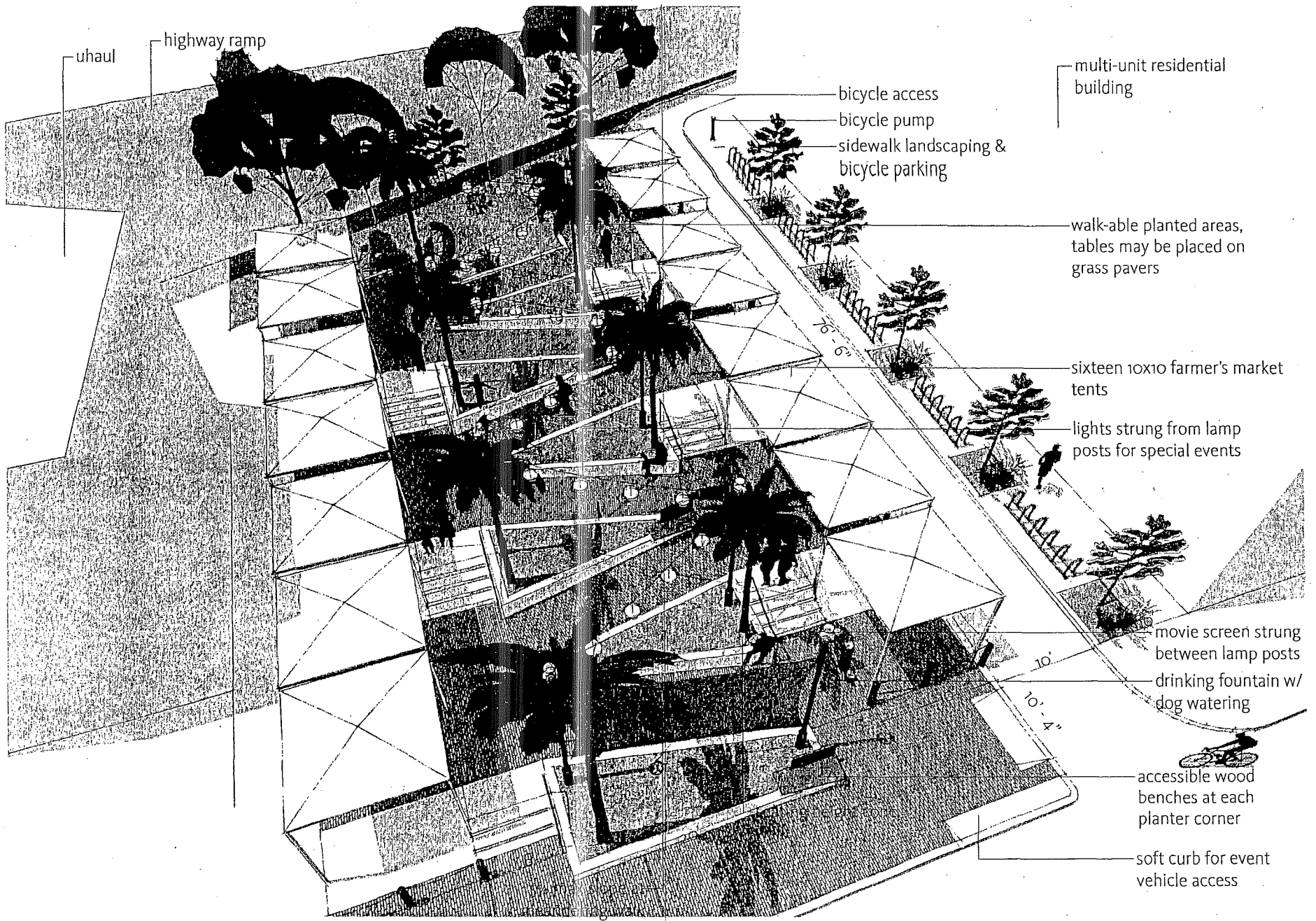
SUBJECT PROPERTY



51

The Meandering Walk - Birdseye View

MCCOPPIN HUB - CIVIC DESIGN REVIEW



Market Day/ Movie Night - Birdseye View

McCOPPIN HUB - CIVIC DESIGN REVIEW



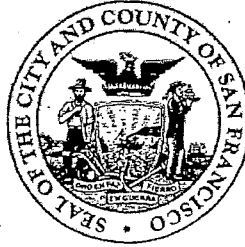
lamp post, lights
strung from eyelets
for special events

site pavers on concrete base for added durability, permeable edges

Market Day/ Movie Night - View From the Back

McCOPPIN HUB - CIVIC DESIGN REVIEW

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Mohammed Nuru, Director, Department of Public Works
John Updike, Director, Real Estate Division

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Economic Development
Committee, Board of Supervisors

DATE: June 19, 2014

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by Supervisor Kim on June 3, 2014:

File No. 140657

Ordinance vacating a portion of McCoppin Street west of Valencia Street that is generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's Block No. 3503, Lot No. 003 to the north, and Assessor's Block No. 3502, Lot No. 113 to the south, for the purposes of the McCoppin Hub City Plaza Project; reducing the official sidewalk width on the southerly side of McCoppin Street, establishing a new sidewalk on the easterly side of Valencia Street adjacent to the street vacation area, and reducing the official right-of-way width of this portion of McCoppin Street; approving an interdepartmental transfer of the vacated area from the Department of Public Works to the Division of Real Estate; making findings under the California Environmental Quality Act and adopting findings that the vacation and public right-of-way changes are consistent the City's General Plan, and eight priority policies of City Planning Code, Section 101.1; and authorizing actions in furtherance of this Ordinance.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Frank Lee, Department of Public Works

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Jane Kim

Subject:

[Street Vacation of a Portion of McCoppin Street for a City Plaza Project]

The text is listed below or attached:

Ordinance vacating a portion of McCoppin Street west of Valencia Street that is generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's Block 3503 Lot 003 to the north, and Assessor's Block 3502 Lot 113 to the south, for the purposes of the McCoppin Hub City Plaza Project; reducing the official sidewalk width of the southerly side of McCoppin Street, establishing a new sidewalk on the easterly side of Valencia Street adjacent to the street vacation area, and reducing the official right-of-way width of this portion of McCoppin Street; approving an interdepartmental transfer of the vacated area from the Department of Public Works to the Division of Real Estate; making findings under the California Environmental Quality Act and adopting findings that the vacation and public right-of-way changes are consistent with the City's General Plan and eight priority policies of City Planning Code Section 101.1; and authorizing actions in furtherance of this Ordinance.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: