

1 [Resolution of Intent - Street Vacation - McCoppin Hub City Plaza Project - McCoppin Street]

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3 **Resolution declaring the intention of the Board of Supervisors to order the vacation of**  
4 **a portion of McCoppin Street west of Valencia Street that is generally bounded by**  
5 **Highway 101 to the west, Valencia Street to the east, Assessor’s Block No. 3503, Lot**  
6 **No. 003 to the north, and Assessor’s Block No. 3502, Lot No. 113 to the south, for the**  
7 **purposes of the McCoppin Hub City Plaza Project; and setting a hearing date for all**  
8 **persons interested in the proposed vacation of said street area.**

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11 WHEREAS, This vacation proceeding is for the portion of McCoppin Street that is  
12 generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor’s Block  
13 3503 Lot 003 to the north, and Assessor’s Block 3502 Lot 113 to the south (the “Vacation  
14 Area”); and

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

18 WHEREAS, Public Works Code Section 787(a) provides that the street vacation  
19 procedures for the City and County of San Francisco (the “City”) shall be in accordance with  
20 the applicable provisions of the California Streets and Highways Code, including Section 8300  
21 et seq., and such rules and conditions that the Board of Supervisors adopts; and

22 WHEREAS, The proposed vacation of the Vacation Area is part of an action to  
23 implement the construction of a City Plaza Project on McCoppin Hub that provides a plaza  
24 with planter boxes, seat walls, accessible foot paths, and a multi-use public gathering space  
25 (the “Project”). In addition, the Project will support the purpose, intent, and goals of the Plaza

1 Program set forth in Administrative Code Chapter 94. A copy of the Project design is on file  
2 with the Clerk of the Board of Supervisors in File No. 140657; and

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

7 WHEREAS, The proposed Vacation Area and Project would reduce the official  
8 sidewalk on the southerly side of McCoppin Street to 6 feet; establish a new sidewalk on the  
9 westerly side of Valencia Street across the mouth of the Vacation Area; and modify the official  
10 right-of-way width of McCoppin Street adjacent to the Vacation Area by retaining the bicycle  
11 lane and sidewalk on the northern side of McCoppin Street all as shown in DPW drawing Q-  
12 20- 743 dated June 5, 2014; a copy of said map is on file with the Clerk of the Board of  
13 Supervisors in File No. 140657; and

14 WHEREAS, In a letter dated December 21, 2012, the City Planning Department  
15 determined that the proposed vacations and other actions contemplated herein are consistent  
16 with the General Plan, and with the eight priority policies of City Planning Code, Section  
17 101.1; a copy of said letter is on file with the Clerk of the Board of Supervisors in File No.  
18 140657; and

19 WHEREAS, Companion legislation proposes to amend the zoning designation of the  
20 Vacation Area from NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) with  
21 85-X and 40-X height/bulk districts to P (Public)/OS (Open Space); and

22 WHEREAS, In DPW Order No. 182741 dated June 1, 2014, a copy of which is on file  
23 with the Clerk of the Board of Supervisors in File No. 140657, the DPW Director determined  
24 that: (a) the vacation area is no longer necessary for the City's present or prospective future  
25 public street and sidewalk and public service easement purposes; (b) pedestrians and

1 bicyclist will continue to have access to a bicycle lane and sidewalk on the northern side of the  
2 Project adjacent to but outside of the Vacation Area, consequently, the vacation does not  
3 affect the portion of the right-of-way used for a nonmotorized transportation facility, as defined  
4 in Section 887 and would be consistent with the Streets and Highways Code, Sections 892  
5 and 8314; (c) pedestrians also will continue to have access to a sidewalk on the southern side  
6 of the Project adjacent to but outside of the Vacation Area; (d) there are no physical public  
7 utility or private facilities within the Vacation Area that the vacation will affect; (e) the City  
8 made reasonable attempts to notify and obtain consent from all property owners adjacent to a  
9 Vacation Area and the proposed street vacations do not deprive any private landowner of  
10 access to an adjacent public sidewalk; and (f) the interdepartmental transfer shall not occur  
11 until the street vacation legislation and the zoning designation change described above are  
12 final and effective; and

13 WHEREAS, The public interest, convenience, and necessity require that no easements  
14 or other rights be reserved for any public or private utility facilities that are in place in the  
15 proposed Vacation Area and that any rights based upon any such public or private utility  
16 facilities be extinguished upon Board approval of the vacation actions; now, therefore, be it

17 RESOLVED, That under California Streets and Highway Code, Sections 8300 et seq.  
18 and Public Works Code Section 787(a), the Board of Supervisors hereby declares that it  
19 intends to order the vacation of the Vacation Area as shown on SUR Map No. 2014-001,  
20 subject to certain conditions, and take other related actions as described in this resolution;  
21 and, be it

22 FURTHER RESOLVED, That notice is hereby given that on the September 2, 2014,  
23 beginning at 3:00 p.m. in the Legislative Chambers of the Board of Supervisors, all persons  
24 interested in or objecting to the proposed vacation will be heard; and, be it

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1           FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board  
2 to transmit to DPW a certified copy of this resolution, and the Board of Supervisors urges the  
3 DPW Director and the Clerk of the Board to publish and post this resolution and to give notice  
4 of the hearing of such contemplated action in the manner required by law.

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