

File No. 110314

Committee Item No. 1

Board Item No. 15

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date April 25, 2011

Board of Supervisors Meeting

Date 5/3/11

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

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- |                                       |                                     |  |    |
|---------------------------------------|-------------------------------------|--|----|
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/> | <u>Department of Public Works' SUR Map No. 3011</u>                              |    |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/> | <u>Department of Public Works' Order No. 179,289</u>                             |    |
| * <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>North Beach Public Library and Joe DiMaggio Playground Master Plan</u>        |    |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/> | <u>Planning Commission Motion Nos. 182322 and 18323 and Resolution No. 18324</u> | ** |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/> | <u>Public Library Commission Resolution No. 2011-03</u>                          | ** |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/> | <u>Recreation and Park Commission Resolution No. 1104-023</u>                    | ** |
| <input type="checkbox"/>              | <input type="checkbox"/>            |  |    |

Completed by: Alisa Somera Date April 22, 2011

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

\*\* Attachments and Exhibits not included due to size.

1 [Street Vacation - Resolution of Intention - Joe DiMaggio Playground Master Plan - Mason  
2 Street]

3 **Resolution declaring the intention of the Board of Supervisors to vacate the one block**  
4 **portion of Mason Street between Lombard Street and Columbus Avenue for purposes**  
5 **of the North Beach Public Library and Joe DiMaggio Playground Master Plan, subject**  
6 **to certain conditions; and setting the hearing date for June 7, 2011, at 3:00 p.m. for all**  
7 **persons interested in the proposed vacation of said public right-of-way.**

8  
9 WHEREAS, This vacation proceeding for the one block portion of Mason Street  
10 between Lombard Street and Columbus Avenue (the "Vacation Area"), is conducted under the  
11 general vacation procedures of the Public Streets, Highways and Service Easements  
12 Vacation Law (California Streets and Highways Code Sections 8300 et seq.); and

13 WHEREAS, Section 787(a) of the San Francisco Public Works Code provides that the  
14 street vacation procedures for the City and County of San Francisco (the "City") shall be in  
15 accordance with the applicable provisions of the California Streets and Highways Code and  
16 such rules and conditions as are adopted by the Board of Supervisors; and

17 WHEREAS, The location and extent of the Vacation Area is more particularly described  
18 on the Department of Public Works' SUR Map No. 3011, dated February 10, 2011, a copy of  
19 which is on file with the Clerk of the Board of Supervisors in File No. 110314 and incorporated  
20 herein by reference; and

21 WHEREAS, The vacation of the Vacation Area is necessary for the implementation of  
22 the North Beach Public Library and Joe DiMaggio Playground Master Plan. A copy of said  
23 Plan is on file with the Clerk of the Board of Supervisors in File No. 110314 and is  
24 incorporated herein by reference; and

1           WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. 18323,  
2 making findings of consistency with the General Plan and the eight priority policies of Planning  
3 Code Section 101.1 for the proposed Street Vacation contemplated in companion legislation  
4 on file with the Clerk of the Board of Supervisors in File No. 110316. A copy of this Planning  
5 Commission Resolution is on file with the Clerk of the Board of Supervisors in File No. 110314  
6 and is incorporated by reference as though fully set forth herein; and

7           WHEREAS, On April 25, 2011, the San Francisco Public Library Commission, at a duly  
8 noticed public hearing, adopted Resolution No. 2011-03, recommending the street vacation  
9 among other actions. A copy of said Resolution is on file with the Clerk of the Board of  
10 Supervisors in File No. 110314 and is incorporated by reference herein; and

11           WHEREAS, On April 25, 2011, the San Francisco Recreation and Park Commission, at  
12 a duly noticed public hearing, adopted Resolution No. 1104-023, recommending the street  
13 vacation among other actions. A copy of said Resolution is on file with the Clerk of the Board  
14 of Supervisors in File No. 110314 and is incorporated by reference herein; and

15           WHEREAS, In DPW Order No. 179,289, dated April 21, 2011, the Director of the  
16 Department of Public Works ("DPW Director") determined: (i) the Vacation Area is  
17 unnecessary for the City's present or prospective public street purposes, subject to  
18 satisfaction of the condition specified below; (ii) the Vacation Area should be conditionally  
19 vacated so that it is not deemed final and effective until the same time as the City issues a site  
20 or building permit for the new North Beach Public Library to be constructed partially on the  
21 Vacation Area; (iii) until the time that the condition specified in Subsection (ii) is satisfied,  
22 Mason Street shall remain a dedicated public street; (iv) the interdepartmental transfer of the  
23 Vacation from the jurisdiction of the Department of Public Works to the Recreation and Park  
24 Department will further a proper public purpose by preserving the subject area for park and  
25 recreational purposes, including construction of a library; (v) the interdepartmental transfer

1 shall occur simultaneously with the street vacation being final and effective; and (vi) there are  
2 no physical public and private utilities affected by the vacation of the Vacation Area except as  
3 stated below. A copy of the DPW Order is on file with the Clerk of the Board of Supervisors in  
4 File No. 110314 and is incorporated herein by reference; and

5 WHEREAS, The DPW Director further recommended that the Board acknowledge the  
6 transfer of jurisdiction of the Vacation Area to the Recreation and Park Department is subject  
7 to: (1) the right of the San Francisco Public Utilities Commission (the "PUC") to have  
8 continued access to the Vacation Area for purposes of maintaining its facilities, (2) Pacific Gas  
9 and Electric ("PG&E"), depending on its future assessment of service provision, may require  
10 an easement or similar right to have continued access to the Vacation Area for purposes of  
11 maintaining its facilities, (3) the public interest, convenience and necessity require that prior to  
12 the final and effective date of the Street Vacation, the Recreation and Park Department and  
13 the PUC enter into a memorandum of understanding concerning access to and maintenance  
14 of said PUC facilities and the City's Division of Real Estate, if necessary, enter into an  
15 easement or other document with PG&E concerning access to and maintenance of said  
16 PG&E facilities; and

17 WHEREAS, The DPW Director also recommended that the public interest,  
18 convenience, and necessity require that, except as specifically provided above, no other  
19 easements or other rights should be reserved for any public or private utilities or facilities that  
20 are in place in such Vacation Area and that any rights based upon any such public or private  
21 utilities or facilities should be extinguished; and

22 WHEREAS, Pursuant to the Streets and Highways Code Section 892, the DPW  
23 Director also found that the Vacation Area is unnecessary for non-motorized transportation as  
24 there are multiple streets surrounding that Vacation Area that remain available for such  
25 transportation and those members of the public availing themselves of non-motorized



1 transportation will not be inconvenienced by the proposed street vacation. In addition, the  
2 Vacation Area, pursuant to the North Beach Public Library and Joe DiMaggio Playground  
3 Master Plan, will remain available for passive recreational use, including some forms of non-  
4 motorized transportation; now, therefore, be it

5       RESOLVED, That under California Streets and Highway Code Sections 8320 et seq.,  
6 the Board of Supervisors hereby declares that it intends to order the vacation of the Vacation  
7 Area, as shown on SUR Map No. 3011, and adopt the recommendations of the DPW Director;  
8 and, be it

9       FURTHER RESOLVED, That notice is hereby given that on the 7th day of June, 2011,  
10 beginning at approximately 3:00 P.M. in the Legislative Chambers of the Board of  
11 Supervisors, all persons interested in or objecting to the proposed vacation will be heard; and,  
12 be it

13       FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board  
14 to transmit to the Department of Public Works a certified copy of this Resolution, and the  
15 Board of Supervisors urges the Director of Public Works to publish and post this Resolution  
16 promptly in the manner required by law and to give notice of the hearing of such contemplated  
17 action in the manner required by law.



JOE DIMAGGIO PLAYGROUND AND  
NORTH BEACH PUBLIC LIBRARY  
**MASTER PLAN REPORT**

OCTOBER 2008

Prepared by:  
**LEDDY MAYTUM STACY** ARCHITECTS



OFFICE OF CHILDREN'S SERVICES  
146 ELEVENTH STREET SAN FRANCISCO, CA  
415 651 0090 415 652 0092 www.boob.com

877 HARRISON STREET SAN FRANCISCO, CA  
415 495 1700 415 485 1717 www.lmsacb.com

San Francisco  
**Recreation & Parks**

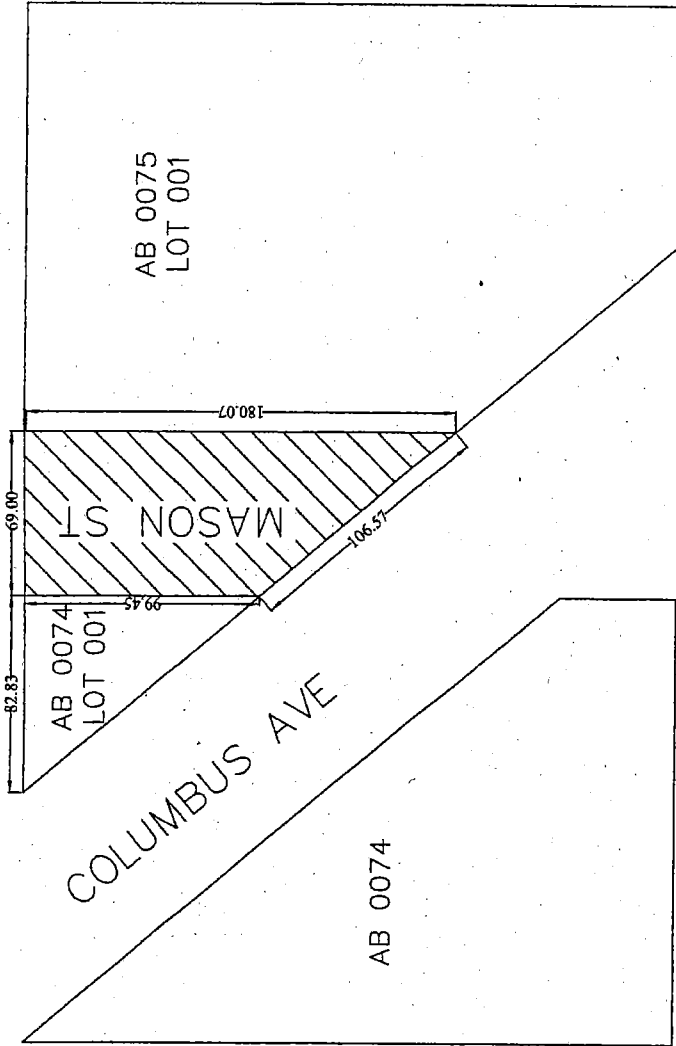


San Francisco Public Library

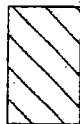


BRANCH LIBRARY  
IMPROVEMENT PROGRAM

LOMBARD ST



PROPOSED AREA TO BE VACATED



REFERENCES: -BLOCK DIAGRAM 0075, 50 VARA BLK. 152 -BLOCK DIAGRAM 0074, 50 VARA BLK. 179	APPROVED:		DATE	3/31/2011	BY	JR	DATE	02/10/11	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	
		BRUCE R. STORRS CITY & COUNTY SURVEYOR			DRW				PROPOSED STREET VACATION OF MASON ST BETWEEN LOMBARD ST AND COLUMBUS AVE. FILE:	CHANGE
					APP				SUR: 3011	SHEET 1 OF 1
									SCALE: 1:50	



# SAN FRANCISCO PLANNING DEPARTMENT

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April 27, 2011

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

1650 Mission St.  
Suite 400  
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CA 94103-2479

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Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**Re: Transmittal of Board File Nos. 110312, 110314, 110316; Planning Case No. 2008.0968ERZ  
701 Lombard Street and 2000 Mason Street – North Beach Branch Library and Joe DiMaggio  
Playground Master Plan Project—General Plan Referral and Map amendments  
Planning Commission Action: *Project consistent with the General Plan and the Priority  
Policies of Planning Code Section 101.1*  
Planning Commission Recommendation: *Approval of ordinance with modification***

Dear Ms. Calvillo:

On April 21, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, General Plan consistency findings, and related California Environmental Quality Act (hereinafter "CEQA") findings for the North Beach Branch Library and Joe DiMaggio Playground Master Plan Project (hereinafter "Project").

The proposed Ordinance would (1) amend Sheet ZN01 of the Zoning Map of the City and County of San Francisco to change the Zoning District for 701 Lombard Street (Assessor's Block 0074, Lot 001) from North Beach NC (Neighborhood Commercial) to P (Public) and remove the subject property from the Telegraph Hill - North Beach Residential Special Use District and the North Beach Special Use District, and, (2) amend Sheet HT01 of the Zoning Map of the City and County of San Francisco to change the Height and Bulk District from 40-X to OS (Open Space) at 701 Lombard Street (Assessor's Block 0074, Lot 001).

The Project, sponsored by the San Francisco Public Library and San Francisco Recreation and Park Departments, would involve a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing library; excavation, renovation and reorganization of the playground features pursuant to the Master Plan's characteristics, rezoning of 701 Lombard Street; and other related actions.

The Planning Department determined that an Environmental Impact Report (hereinafter "EIR") was required for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project, and provided public notice of that determination by publication of a newspaper of general circulation on April 29, 2009. On August 25, 2010, the Department published a draft EIR for public review. The draft EIR was available for public comment until October 12, 2010. On October 7, 2010, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On April 7, 2011, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project.

The Commission, on April 21, 2011, by Motion No. 18321, found that the EIR was adequate, accurate, and objective; reflected the independent judgment of the Planning Commission; and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines. Said Motion is incorporated by reference herein.

The Commission, on April 21, 2011, by Motion No. 18322, adopted environmental findings in accordance with CEQA for the actions associated with the Project.

The Commission, on April 21, 2011, by Resolution No. 18323, adopted General Plan consistency findings and Priority Policy findings under Planning Code Section 101.1 for various actions relating to the proposed project, including the vacation of a one block portion of Mason Street and the rezoning of 701 Lombard Street.


**At the April 21, 2011 hearing, the Commission adopted Resolution Number 18324 with a recommendation of approval with modification to the Board of Supervisors for the proposed ordinance.**

- The requested modification is to amend the Ordinance to remove the 2000 Mason Street property (the current Joe DiMaggio Playground site (Assessor's Block 0075, Lot 001)) from the Telegraph Hill-North Beach Residential Special Use District so that it is consistent with the zoning designation for 701 Lombard Street (Assessor's Block 0074, Lot 001).

The sponsor(s) should please advise the City Attorney at their earliest convenience if they wish to incorporate changes recommended by the Commission.

Please find attached documents relating to the Commission's action. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

  
John Rahaim  
Director of Planning

cc: Mayor Lee  
Supervisor Chiu  
John Malamut, Deputy City Attorney

Attachments [one copy of each of the following]

Planning Commission Resolution Number 18324

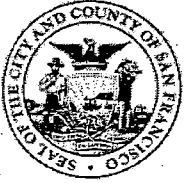
Planning Commission Motion Number 18322

Planning Commission Motion Number 18323

Draft Ordinance for BOS File Number 110312

Draft Resolution of Intention and Ordinance for BOS File Numbers 110314 and 110316

Planning Commission Executive Summary



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.  
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San Francisco,  
CA 94103-2479

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415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 18322 CEQA FINDINGS HEARING DATE: APRIL 21, 2011

*Hearing Date:* April 21, 2011  
*Case No.:* 2008.0968 ERZ  
*Project Address:* 701 LOMBARD AND 2000 MASON STREETS  
 NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO  
 PLAYGROUND MASTER PLAN PROJECT  
*Existing Zoning:* North Beach NC (Neighborhood Commercial) and P (Public) Districts  
 40-X and OS Height and Bulk Districts  
 Telegraph Hill-North Beach Residential Special Use District  
 North Beach Special Use District  
*Block/Lot:* 000074/001 and 0075/001  
*Project Sponsor:* San Francisco Public Library and Recreation and Park Departments  
 30 Van Ness Avenue, 4th Floor  
 San Francisco, CA 94103  
*Sponsor Contacts:* Mindy Linetzky – (415) 557-4662  
[mindy.linetzky@sfgov.org](mailto:mindy.linetzky@sfgov.org)  
 Karen Mauney-Brodek – (415) 575-5601  
[karen.mauney-brodek@sfgov.org](mailto:karen.mauney-brodek@sfgov.org)  
*Staff Contact:* Pilar LaValley – (415) 575-9084  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)

ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO THE PROPOSED NORTH BEACH BRANCH LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT. THE MASTER PLAN PROJECT INCLUDES, BUT IS NOT LIMITED TO, REZONING OF 701 LOMBARD TO PUBLIC USE ZONING DESIGNATION AND OPEN SPACE HEIGHT AND BULK DISTRICT; CONSTRUCTION OF A NEW, 8,500-SQUARE-FOOT BRANCH LIBRARY BUILDING AT 701 LOMBARD STREET; DEMOLITION OF THE EXISTING BRANCH LIBRARY BUILDING LOCATED AT 2000 MASON STREET; VACATION OF THE ONE BLOCK PORTION OF MASON STREET BETWEEN LOMBARD STREET AND COLUMBUS AVENUE; INTERDEPARTMENTAL TRANSFER OF THE FORMER MASON STREET FROM DEPARTMENT OF PUBLIC WORKS TO RECREATION AND PARK DEPARTMENT; MERGER OF LOT 001 ON ASSESSOR BLOCK 0074 WITH FORMER MASON STREET; OPEN SPACE IMPROVEMENTS IN THE FORMER MASON STREET RIGHT-OF-WAY; REORGANIZATION OF RECREATION FACILITIES ON THE JOE DIMAGGIO PLAYGROUND; AND OTHER RELATED ACTIONS, AS DESCRIBED HEREIN AND IN THE ENVIRONMENTAL IMPACT REPORT, FOR THE PROPERTIES LOCATED AT 701 LOMBARD STREET (ASSESSOR'S BLOCK 0074, LOT 001) AND 2000 MASON

STREET (ASSESSOR'S BLOCK 0075, LOT 001), WITHIN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT, TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT, NORTH BEACH SPECIAL USE DISTRICT, PUBLIC USE DISTRICT AND THE 40-X AND OS (OPEN SPACE) HEIGHT AND BULK DISTRICTS.

Whereas, the Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA") has undertaken the environmental review process for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan project ("Project" or "Master Plan") and provided for appropriate public hearings before the Planning Commission.

Whereas, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SRPD") proposes to adopt the North Beach Public Library and Joe DiMaggio Playground Master Plan that contemplates construction of a new North Beach Branch Library, demolition of the existing branch library; increasing open space at the Joe DiMaggio Playground by vacating a portion of the Mason Street right-of-way between Lombard Street and Columbus Avenue; and transforming it into public open space contiguous with the adjacent Joe DiMaggio Playground.

Whereas, the San Francisco Public Library ("SFPL") seeks to construct and operate a new branch library as part of the Branch Library Improvement Program that would serve the North Beach, Chinatown, Russian Hill and surrounding communities at 701 Lombard Street and demolish the existing North Beach Branch Library on Joe DiMaggio Playground.

Whereas, the Master Plan also proposes integration of the site of the former library into park use on the east side of Mason Street; alteration, improvement, and enhancement of the playground features; and introduction of improved passive and active recreation amenities on an enlarged Joe DiMaggio Playground.

Whereas, the actions listed in Attachment A hereto ("Actions") are part of a series of considerations in connection with the adoption of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project and various implementation actions ("Project"), as particularly described in Attachment A hereto.

Whereas, the Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project, and provided public notice of that determination by publication of a newspaper of general circulation on April 29, 2009.

Whereas, the Planning Department, on August 25, 2010 published the Draft Environmental Impact Report ("DEIR"). The DEIR was circulated for public review in accordance with CEQA, the State CEQA Guidelines, 14 California Code of Regulations Sections 15000 et seq., ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Planning Commission held a duly advertised public hearing on said DEIR on October 7, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR.

Motion No. 18322  
Hearing Date: April 21, 2011

CASE NO 2008.0968ERZ  
701 Lombard Street and 2000 Mason Streets  
North Beach Public Library and  
Joe DiMaggio Playground Master Plan

Whereas, the Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 7, 2011, which together with the DEIR constitute the Final Environmental Impact Report ("FEIR").

Whereas, no substantial new information or any conditions exist as described in CEQA Guidelines Section 15088.5 prior to certification of the FEIR that would require recirculation of the whole or any part of the FEIR.

Whereas, the Planning Commission, on April 21, 2011, by Motion No. 18321, reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the provisions of CEQA, the CEQA Guidelines, and Chapter 31.

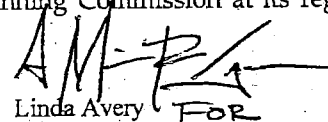
Whereas, the Planning Commission, by Motion No. 18321, also certified the FEIR and found that the EIR was adequate, accurate, objective, and complete. The FEIR reflected the independent judgment of the Planning Commission and the Commission adopted findings of significant impacts associated with the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

Whereas, the Planning Department prepared proposed Findings, as required by CEQA (the "CEQA Findings"), regarding the alternatives, mitigation measures and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the preferred Master Plan, including all the actions listed in Attachment A and a proposed Mitigation Monitoring and Reporting Program, attached as Exhibit 1 to Attachment A, which material was made available to the public and this Planning Commission for the Planning Commission's review, considerations and actions.

### DECISION

**THEREFORE, BE IT RESOLVED**, that the Planning Commission has reviewed the actions associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project and hereby adopts the CEQA Findings attached hereto as Attachment A including a statement of overriding considerations, and including as Exhibit 1, the Mitigation Monitoring and Reporting Program, and as Exhibit 2, the recommended Improvement Measures.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of April 21, 2011.

  
Linda Avery FOR  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel, Moore, and Olague  
NOES: Commissioner Sugaya  
ABSENT: None  
ADOPTED: April 21, 2011





## Attachment A

### PREAMBLE

In determining to approve those aspects of the proposed project located at 701 Lombard Street and 2000 Mason Street ("proposed project, project or Master Plan") within its jurisdiction, the San Francisco Planning Commission ("Planning Commission" or "City") makes and adopts the following findings of fact regarding the project and mitigation measures based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

This document is organized as follows:

**Section I** provides a description of the proposed North Beach Public Library and Joe DiMaggio Master Plan Project, the environmental review process for the project, the Planning Commission actions to be taken, and the location of records.

**Section II** lists the project's less-than significant impacts and sets forth findings as to the disposition of the mitigation measures proposed in the Final EIR ("FEIR"). Exhibit 1, attached, contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Draft Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The Mitigation Monitoring and Reporting Program is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Exhibit 1 also specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule. Exhibit 2 contains recommended measures that would improve the project but are not required to mitigate environmental impacts as identified in the FEIR.

**Section III** identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in Exhibit 1.

**Section IV** identifies the project alternatives that were analyzed in the EIR and discusses the reasons for their rejection.

**Section V** sets forth the Planning Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

### I. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

#### a. Project Description

The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project area encompasses 701 Lombard Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and

**EXHIBIT 1:**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<b>M-CP-1. Archeological Resources</b>				
<p>The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).</p> <p>The project sponsors shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsors.	Prior to any soil-disturbing activities.	Project sponsors to provide affidavit to the ERO confirming that all field personnel have received copies of the "ALERT" Sheet.	Considered complete upon ERO receipt of affidavit.
<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a-qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.</p>	Project sponsors, contractor(s), and archeologist.	During soil-disturbing activities.	ERO to prepare memorandum to file indicating results of consultation with archeologist.	Considered complete upon letter of ERO's drafting of memo or ERO's direction to implement further measures.





# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Motion No. 18323 GENERAL PLAN REFERRAL HEARING DATE: APRIL 21, 2011

*Date:* April 14, 2011  
*Case No.:* 2008.0968 ERZ  
*Project Address:* 701 LOMBARD AND 2000 MASON STREETS  
 NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO  
 PLAYGROUND MASTER PLAN PROJECT  
*Existing Zoning:* North Beach NC (Neighborhood Commercial) and P (Public) Districts  
 40-X and OS Height and Bulk Districts  
 Telegraph Hill-North Beach Residential Special Use District  
 North Beach Special Use District  
*Block/Lot:* 0074/001 and 0075/001  
*Project Sponsor:* San Francisco Public Library and Recreation and Park Departments  
 30 Van Ness Avenue, 4th Floor  
 San Francisco, CA 94103  
*Sponsor Contacts:* Mindy Linetzky – (415) 557-4662  
[mindy.linetzky@sfgov.org](mailto:mindy.linetzky@sfgov.org)  
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ADOPTING FINDINGS OF GENERAL PLAN CONSISTENCY PURSUANT TO SAN FRANCISCO CHARTER § 4.105 AND SAN FRANCISCO ADMINISTRATIVE CODE § 2A.53 AND MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE CONSISTENCY OF THE VACATION OF A PORTION OF MASON STREET, REZONING OF 701 LOMBARD STREET (ASSESSOR'S BLOCK 0074, LOT 1), AND RELATED DOCUMENTS AND ACTIONS ASSOCIATED WITH THE NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

## PREAMBLE

WHEREAS, On April 29, 2010, Mindy Linetzky of the Department of Public Works on behalf of the San Francisco Public Library and the San Francisco Recreation and Park Department ("Project Sponsor") filed an application for a Finding of General Plan Compliance for vacation of a portion of Mason Street and rezoning of 701 Lombard Street (Assessor's Block 0074, Lot 001), and other actions associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project ("Project").

On March 15, 2011, Mayor Edwin Lee and Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 110312 (attached) which would amend Sheets ZN01 and HT01 of the Zoning Map of the City and County of San Francisco to reflect a change in zoning and in height and bulk designation associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project at 701 Lombard Street.

On March 15, 2011, Mayor Edwin Lee and Supervisor David Chiu introduced a Resolution of Intention for Street Vacation and Order of Street Vacation under Board of Supervisors File Nos. 110314 and 110316 (attached) for the vacation of Mason Street between Lombard Street and Columbus Avenue for purposes of the North Beach Public Library and Joe DiMaggio Playground Master Plan project.

On April 21, 2011, the Planning Commission ("Commission") conducted a duly noticed public hearing to consider findings of General Plan consistency and other actions related to this project.

The Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project, and provided public notice of that determination by publication of a newspaper of general circulation on April 29, 2009.

The Planning Department, on August 25, 2010 published the Draft Environmental Impact Report ("DEIR"). The DEIR was circulated for public review in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, California Public Resources Code section 21000 et seq., ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Planning Commission held a duly advertised public hearing on said DEIR on October 7, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR.

The Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 7, 2011, which together with the DEIR constitute the Final Environmental Impact Report ("FEIR").

The Planning Commission (hereinafter "Commission"), on April 21, 2011, by Motion No. 18321, found that the EIR was adequate, accurate, and objective; reflected the independent judgment of the Planning Commission; and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines. Said Motion is incorporated by reference herein.

The Commission, on April 21, 2011, by Motion No. 18322, adopted environmental findings in accordance with CEQA for the actions contemplated in this Motion. The Commission relies on said CEQA Findings for purposes of this Motion and incorporates said Motion by reference herein.

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 on behalf of the applicant, Department staff, and other interested parties, including the Executive Summary for the actions pending before the Commission. This information and all written materials are incorporated by reference herein.

**MOVED**, That the Commission hereby finds that pursuant to San Francisco Charter § 4.105 and San Francisco Administrative Code § 2A.53, the vacation of a portion of Mason Street and rezoning of 701 Lombard Street is, on balance, consistent with the General Plan for the City and County of San Francisco as requested in Application No. 2008.0968ERZ and the priority policies of Planning Code Section 101.1, subject to the conditions contained in "EXHIBIT A" of this Motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site comprises two parcels and a portion of the Mason Street right-of-way on a site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue to the west in the North Beach neighborhood. 701 Lombard Street (Assessor's Block 0074, Lot 001) is a 4,119 square foot (sf) triangular lot bounded by Lombard Street, Mason Street, and Columbus Avenue. This parcel is owned by the City and County of San Francisco, under the jurisdiction of the San Francisco Recreation and Park Department ("SFRPD"), and currently functions as a commercial surface parking lot. 2000 Mason Street (Assessor's Block 0075, Lot 001), directly east of 701 Lombard Street, is a 109,701 sf irregularly-shaped block bounded by Lombard Street, Powell Street, Greenwich Street, Columbus Avenue, and Mason Street. The parcel is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and occupied by SFRPD's Joe DiMaggio Playground facilities including various outdoor play equipment and hardscape areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library. The Mason Street public right-of-way between Columbus Avenue and Lombard Street contains pedestrian sidewalks and two lanes each of parking and vehicle travel.
3. **Surrounding Properties and Neighborhood.** The project site is located in the North Beach neighborhood in an area characterized by residential and residential-over-commercial structures that generally range in height from two- to four-stories. Properties in the immediate surroundings are located in the North Beach NCD (Neighborhood Commercial District) or RM-2 (Moderate-Density Residential, Mixed Use) with a 40-X Height and Bulk Designation.
4. **Project Description.** The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to demolish the existing North Beach Branch Library and construct a new library at 701 Lombard Street and upgrade recreational facilities at the Joe DiMaggio Playground. The project area encompasses 701 Mason

Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason Street, the entire block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue (Assessor's Block 0075, Lot 001).

The project would involve a full street vacation of a 195-linear-foot portion of Mason Street between Columbus Avenue and Lombard Street; interdepartmental transfer of the former street area to the San Francisco Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way (westernmost 19.5 feet of current Mason Street public right-of-way); demolition of the existing library and excavation; renovation and reorganization of the playground features pursuant to the Master Plan's characteristics, rezoning of 701 Lombard Street from North Beach Neighborhood Commercial District to Public Use district and from 40-X Height and Bulk to Open Space Height and Bulk district; and other related actions.

5. **Public Comment.** The Department has received numerous comments in support of and in opposition to this project.
6. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan. Additional applicable policies of the General Plan are discussed in Table B-1 of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Environmental Impact Report. For purposes of this determination that Table is incorporated herein by reference.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; General Plan Policies are shown in **bold** font; General Plan text is shown in regular font; Department comments are shown in *italic* font.

## RECREATION AND OPEN SPACE ELEMENT

### Policy 2.1

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

#### *Department Comment:*

*Relocation of the existing branch library building and vacation of Mason Street will provide additional open space to North Beach and Chinatown communities, an identified "high needs area" which have approximately 0.45 acres of open space per 1000 residents, 95 percent below the city-wide average of 9 acres per 1000 residents.*

### Policy 2.2

**Preserve existing public open space.**

Development sometimes threatens public open spaces regardless of whether or not it is a formal part of the City's park and open space system. While few public open spaces have been lost in

their entirety to other uses, almost all public open space at one time or another has been viewed as a source of vacant land for new construction. The shortage of vacant sites and the intensity of development in San Francisco produce pressures on the City's public open space. These same factors generate considerable demand for open space and leave few opportunities to expand the open space system. Consequently, it is essential that the City preserve the public open space which remains.

Despite general agreement on the need to preserve public open space, over the years developments may indeed be proposed on public land designated as open space in this plan. It is anticipated that the most persuasive arguments in favor of development will be based on the "public value" of the proposed development. The public value will differ among proposals, and a determination, of this value as compared with the value of open space will be difficult. In order to assist in this determination, four types of potential development proposals have been identified. If proposals for these types of development occur, the following policies should be applied:

#### **Nonrecreational Uses**

Proposals for nonrecreational uses in public parks and playgrounds may arise in the future. Some may be for public facilities such as parking garages, streets and buildings, and for private or semi-public facilities. Development of this kind in parks and playgrounds should, without exception, be prohibited.

#### **Recreation and Cultural Buildings**

Citywide recreation and cultural facilities also require new buildings and room to expand. The scarcity of sites and the high cost of land, together with the recreational nature of such facilities, make parks and playgrounds frequent candidates as sites for recreation and cultural buildings.

This situation is often in conflict with the need to retain outdoor open space. The value of parks and playgrounds in a highly developed city like San Francisco is immeasurable. San Francisco's neighborhoods are densely populated, and many residents have no access to open spaces other than that provided by the City. Even in those areas with private yards, city parks make neighborhoods more livable. San Francisco's parks and playgrounds are a great asset to the City. Building in them results in a loss of open space which can rarely be replaced.

The City's policy should be made clear: where new recreation and cultural buildings are needed they should be located outside of existing parks and playgrounds. When new indoor facilities are needed, the City should allocate funds for land acquisition as well as for construction.

#### **Policy 2.4**

**Gradually eliminate nonrecreational uses in parks and playground and reduce automobile traffic in and around public open spaces.**

#### **Nonrecreational Uses**

The City should gradually eliminate nonrecreational uses in its public open spaces. In the past parks and playgrounds have been used as sites for public facilities such as libraries, fire and police stations, sewer plants and schools. Undoubtedly, the public need for them was great at the

time of their construction and many are still essential. But as nonrecreational facilities such as these become obsolete, the City is faced with the decision to renovate them or to relocate them altogether.

In cases where it is possible to provide services elsewhere it should be the City's policy to eliminate nonrecreational uses in parks and playgrounds, demolish the facility, and return the site to open space use. If the facility can be successfully converted to recreational use, then reuse could be an alternative to demolition. The City should not, however, permit the reuse of such facilities for other nonrecreational purposes.

*Department Comment:*

*Removal of the existing branch library from the primary Joe DiMaggio Playground area and construction of a new branch library on an adjacent parcel that is presently within a Neighborhood Commercial District and used for surface parking (though proposed to be rezoned as Public) would afford appropriate siting of a branch library that is an adjunct to and supportive of park use. The design contemplated in the North Beach Public Library and Joe DiMaggio Playground Master Plan places the new branch library adjacent to the park's primary active and passive recreational uses, thereby improving the integration of and connection between park and library uses while allowing more efficient use of park amenities. In addition, the proposed design allows reorganization of Joe DiMaggio Playground in a way that strengthens the recreational opportunities of the Playground without sacrificing access to and the civic presence of the new library. Also, rezoning 701 Lombard Street (Assessor's Block 0074, Lot 001) from North Beach Neighborhood Commercial District/40-X to Public (P)/Open Space will make this site and its use consistent with the zoning for the Joe DiMaggio Playground and provide the same comprehensive zoning designation for the entirety of the expanded Joe DiMaggio Playground.*

**Automobile Traffic**

Roads in and around San Francisco's public open spaces are used both by through traffic and by people enjoying the parks. As demand for each intensifies, the conflict between the two uses grows. This conflict should be resolved in favor of open space users because heavy or fast traffic endangers pedestrians, cuts access to open space, damages plant life and reduces the pleasure of being in the open space. The following methods of reducing traffic in and around public open space are consistent with the urban design and transportation elements of the General Plan and should be applied where possible: Discourage nonrecreational travel in and around public open space by diverting through traffic from open space roads onto major and secondary thoroughfares located at sufficient distance from major open space.

*Department Comment:*

*Closing Mason Street would discourage non-recreational travel and through-traffic, and channel diverted traffic onto major and secondary nearby thoroughfares such as Columbus Avenue. Based on analysis and field observation, the effect of closing Mason Street to vehicle traffic between Columbus Avenue and Lombard Street would have a less-than-significant impact on the surrounding roadway network. A majority of vehicles currently using this segment of Mason Street would be expected to continue using this route via the signalized intersection at Columbus Avenue/Lombard Street, which would operate acceptably in the future.*



## COMMUNITY FACILITIES ELEMENT

### OBJECTIVE 3 - NEIGHBORHOOD CENTER FACILITIES

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

One component contributing to the quality of the living environment is the availability of community services and facilities designed to meet the cultural, social and recreational needs of neighborhood residents. While there are already many neighborhood services and facilities (libraries, recreation centers, health centers, police stations, schools) there are still unmet needs. Services to be provided vary according to the composition and needs of the population in the area and include activities such as child care, health care, youth activities, senior citizen programs and adult education and enrichment programs.

A multi-purpose neighborhood center not only is a facility that provides needed services, but is a place where neighbors can gather and socialize, and is a symbol to all residents of the binding sense of "community" shared by the neighborhoods. As such a neighborhood center serves as a focus for community activities.

#### Policy 3.1

**Provide neighborhood centers in areas lacking adequate community facilities.**

Some San Francisco neighborhoods lack adequate physical facilities for needed services and for neighborhood activities. Therefore, the City should undertake programs to provide multipurpose centers in neighborhoods where they are lacking or inadequate. Centers need not be new, independent buildings, but can be additions to existing community facilities such as schools, libraries, health centers and recreation centers. Rehabilitation and renovation of such existing public buildings can result in useful neighborhood centers.

#### Policy 3.2

**Assure that neighborhood centers complement and do not duplicate existing public and private facilities.**

In assigning resources to develop neighborhood centers, care must be taken so as not to duplicate existing facilities with adequate capacity. Before a neighborhood center is constructed or acquired by the City, all existing facilities in the neighborhood should be surveyed and evaluated with respect to their adequacy. Expansion of existing facilities should first be explored before establishing a new facility. If required and practical, new facilities should be conveniently located in relation to existing public facilities. When developing a new facility consideration should also be given to relocating existing City and private services into it from rental quarters or spaces which are too small or otherwise substandard.

#### Policy 3.3

**Develop centers to serve an identifiable neighborhood.**

A community must strongly identify with its neighborhood center if successful and responsive use and service is to occur. Clearly locating a center within a perceived neighborhood strengthens the sense of identity between the residents and the center. As a physical symbol of the neighborhood the center could generate greater neighborhood interest and participation in its activities and programs. The diverse character and size of San Francisco's districts and neighborhoods will cause considerable variety in the scale and character of centers.

**Policy 3.4**

**Locate neighborhood centers so they are easily accessible and near the natural center of activity.**

Participation in neighborhood centers activities and programs is encouraged when centers are visibly located near or within areas where neighborhood activity is clustered such as neighborhood shopping areas, recreation centers, libraries, schools and health centers. Centers should be easily accessible, particularly by foot and public transit. Major trafficways are not good locations in view of possible congestion and lowered standards of safety and traffic engineering.

**Policy 3.5**

**Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.**

In order for neighborhood centers to be effective they should be multi-purpose and sufficiently flexible to accommodate all potential users, including children, handicapped people, and elderly. Spaces and rooms should lend themselves to various activities in response to the many and changing needs of a particular community. This can be achieved through the use of movable partitions and by providing ample storage space.

The scale of the center should be adequate and appropriate for the number of people to be served and in keeping with community character. Centers should be attractive and comfortable in design, and arranged to provide security for users, equipment and materials.

*Department Comment:*

*The project promotes these Policies in that it assures that neighborhood residents have access to needed services and provides a focus for neighborhood activities. The building of a new branch library with flexible program spaces and a new community room, located adjacent to multiple active and passive Recreation and Park facilities at Joe DiMaggio Playground, is consistent with this goal.*

**OBJECTIVE 6 - LIBRARY FACILITIES**

DEVELOPMENT OF A PUBLIC LIBRARY SYSTEM IN SAN FRANCISCO WHICH WILL MAKE ADEQUATE AND EFFICIENT LIBRARY SERVICE FREELY AVAILABLE TO EVERYONE WITHIN THE CITY, AND WHICH WILL BE IN HARMONY WITH RELATED PUBLIC SERVICE FACILITIES AND WITH ALL OTHER FEATURES AND FACILITIES OF LAND

DEVELOPMENT AND TRANSPORTATION PROVIDED FOR IN OTHER SECTIONS OF THE GENERAL PLAN.

**Principles**

The following principles are an integral and basic part of the Library Facilities Section:

1. In general, branch libraries should have a service area range of not more than one mile, and should be distributed so that all sections of the residential community areas of the City are within the service range of a public library. The spacing of branch libraries should vary in relation to present and prospective population densities and characteristics, physical barriers, and transit and trafficways patterns.
2. In general, the library system should be comprised of large branches each serving a population of 25,000 to 50,000. In areas of low population density or areas prescribed by physical barriers small branches may be developed to serve a population of 10,000 to 15,000.
3. Branch libraries should be located where a variety of community facilities attracts the residents of the surrounding area. Branch libraries should be easily accessible to pedestrian routes and vehicular trafficways, and should be not more than a level block from a transit stop.
4. Parking for motor vehicles and bicycles should be readily available on or near the sites of branch libraries.
5. Public library buildings should be simple and functional in design and in harmony with their surroundings. Buildings should be planned for the pleasure and convenience of the public, and for economy and efficiency in operation and maintenance.

*Department Comment:*

*The proposal promotes these Principles. The San Francisco Public Library has provided library services to the North Beach community and adjacent neighborhoods since 1959 though the North Beach Library has become outmoded since that time and currently experiences significant seismic and accessibility problems. The new branch library would provide an expanded facility that is seismically safe and accessible and designed to be compatible with related public facilities in the Joe DiMaggio Playground. The new facility and its proposed phasing not only would continue the library services uninterrupted for this underserved neighborhood, but also would improve and modernize these facilities.*

**URBAN DESIGN ELEMENT**

**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 the carrying of 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.

Like other public resources, streets are irreplaceable, and they should not be easily given up. Short-term gains in stimulating development, receipt of purchase money and additions to tax revenues will generally compare unfavorably with the long-term loss of public values. The same is true of most possible conversions of street space to other public uses, especially where construction of buildings might be proposed. A strong presumption should be maintained, therefore, against the giving up of street areas, a presumption that can be overcome only by extremely positive and far-reaching justification.

**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;
  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:
1. Necessary for a subdivision, redevelopment project or other project involving assembly of a large site, in which a new and improved pattern would be substituted for the existing street pattern;
  2. In furtherance of an industrial project where the existing street pattern would not fulfill the requirements of modern industrial operations;
  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.

**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.

Mere closing of the street to traffic should be used when it will be an adequate method of release. Temporary use of the street should be authorized when permanent use is not necessary. A revocable permit should be granted in preference to street vacation. And sale or lease of air rights should be authorized where vacation of the City's whole interest is not necessary for the contemplated use. In any of these lesser transactions, street areas should be treated as precious assets which might be required for unanticipated public needs at some future time.

*Department Comment:*

*Clearly, a rigorous standard applies to the review of street vacations. Policy 2.8 sets forth a strong presumption against street vacation for construction of public buildings. However, in accordance with Policy 2.8, this presumption can be overcome by a positive and far-reaching justification. Discussion of the appropriateness of street vacation does not simply stop with Policy 2.8, but instead takes into account those factors listed in Policy 2.9: "Every proposal for giving up of public rights in street areas, through vacation... shall be judged with the following criteria as the minimum basis for review."*

*In reviewing the criteria to be considered that would weigh against vacation in this case [set forth in (a)(1) through (a)(12)], there is no negative conflict. In fact, this project – in which only a portion of the sidewalk in the vacated street would be occupied by the new branch library with the rest being devoted to passive park use – would afford better circulation between the library facility and park uses as contemplated in the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan. Additionally, pedestrian access through the site would positively influence certain criteria, including (a)(6), (9), (11) and (12). The overall project would have a clear positive effect on these criteria. Moreover, in regard to (a)(4),*

*the Draft EIR for this project included a visual analysis and provided photo simulations of the new library on a portion of Mason Street and determined that there was a less than significant impact on aesthetics. Further, the project strongly supports many of the criteria listed under Subsection (b) that form the basis to view the street vacation favorably. In particular, the project accomplishes the goals of criteria 1 ((assembly of a large site in which a new and improved pattern is substituted for the existing street pattern), criteria 3 (necessary for a significant public use or public assembly use where the nature of the use and the character of the development proposed present strong justification for occupying the street area rather than some other site), and criteria 5 (further the public values and purposes of streets as expressed in the Urban Design Element and elsewhere in the General Plan) for the reasons discussed here and other sections of this analysis.*

*It should not be overlooked that park use is one of the legislatively permissible uses for a street. A park use is one of the recognized uses of a street that has been part of the City's Municipal Code for many years. The City's Public Works Code Section 244 has defined "street" to include "any public park or pleasure ground and common which has been dedicated and accepted according to law... and the improvement of a park, public pleasure ground and common." By vacating Mason Street and transferring the property to the Recreation and Parks Department, the property, in accordance with the City Charter, will remain in park and recreational use unless the voters authorized a different use.*

*It should be noted that the only reason for this street vacation request is to allow a portion of the proposed branch library to be constructed within the sidewalk and parking areas of Mason Street. (Under the Building Code, no building can be constructed on the street.) Even though the street vacation is necessary only for this particular portion of occupation, the entire street is being vacated. Vacation of the entire portion of Mason Street meets the objectives of the North Beach Public Library and Joe DiMaggio Playground Master Plan as a whole by allowing for development of contiguous, non-motorized open spaces between library and recreational uses on the park, and the project's Master Plan in turn meets the goals of the City's General Plan. This affords additional public benefit by allowing a jurisdictional transfer from the Department of Public Works to the Recreation and Parks Department and, as stated above, preserves the use of the area for public park and recreational use. As such, contrary to the situation for most street vacations where the public property is sold to a private developer, the underlying property in this case will remain in public ownership and use.*

*This same rationale also addresses Policy 2.10 which counsels that if vacation is to happen it should occur in the least extensive and least permanent way. The proposed project places all of the former Mason Street right-of-way into park use permanently with the transfer of the former street to SFRPD jurisdiction. As stated above, because park use is consistent with street uses, the area will be preserved consistent with its current status as a street. Moreover, the design of the new library minimizes its occupation of Mason Street by limiting the footprint of the structure to the centerline of Mason Street's western parking lane. The remaining 73% of the Mason Street right-of-way will be set aside for open recreational activities and pedestrian movement and will allow for new vistas and visual connections into the park and from adjacent streets. Consequently, occupation of the former street for the branch library is minimal in light of the scale and use of adjacent properties, including the redesigned and expanded Joe DiMaggio Playground and the improvements to the former Mason Street right-of-way as a pedestrian-only corridor.*

*Furthermore, even though a portion of the proposed library would occupy the former Mason Street in the context of its newly designated park use, a library is a compatible park use that the Recreation and Park Commission will have the opportunity to authorize.*

7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The project would have no negative effect on neighborhood serving retail uses, resident employment, or business ownership.*

- B. 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 have no negative effect on existing housing, neighborhood character or cultural or economic diversity. On the contrary, the project will result in a needed and improved neighborhood amenity that will enhance existing neighborhood services and character.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The project would have no negative effect on affordable housing, although the amenity which the project would afford to all housing in the area would be equally conferred on affordable housing.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The project would have an insignificant effect on MUNI service and would not overburden our streets or neighborhood parking. Studies performed as part of the project's review under CEQA indicate that the closure of Mason Street will not have a significant adverse negative effect on acceptable levels of transit service or cause a substantial increase in delay or operating cost; nor would the Master Plan result in overcrowding of public sidewalks, create potentially hazardous conditions for pedestrians or bicyclist, or impede emergency vehicle access or circulation.*

- E. 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 significant negative effect on our industrial or service sectors. The only use that would be displaced under this proposal is a commercial surface parking lot operation which occurs on land owned by the San Francisco Recreation and Park Department. This use provides minimal employment, minimal utility, and minimal compatibility with the City's goals for the site as expressed under the Planning Code and the General Plan.*

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

*The project would demolish the existing branch library which is not compliant with current seismic standards. The replacement structure would be fully compliant with all applicable seismic and other life-safety standards and would serve as a neighborhood disaster hub in the event of a public calamity.*

- G. That landmarks and historic buildings be preserved.

*Because the existing North Beach library is considered an historic resource for purposes of CEQA, its proposed demolition would result in significant environmental impacts to this resource. During the environmental review process, the Historic Preservation Commission (HPC) voted to recommend landmark designation of the current branch library building. The resolution to landmark was forwarded to the Board of Supervisors for its consideration. The Board rejected the HPC's landmark designation resolution of the North Beach Branch Library by a vote of 10 to 1. Nonetheless, the Department, for CEQA purposes, identified a conflict with this priority policy in the Final Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan project. Yet, this Commission, as part of its action on this project and as permitted by law, made commensurate findings, including a statement of overriding considerations that the project's benefits outweigh this impact.*

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

*The proposed expansion of the Joe DiMaggio Playground onto Mason Street and reorganization of the Joe DiMaggio Playground through integration of the former North Beach Branch Library site into recreational use are entirely consistent with this policy. In addition, through the demolition of the existing branch Library, some new public vistas would be created into the park and from adjacent streets.*

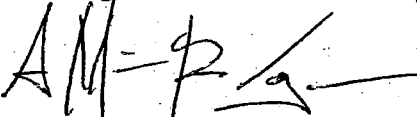
8. The Commission hereby finds that approval of the vacation of a portion of Mason Street and rezoning of 701 Lombard Street and actions associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project would promote the health, safety and welfare of the City.



**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby recommends the following conditions attached hereto as "EXHIBIT A" and finds Application No. 2008.0968ERZ for the vacation of a portion of Mason Street and rezoning of 701 Lombard Street to be, on balance, consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.

I hereby certify that the foregoing Motion was adopted by the Planning Commission at its meeting on April 21, 2011.



Linda D. Avery FOR

Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel, Moore, Olague, and Sugaya

NAYS: None

ABSENT: None

ADOPTED: April 21, 2011

## EXHIBIT A

As with any public project, the City must ensure that the associated public benefits will be enduring. As such, the following conditions are recommended for inclusion as part of the finding of consistency with the General Plan:

1. The transferred portion of the Mason Street right-of-way to the Recreation and Parks Department is to be used exclusively for an enlarged North Beach Playground, the new North Beach Library, and associated activities, and generally as set forth in the plans and application submitted as part of Planning Department Case No. 2008.0968EZ.
2. The former right-of-way that is not occupied by the new North Beach Library shall be open to the public excepting reasonable rules and regulations adopted by City Agencies which are deemed necessary for security, public safety, and similar reasons.
3. That there be no construction of permanent buildings on or above the vacated right-of-way excepting the proposed Branch Library as discussed elsewhere in this General Plan determination.



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 18324 ZONING MAP AMENDMENTS HEARING DATE: APRIL 21, 2011

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* April 14, 2011  
*Case No.:* 2008.0968 ERZ  
*Project Address:* 701 LOMBARD STREET  
*Zoning:* North Beach NC (Neighborhood Commercial) District  
 Telegraph Hill-North Beach Residential Special Use District  
 North Beach Special Use District  
*Proposed Zoning:* P (Public Use) District  
*Height/Bulk:* 40-X  
*Proposed Ht/Bulk:* OS (Open Space)  
*Block/Lot:* 0074/001  
*Project Sponsor:* Mayor Edwin Lee  
 Supervisor David Chiu  
 San Francisco Public Library and Recreation and Park Departments  
*Staff Contact:* Pilar LaValley – (415) 575-9084  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND ZONING MAP FOR THE PROPERTY AT 701 LOMBARD STREET (LOT 001 IN ASSESSOR'S BLOCK 0074) LOCATED ON THE SOUTHEAST CORNER OF LOMBARD STREET AND COLUMBUS AVENUE TO FACILITATE THE DEVELOPMENT OF A NEW NORTH BEACH BRANCH LIBRARY AND IMPLEMENTATION OF THE NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT AS FOLLOWS: (1) SHEET ZN01 WOULD CHANGE THE ZONING TO P (PUBLIC) AND REMOVE THE TELEGRAPH HILL-NORTH BEACH SPECIAL USE DISTRICT AND NORTH BEACH SPECIAL USE DISTRICT DESIGNATIONS, AND (2) SHEET HT01 WOULD CHANGE THE HEIGHT AND BULK DESIGNATION TO OS (OPEN SPACE), AND (3) MAKING ENVIRONMENTAL FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, On March 15, 2011, Mayor Edwin Lee and Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 110312 (attached), which would amend Sheets ZN01 and HT01 of the Zoning Map of the City and County of San Francisco to reflect a change in zoning and in height and bulk designation associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project at 701 Lombard Street, located on the southeast corner of Lombard Street and Columbus Avenue (Lot 001 in Assessor's Block 0074).

The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project would involve a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing library and excavation; renovation and reorganization of the playground features pursuant to the Master Plan's characteristics, rezoning of 701 Lombard to Public Use and Open Space height and bulk district and removal of this property from the Telegraph Hill-North Beach Residential Special Use District, and the North Beach Special Use District; and other related actions. The project would result in a total net increase of approximately 3,200 sf of library floor area and about 12,010 sf of new open space.

The Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project, and provided public notice of that determination by publication of a newspaper of general circulation on April 29, 2009.

The Planning Department, on August 25, 2010 published the Draft Environmental Impact Report ("DEIR"). The DEIR was circulated for public review in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, California Public Resources Code section 21000 et seq., ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Planning Commission held a duly advertised public hearing on said DEIR on October 7, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR.

The Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 7, 2011, which together with the DEIR constitute the Final Environmental Impact Report ("FEIR").

The Planning Commission (hereinafter "Commission"), on April 21, 2011, by Motion No. 18321, found that the EIR was adequate, accurate, and objective; reflected the independent judgment of the Planning Commission; and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines. Said Motion is incorporated by reference herein.

The Commission, on April 21, 2011, conducted a duly noticed public hearing to consider the proposed Ordinance and other actions related to this project.

The Commission, on April 21, 2011, by Motion No. 18322, adopted environmental findings in accordance with CEQA for the actions contemplated in this Resolution. The Commission relies on said CEQA Findings for purposes of this Resolution and incorporates said Motion by reference herein.

The Commission, on April 21, 2011, by Resolution No. 18323, adopted General Plan consistency findings and priority policy findings under Planning Code Section 101.1 for various actions relating to the proposed project, including the vacation of a one block portion of Mason Street and the rezoning contemplated in this Resolution. The Commission relies on said General Plan and priority policy findings for purposes of this Resolution and incorporates said Resolution by reference herein.

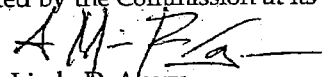
The Department has received numerous comments in support of and in opposition to this project.

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 of Supervisors recommends approval of the proposed Ordinance with modifications and adopts the Resolution to that effect.

- The requested modification is to amend the Ordinance to remove the 2000 Mason Street property (the current Joe DiMaggio Playground site (Assessor's Block 0075, Lot 001)) from the Telegraph Hill-North Beach Residential Special Use District so that it is consistent with the zoning designation for 701 Lombard Street (Assessor's Block 0074, Lot 001).

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 21, 2011.

  
Linda D. Avery FOR  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel, Moore, Olague, and Sugaya

NOES: None

ABSENT: None

ADOPTED: April 21, 2011



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary CEQA Findings, Zoning Map Amendments, and General Plan Referral HEARING DATE: APRIL 21, 2011

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

Reception:  
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415.558.6409

Planning  
Information:  
415.558.6377

*Date:* April 14, 2011  
*Case No.:* 2008.0968 ERZ  
*Project Address:* 701 LOMBARD AND 2000 MASON STREETS  
NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO  
PLAYGROUND MASTER PLAN PROJECT  
*Existing Zoning:* North Beach NC (Neighborhood Commercial) and P (Public) Districts  
40-X and OS Height and Bulk Districts  
Telegraph Hill-North Beach Residential Special Use District  
North Beach Special Use District  
*Block/Lot:* 0074/001 and 0075/001  
*Project Sponsor:* San Francisco Public Library and Recreation and Park Departments  
30 Van Ness Avenue, 4th Floor  
San Francisco, CA 94103  
*Sponsor Contacts:* Mindy Linetzky – (415) 557-4662  
[mindy.linetzky@sfgov.org](mailto:mindy.linetzky@sfgov.org)  
Karen Mauney-Brodek – (415) 575-5601  
[karen.mauney-brodek@sfgov.org](mailto:karen.mauney-brodek@sfgov.org)  
*Staff Contact:* Pilar LaValley – (415) 575-9084  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)

### PROJECT DESCRIPTION

The project sponsors, the San Francisco Public Library (“SFPL”) and San Francisco Recreation and Park Department (“SFRPD”) propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project area encompasses 701 Mason Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor’s Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason Street, the entire block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue (Assessor’s Block 0075, Lot 001).

The project would involve a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing library; excavation, renovation and reorganization of the playground features pursuant to the Master Plan’s characteristics, rezoning of 701 Lombard to Public Use and Open Space height and bulk district and removing it from the Telegraph Hill-North Beach Residential Special Use District and North

Beach Special Use District; and other related actions. The project would result in a total net increase of approximately 3,200 sf of library floor area and approximately 12,010 sf of new open space.

### SITE DESCRIPTION AND PRESENT USE

The project site comprises two parcels and a portion of the Mason Street right-of-way on a site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue to the west in the North Beach neighborhood. 701 Lombard Street (Assessor's Block 0074, Lot 001) is a 4,119 square foot (sf) triangular lot bounded by Lombard Street, Mason Street, and Columbus Avenue. This parcel is owned by the City and County of San Francisco, under the jurisdiction of the San Francisco Recreation and Park Department ("SFRPD"), and currently functions as a commercial surface parking lot. 2000 Mason Street (Assessor's Block 0075, Lot 001) is a 109,701 sf irregularly-shaped block bounded by Lombard Street, Powell Street, Greenwich Street, Columbus Avenue, and Mason Street. The parcel is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and occupied by SFRPD's Joe DiMaggio Playground facilities including various outdoor play equipment and hardscape areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the North Beach neighborhood in an area characterized by residential and residential-over-commercial structures that generally range in height from two- to four-stories. Properties in the immediate surroundings are located in the North Beach NCD (Neighborhood Commercial District) or RM-2 (Moderate-Density Residential, Mixed Use) with a 40-X Height and Bulk Designation.

### ENVIRONMENTAL REVIEW

On August 25, 2010, the Department published a draft Environmental Impact Report ("EIR") for public review. The draft EIR was available for public comment until October 12, 2010. On October 7, 2010, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On April 7, 2011, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. On April 21, 2011, the Commission considered certification of the Final Environmental Impact Report.

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 1, 2011	April 1, 2011	20 days
Posted Notice (property)	20 days	April 1, 2011	April 1, 2011	20 days
Posted Notice (intersections)	10 days	April 11, 2011	April 8, 2011	13 days
Mailed Notice	10 days	April 11, 2011	April 7, 2011	14 days

## **PUBLIC COMMENT**

- The Department has received numerous comments in support of and in opposition to this project. Since notice of the hearing was posted on April 1, 2011, the Department has received six (6) emails regarding the project. One email expressed support for the project, two emails expressed opposition to the project, and three emails requested additional information about the project and/or hearing.

## **REQUIRED COMMISSION ACTIONS**

In order for the project to proceed, the Commission must 1) Adopt Findings under the California Environmental Quality Act; 2) Adopt General Plan and Priority Policies of Section 101.1 findings for Street Vacation and Rezoning; 3) Make recommendation to Board of Supervisors on Zoning and Height Reclassifications (Section 302) of 701 Lombard Street from the North Beach Neighborhood Commercial District to a Public (P) District, from the 40-X to the Open Space (OS) Height and Bulk District, and removal of this property from the Telegraph Hill-North Beach Residential Special Use District, and the North Beach Special Use District. The Commission may approve, or approve in part, or disapprove the proposed Zoning Map amendments and General Plan Referral.

## **CASE NO. 2008.0968R: GENERAL PLAN REFERRAL**

### **REQUIRED COMMISSION ACTION**

General Plan referral is required pursuant to Section 4.105 of the City Charter and Section 2A.53 of the Administrative Code. The City Charter states that prior to passage by the Board of Supervisors of any proposed action pertaining to acquisition of property by the City or County of San Francisco, vacation of property owned by the City and County of San Francisco, or a change of use or title of such property, the Planning Commission must evaluate in writing its conformity with the General Plan.

### **RECOMMENDATION**

The Project is consistent with the Objectives and Policies of the General Plan and meets the criteria set forth in Section 101.1 of the Planning Code. Accordingly, the Department recommends that the Planning Commission find the project to be in conformity, on balance, with the General Plan, along with the proposed conditions. This finding should be noted as an exception due to unique circumstances of this project and should not form a precedent for future release of other street areas.

### **BASIS FOR RECOMMENDATION**

General Plan policies suggest that proposals for the "giving up" of street space – in this case a street vacation – be subject to a high level scrutiny. The General Plan cautions against the giving up of any street area for non-public uses. However, General Plan policies also support the use of street properties for needed public space and other amenities provided the street is not necessary for vehicular circulation.



Through this, the General Plan seeks to balance the benefits of retaining a conventional street with the benefits afforded through the re-purposing of that street.

In this case, the portion of Mason Street proposed for vacation (1) has no ability to connect to the larger street network of the City, (2) has low vehicular volumes, (3) is not a successful public space from a land use or urban design perspective, and (4) does not generally represent the conditions typically present in public streets that the General Plan seeks to protect. Concurrently, the proposal offers notable public benefits including (1) an expanded and more accessible public library and (2) a larger neighborhood park which, without the granting of a street vacation, would be nearly impossible to achieve. Both are viewed as long-term public benefits that substantially outweigh any impacts relating to the loss of an unused portion of the street network.

Other compelling factors further support the vacation of this portion of Mason Street along with the other City actions included in the proposal. Specifically:

1. The project will convert an existing surface parking lot, under the jurisdiction of the San Francisco Recreation and Park Department, which is currently used for non-recreational, commercial enterprise, to a public use.
2. The proposed Branch Library would better utilize the site's presence on a major commercial corridor and would increase civic presence along Columbus Avenue while also providing a strong, appropriate street wall to increase the pedestrian and visual amenity.
3. The vacated portion of Mason Street will largely continue to be used as a pedestrian and open space amenity. The proposed North Beach Branch Library will extend only to roughly the centerline of the western parking lane on Mason Street, leaving the balance [73%] of the current street – including the existing travel lanes and eastern parking lane, to be used for open recreational activities and pedestrian movement.
4. The existing branch library is inadequate to serve the community and does not meet seismic or disability access standards. Moreover, the size and services afforded by the existing branch Library are below those found at branch libraries elsewhere in the City, thus depriving North Beach and surrounding neighborhoods of City services available to residents elsewhere in San Francisco. The proposal would provide a new branch library commensurate with other branch libraries in the San Francisco Public Library system and would be in full compliance with earthquake and access standards.
5. The relocation of the branch Library will make the former site, within the Joe DiMaggio Playground, available for open recreational use. The project would increase onsite open space by 20 percent over existing conditions, or roughly 12,000 square feet of programmed recreational open space in one of San Francisco's densest neighborhoods. This is consistent with General Plan goals for removing non-recreational uses from public parks and would further afford a greater contiguous area for open recreational activity.
6. The project would provide a high quality civic and cultural space through the configuration of the new branch library and reorganized playground with a connecting plaza that has clear sight lines and access between the park's active and passive recreational facilities. The accessible green plaza on the current Mason Street right-of-way would strengthen the visual connection between the branch library and the park through the transformation of an underutilized stretch of asphalt.

7. The vacated portion of Mason Street will be transferred to the San Francisco Recreation and Park Department and will be used to enlarge and enhance the Joe DiMaggio Playground. This is consistent with General Plan policies to acquire additional park space. Under the City Charter, the land could not subsequently be transferred to another agency without the consent of the voters.
8. The General Plan states that North Beach is underserved by public open space and is a "High Need Neighborhood" that should be afforded priority to receive additional public open space resources because of the high residential density and presence of a number of socio-demographic factors.
9. The proposed closure of Mason Street is consistent with General Plan policies calling for the reduction of the impacts of traffic around public parks. Branch library users could access the library and adjacent Joe DiMaggio Park without crossing vehicular traffic lanes.

As with any public project, the City must ensure that the associated public benefits will be enduring. As such, the following conditions are recommended for inclusion as part of the finding of consistency with the General Plan:

1. The transferred portion of the Mason Street right-of-way to the Recreation and Parks Department is to be used exclusively for an enlarged Joe DiMaggio Playground, the new North Beach Library, and associated activities, and generally as set forth in the plans and application submitted as part of Planning Department Case No. 2008.0968EZ.
2. The former right-of-way that is not occupied by the new North Beach Library shall be open to the public excepting reasonable rules and regulations adopted by City Agencies which are deemed necessary for security, public safety, and similar reasons.
3. That there be no construction of permanent buildings on or above the vacated right-of-way excepting the proposed Branch Library as discussed elsewhere in this General Plan determination.

## **CASE NO. 2008.0968Z: ZONING MAP AMENDMENTS**

### **RECOMMENDATION**

The Department recommends that the Commission recommend *approval with modification* as described below to the proposed Ordinance and adopt the attached Draft Resolution to that effect.

- The requested modification is to amend the Ordinance to remove the 2000 Mason Street property (the current Joe DiMaggio Playground site (Assessor's Block 0075, Lot 001)) from the Telegraph Hill-North Beach Residential Special Use District so that it is consistent with the zoning designation for 701 Lombard Street (Assessor's Block 0074, Lot 001).

### **BASIS FOR RECOMMENDATION**

- Rezoning of the subject property will make zoning controls consistent across the entirety of the area under the jurisdiction of the San Francisco Recreation and Park Department.

- The proposed zoning classifications will be consistent with other parks and properties under the jurisdiction of the San Francisco Recreation and Park Department.
- The proposal is, on balance, consistent with the General Plan.

**RECOMMENDATIONS:** Approve a Motion adopting CEQA Findings for the North Beach Public Library and Joe DiMaggio Playground Master Plan project and associated actions; Approve a Motion finding General Plan conformity and consistency with Planning Code Section 101.1(b) Priority Policies; Approve a resolution recommending approval with modification to the Board of Supervisors of Zoning Map Amendments for 701 Lombard Street.

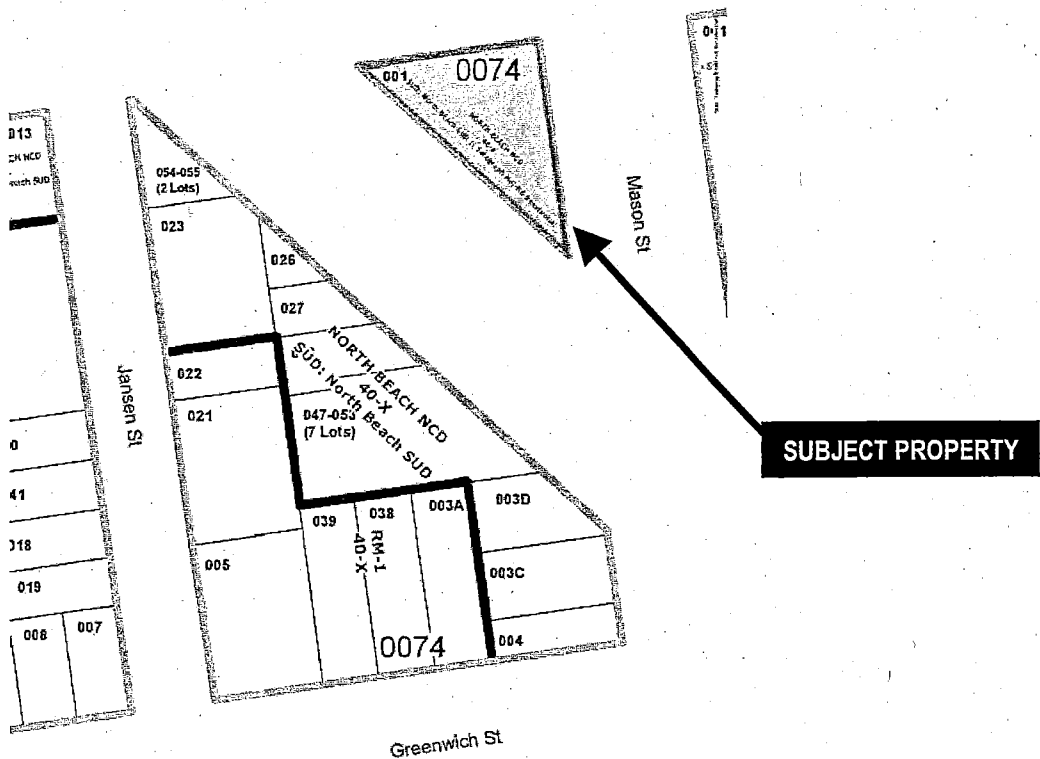
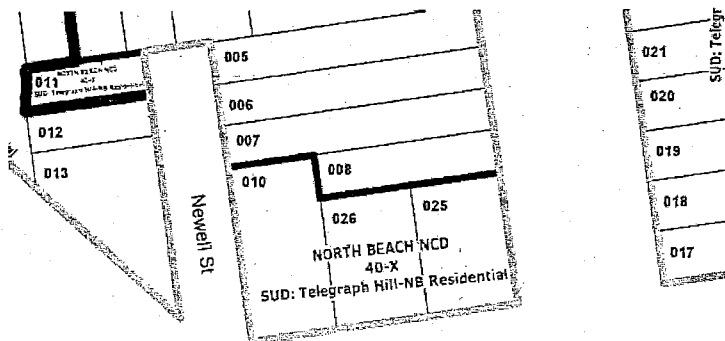
Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Public Comment (received since April 1, 2011) |
| <input checked="" type="checkbox"/> Draft Resolution (CEQA Findings)                                      | <input checked="" type="checkbox"/> Project sponsor submittal                     |
| <input checked="" type="checkbox"/> Draft Motion (General Plan Referral)                                  | Existing and proposed site plans  |
| <input checked="" type="checkbox"/> Draft Resolution (Rezoning)   | Proposed new library floor plans  |
| <input checked="" type="checkbox"/> Draft Rezoning Ordinance  | Massing model illustration  |
| <input checked="" type="checkbox"/> Draft Resolution of Intention and Draft Ordinance for Street Vacation |   |
| <input checked="" type="checkbox"/> Zoning District Map   |   |
| <input checked="" type="checkbox"/> Height & Bulk Map   |   |
| <input checked="" type="checkbox"/> Parcel Map  |   |
| <input checked="" type="checkbox"/> Sanborn Map   |   |
| <input checked="" type="checkbox"/> Aerial Photo  |   |

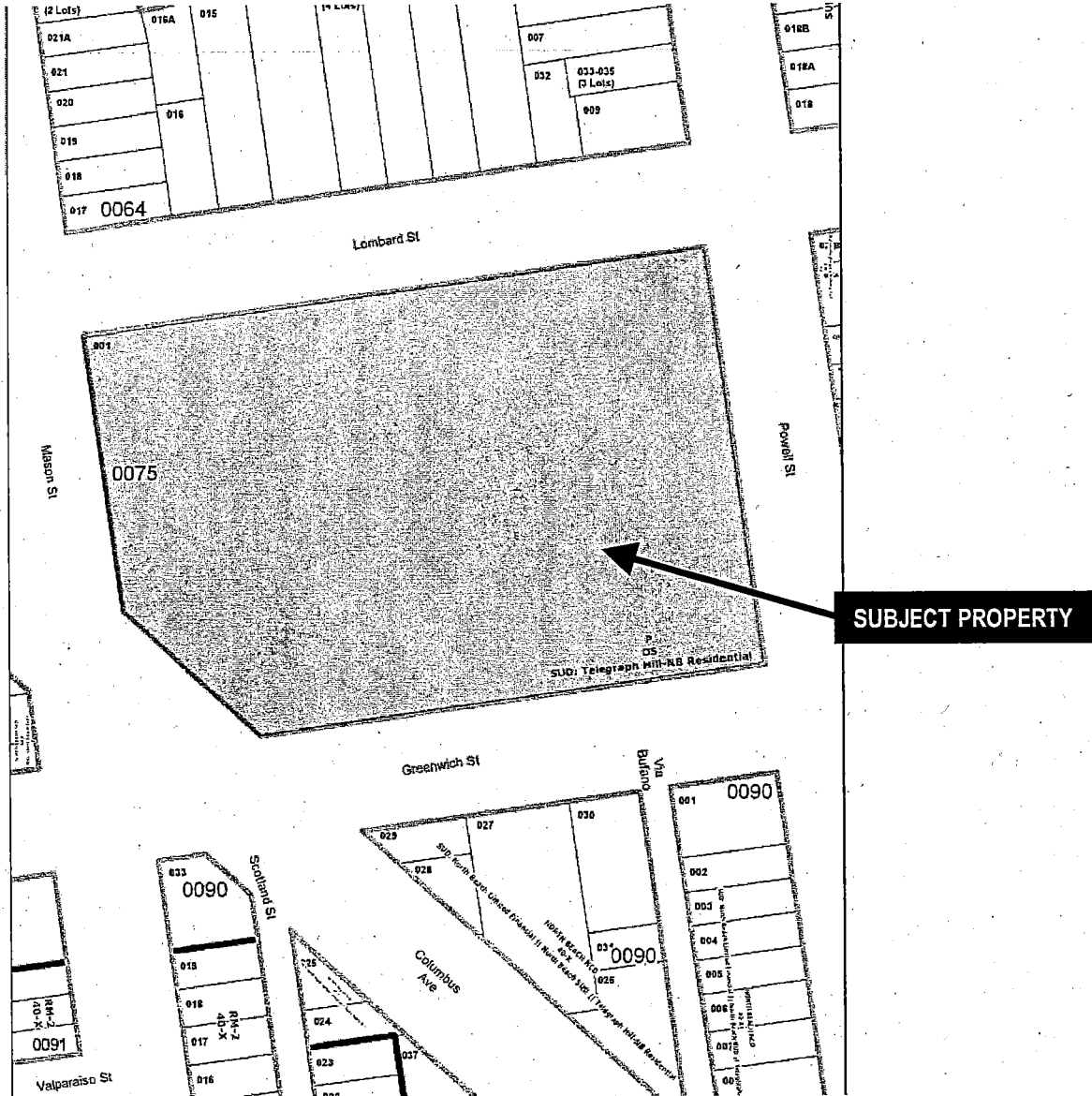
Exhibits above marked with an "X" are included in this packet

MPL  
Planner's Initials

# Parcel Map



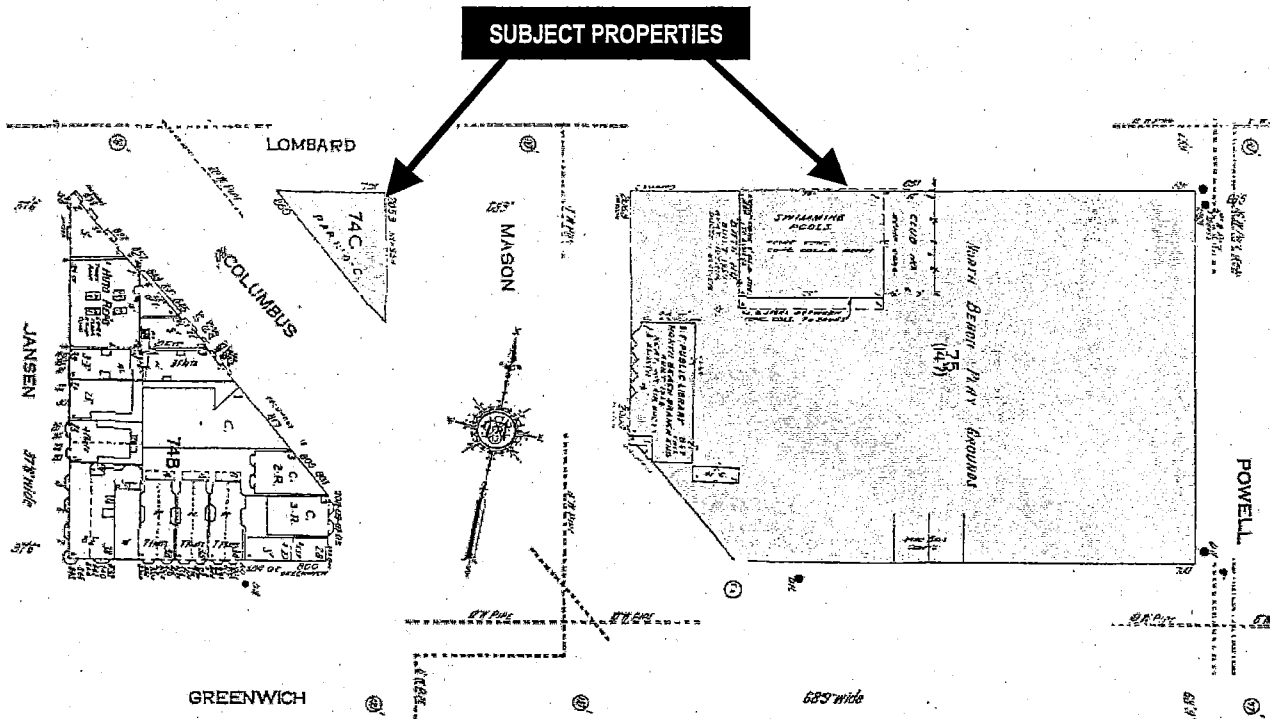
# Parcel Map



Rezoning Hearing  
 Case Number 2008.0968ERZ  
 NB Library & Joe DiMaggio Playground  
 Master Plan project  
 701 Lombard Street & 2000 Mason Street



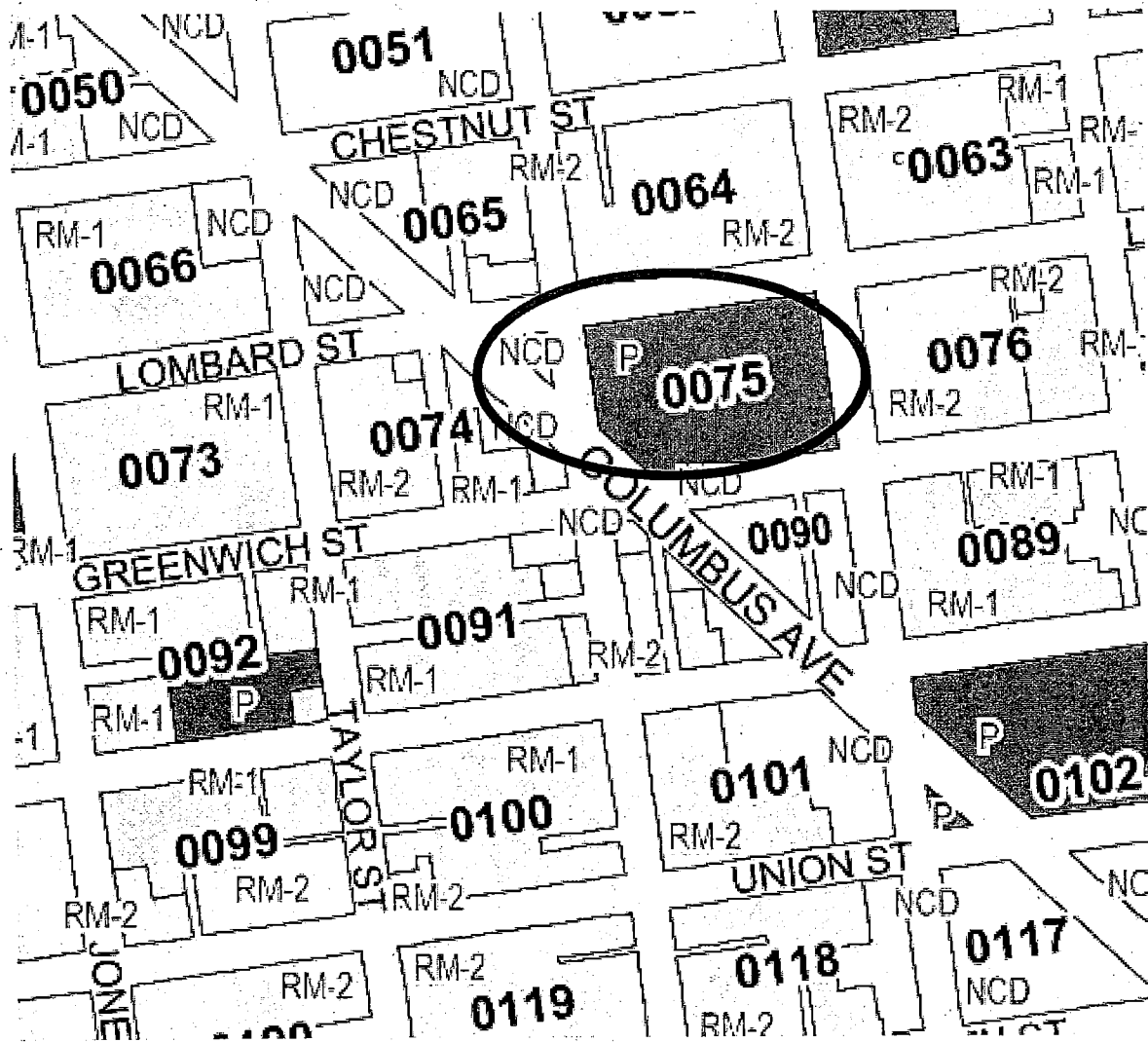
# Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



# Zoning Map



Rezoning Hearing

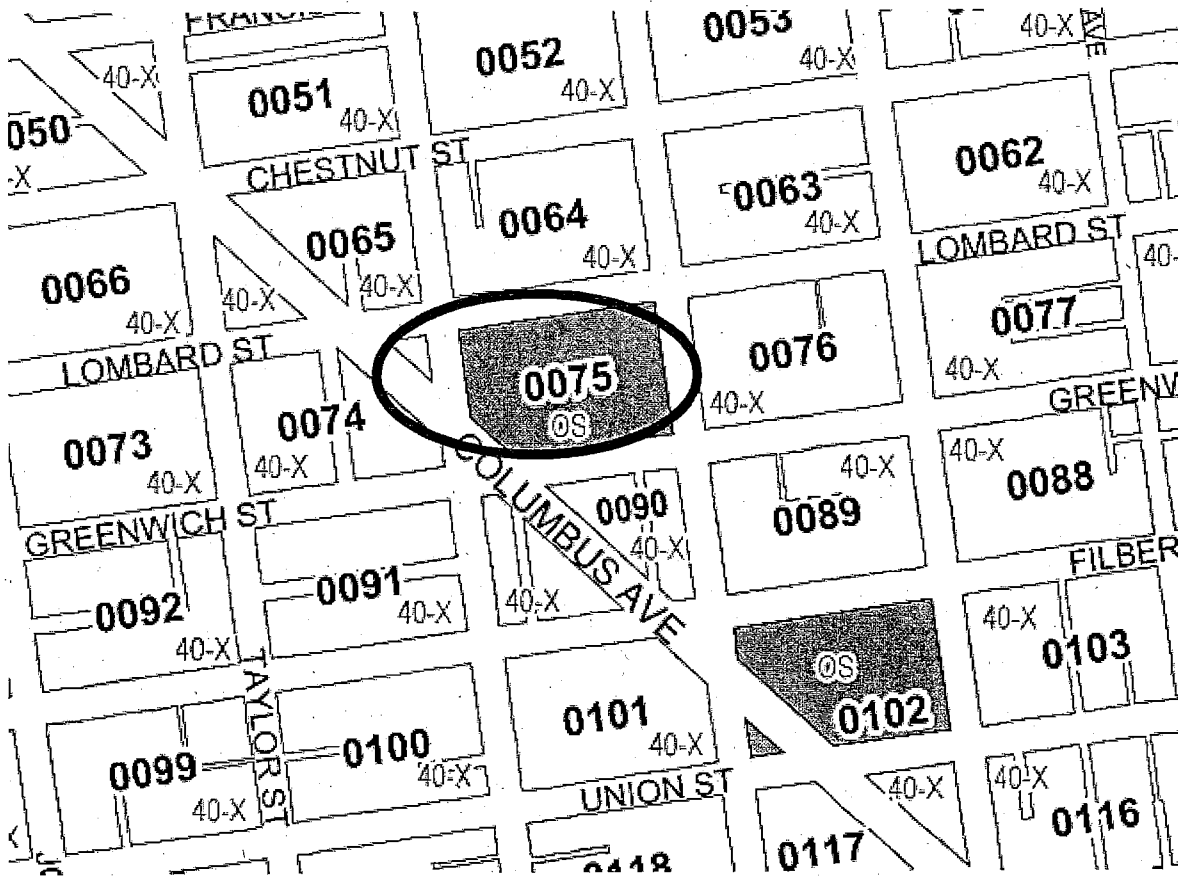
Case Number 2008.0968ERZ

NB Library & Joe DiMaggio Playground  
Master Plan project

701 Lombard Street & 2000 Mason Street



# Height Map



Rezoning Hearing

Case Number 2008.0968ERZ

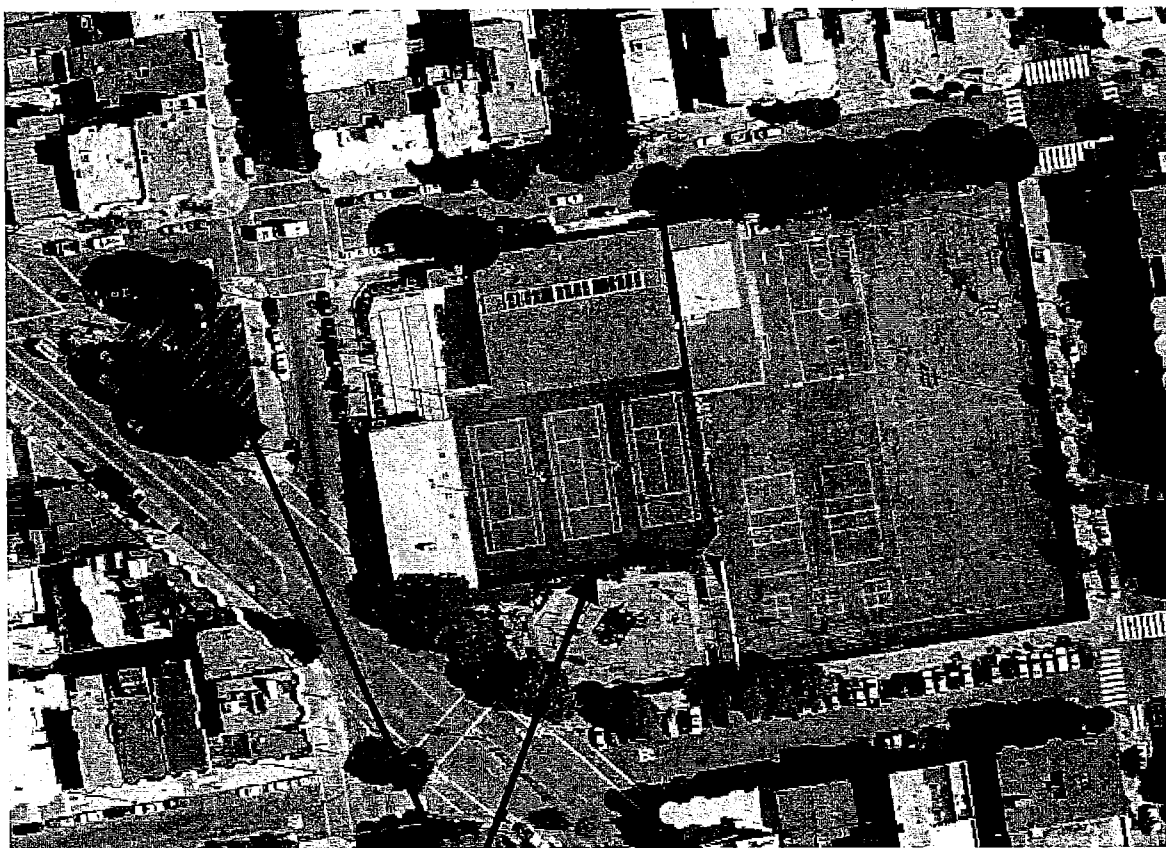
NB Library & Joe DiMaggio Playground  
Master Plan project

701 Lombard Street & 2000 Mason Street



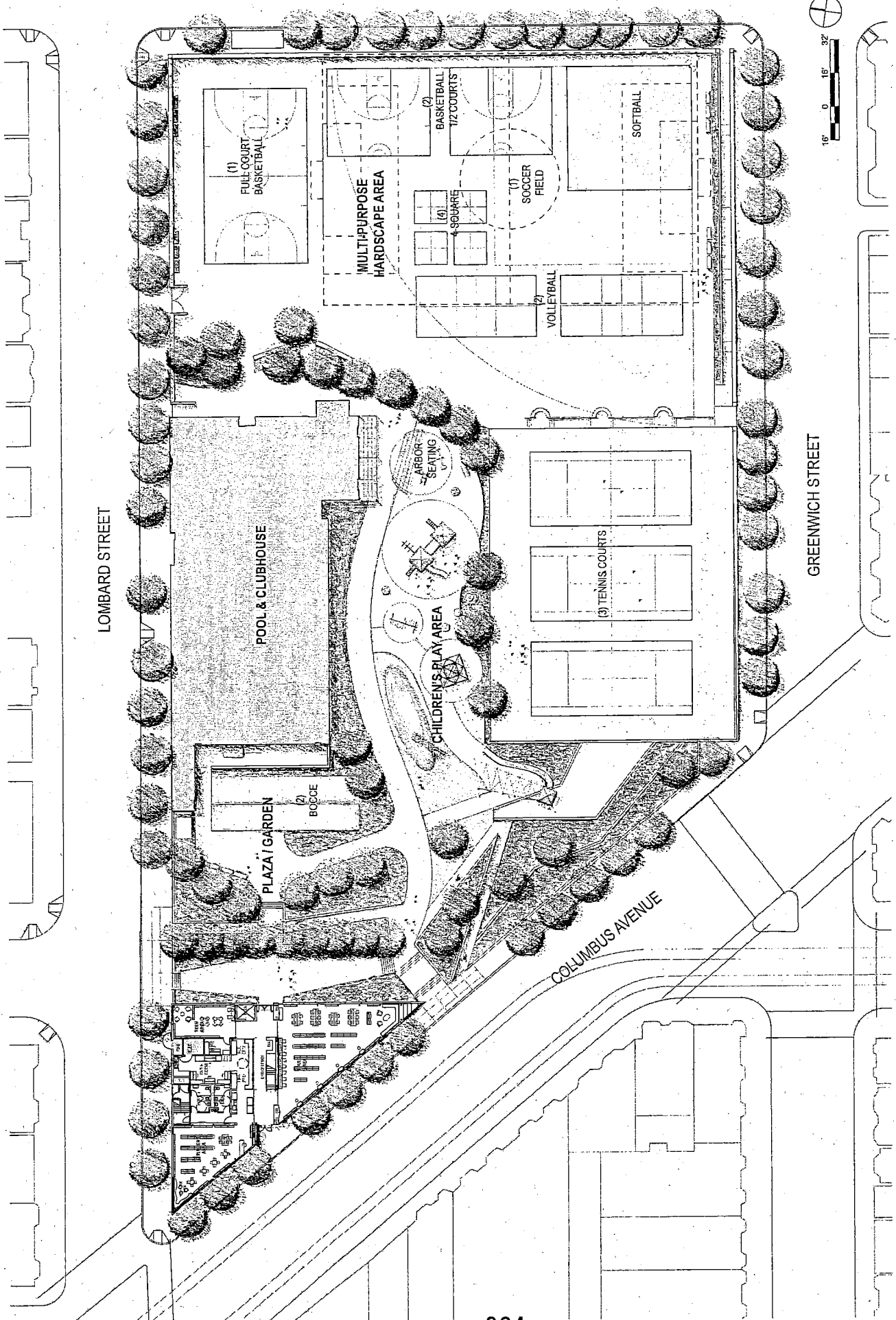


# Aerial Photo



**SUBJECT PROPERTIES**





LOMBARD STREET

POOL & CLUBHOUSE

PLAZA / GARDEN

(2) BOCCIE

CHILDREN'S PLAY AREA

ARBOR SEATING

(3) TENNIS COURTS

COLUMBUS AVENUE

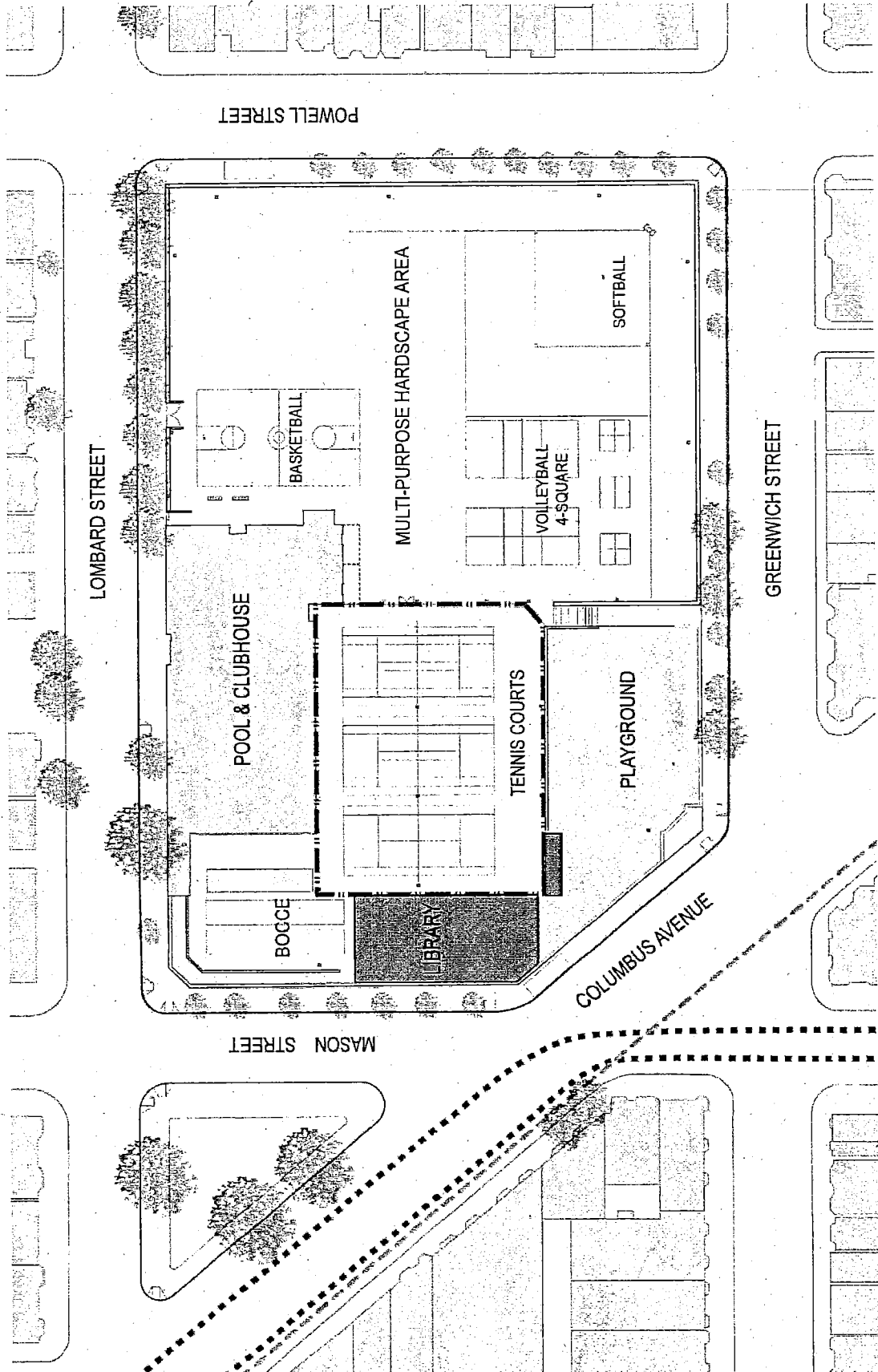
GREENWICH STREET



**NORTH BEACH BRANCH PUBLIC LIBRARY**  
 701 LOMBARD SAN FRANCISCO, CALIFORNIA

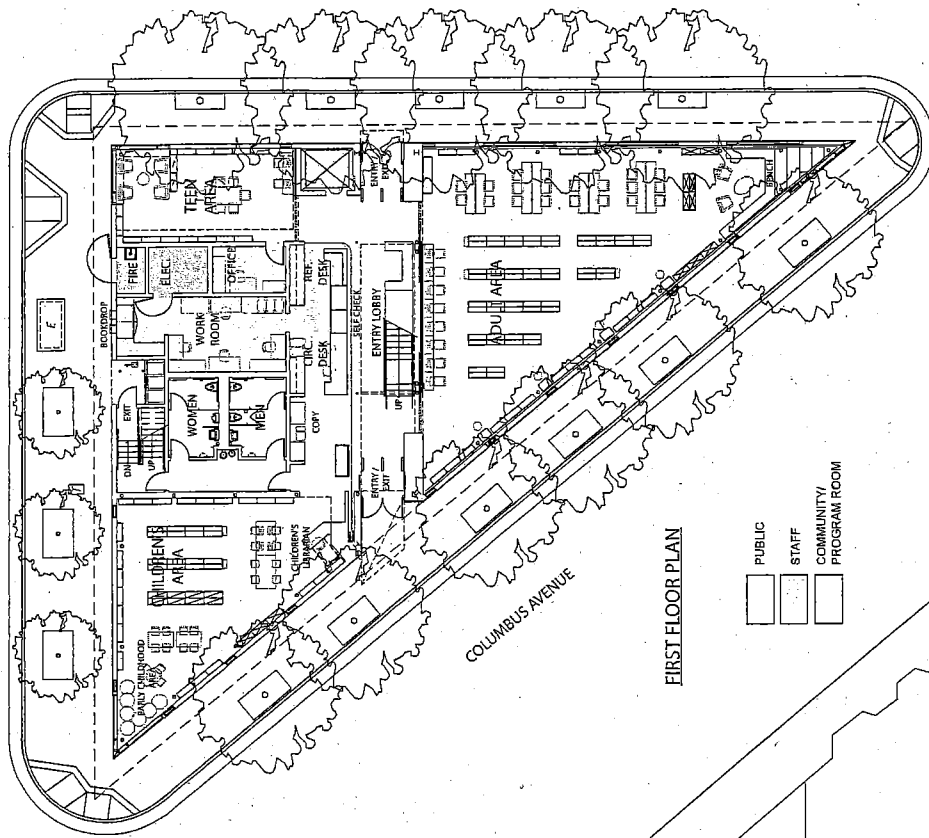
**JOE DiMAGGIO PLAYGROUND & NORTH BEACH PUBLIC LIBRARY MASTER PLAN**

**LEDDY MAYTUM STACY ARCHITECTS** OFFICE OF CHERYL BARTON  
 677 HARRISON STREET  
 SAN FRANCISCO CA 94107  
 T 415 495 1700  
 F 415 495 1717

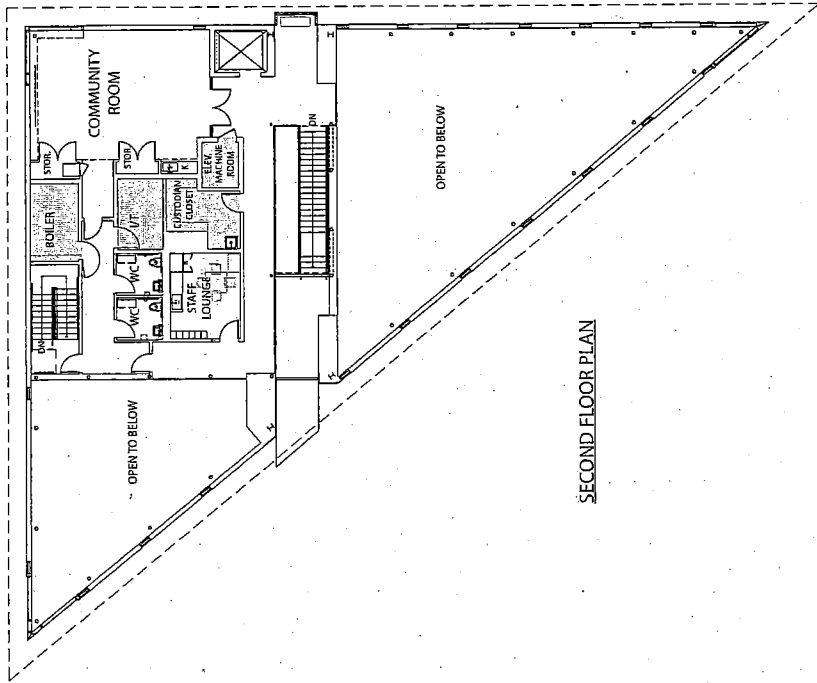


**EXISTING SITE CONDITIONS**  
**NORTH BEACH BRANCH PUBLIC LIBRARY**

LOMBARD STREET

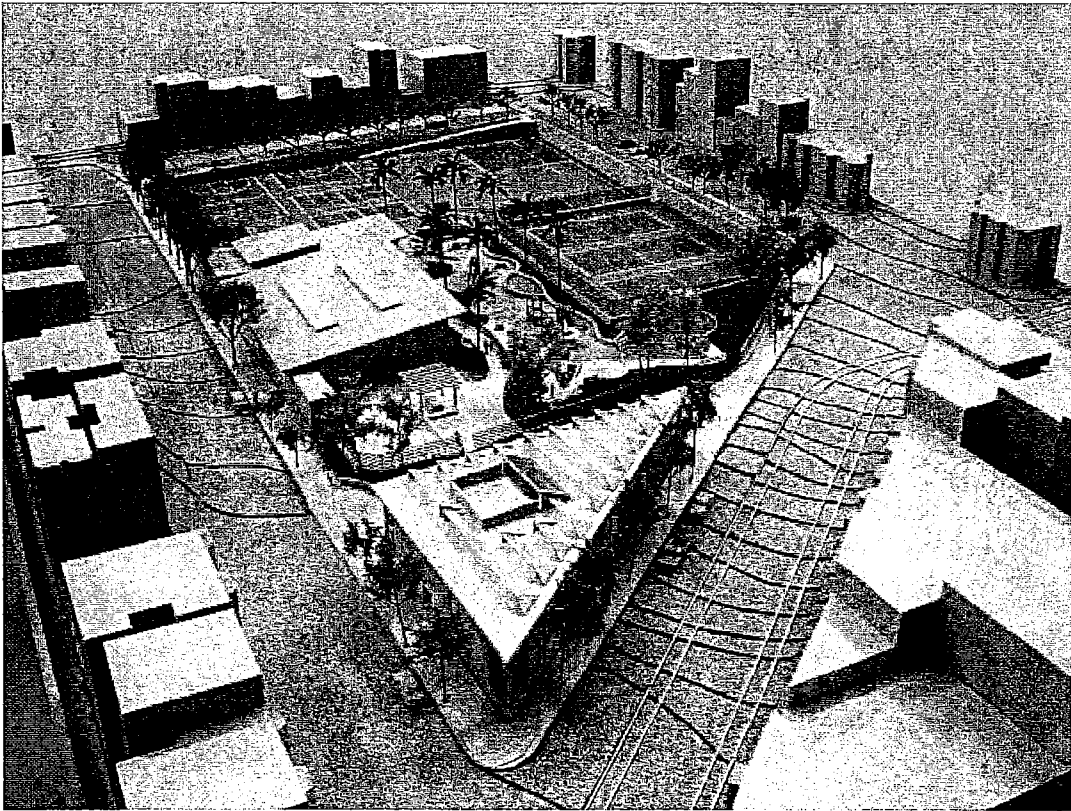
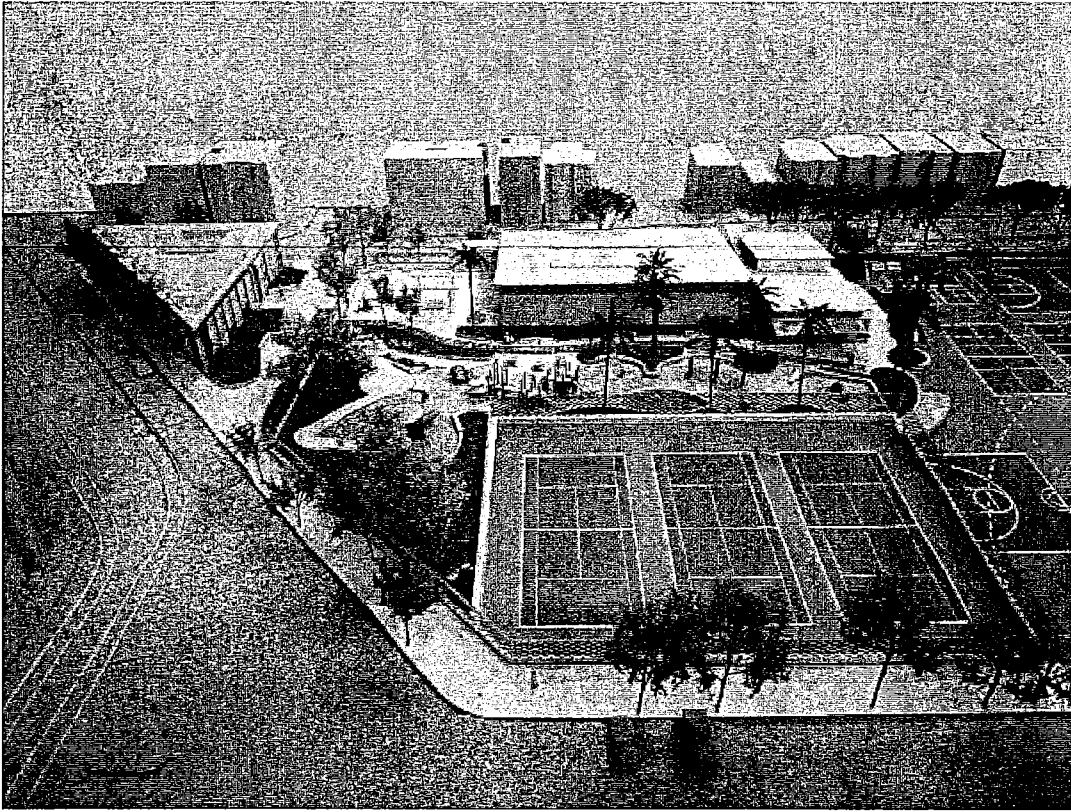


FIRST FLOOR PLAN



SECOND FLOOR PLAN





SOURCE: Leddy Maytum Stacy Architects, 2011

NOTE: Photos illustrate conceptual models of general site contours, building massing, and playground feature locations. Design details, materials, and playground elements are not finalized.

**SAN FRANCISCO LIBRARY COMMISSION**

**RESOLUTION NO. 2011-03**

RESOLUTION ADOPTING ENVIRONMENTAL FINDINGS, APPROVING CONSTRUCTION OF THE NEW NORTH BEACH LIBRARY ON 701 LOMBARD STREET AND A PORTION OF MASON STREET AS PROPOSED FOR VACATION, APPROVING DEMOLITION OF THE EXISTING NORTH BEACH LIBRARY, MAKING VARIOUS RECOMMENDATIONS TO THE RECREATION AND PARK COMMISSION AND BOARD OF SUPERVISORS IN RELATION TO THE PROJECT, AND AUTHORIZING OTHER OFFICIAL ACTS IN CONNECTION WITH THE PROJECT.

WHEREAS, On November 7, 2000, the voters of the City and County of San Francisco ("City") passed Proposition A, "Branch Library Facilities Improvement Bonds, 2000" for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities; and

WHEREAS, On November 6, 2007, the voters passed Proposition D, the renewal of the "Library Preservation Fund," authorizing the City to issue revenue bonds to raise additional funding for construction and rehabilitation of the branch libraries under the Branch Library Improvement Program ("BLIP"); and

WHEREAS, The priorities of the BLIP include reducing seismic risk, meeting modern technological needs and current code requirements, complying with the Americans with Disabilities Act (ADA) and improving public service; and

WHEREAS, The San Francisco Public Library has operated the North Beach Branch Library since 1959 on a City-owned parcel under the jurisdiction of the Recreation and Park Commission, located at 2000 Mason Street, in the western section of the Joe DiMaggio Playground and bounded by Mason Street and Columbus Avenue; and

WHEREAS, The current library located at 2000 Mason Street is inadequate to meet the needs of the neighborhood it is intended to serve; and

WHEREAS, At a meeting of the San Francisco Public Library Commission ("Library Commission") held on March 1, 2007, the Library Commission voted to expand the project scope for the North Beach Branch Library from a renovation to a new building; and

WHEREAS, In March 2008, the Library and the Recreation and Park Departments engaged in a joint master planning process to determine the preferred location for a new library and improved park and recreation amenities in the Joe DiMaggio Playground; and

WHEREAS, As part of the master planning process, a series of community master planning workshops for the Joe DiMaggio Playground and North Beach Branch Library were held on May 28, July 25 and August 18, 2008, to present and discuss potential locations and layouts for the new library and long-range park improvements; and

WHEREAS, At a public hearing of the Library Commission held on September 4, 2008 and the Recreation and Park Commission held on September 18, 2008, the Commissions determined that the triangle property located at 701 Lombard Street is the preferred location for a new two-story North Beach Library, as set forth in the final Master Plan Report ("Master Plan Report"), a copy of which is on file with the Commission and incorporated herein by reference; and

WHEREAS, At said hearings, the Library Commission and Recreation and Park Commission adopted Resolution No. 2008-03 and Resolution No. 0809-018, respectively, endorsing the project as contemplated in the Master Plan Report and directing City staff to undertake environmental review of the project; and

WHEREAS, The new two-story library design at 701 Lombard Street, as set forth in the Master Plan Report, shall accommodate the collections and public service functions for adult, teen and children's services on the ground level and a community meeting room with after-hours access on the second floor; and

WHEREAS, By closing one block of Mason Street between Lombard Street and Columbus Avenue and constructing a new branch library at 701 Lombard, the residents of North Beach will gain approximately 12,000 square feet of new open space in one of San Francisco's densest neighborhoods; and

WHEREAS, The Planning Commission, on April 21, 2011, by Motion No. 18321, certified the Final Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan Project ("FEIR") in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, 14 California Code of Regulations Sections 15000 *et seq.*, (the "CEQA Guidelines"), and under Chapter 31 of the San Francisco Administrative Code. Said Motion and this document are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. 18322 concerning environmental findings, including a rejection of alternatives, adoption of a statement of overriding benefit, and adoption of a mitigation monitoring and reporting program, in compliance with local and State law. Said findings included 4 recommended improvement measures for the project. Said Motion and the accompanying findings are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. 18323, making findings of consistency with the General Plan and the eight priority policies of Planning code Section 101.1 for rezoning of 701 Lombard Street and the proposed Street Vacation of one block of Mason Street between



Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and including recommended conditions for inclusion as part of the finding of consistency with the General Plan. Said Motion is incorporated herein by reference;

WHEREAS, On April 21, 2011, the Planning Commission adopted Resolution No. 18324 recommending amending the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library along with other related zoning changes. Said Resolution is incorporated herein by reference; and

WHEREAS, No substantial new information or any of the other conditions as set forth in CEQA Guideline Section 15162 exist that would result in the need to prepare a subsequent or supplemental EIR; and

WHEREAS, The Library staff prepared proposed Findings, as required by CEQA (the "CEQA Findings"), regarding the alternatives, mitigation measures, and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the preferred Master Plan, including all the actions listed in Attachment A, a proposed Mitigation Monitoring and Reporting Program, attached as Exhibit 1 to Attachment A, and recommended improvement measures attached as Exhibit 2 to Attachment A that would be conditions of the project; and

WHEREAS, The abovementioned Attachment A and all its Exhibits (the "CEQA Findings") along with the FEIR and other project documents and materials were made available to the public and this Commission for review and consideration in the Commission's files; now, therefore, be it

RESOLVED, That the Library Commission adopts the CEQA findings, including its mitigation measures and statement of overriding considerations among other approvals, for purposes of the actions set forth herein and agrees to make improvement measures I-TR-1 and I-TR-2, as shown on Exhibit 2 of the CEQA Findings, conditions of this project approval; and be it

FURTHER RESOLVED, That the Library Commission agrees to the recommended conditions for inclusion as part of the finding of consistency with the General Plan as indicated in Planning Commission Motion No.18323, Exhibit A. Said Motion is incorporated herein by reference; and be it

FURTHER RESOLVED, That the Library Commission approves the new North Beach Branch Library project, including, but not limited to the design and construction of a new two-story library at 701 Lombard Street and on a portion of Mason Street as proposed for vacation, associated site improvements, the demolition of the existing North Beach Branch Library at 2000 Mason Street, and all permits, approvals, and financing necessary to implement these and related actions for the North Beach Library (the "Project"); and be it

FURTHER RESOLVED, That any changes to the Branch Library Improvement Program North Beach project budget is subject to the standard Library Commission approval; and be it

FURTHER RESOLVED, That the Library Commission urges the Recreation and Park Commission to adopt the North Beach Public Library and Joe DiMaggio Playground Master Plan; approve the design and construction of the new two story North Beach Branch Library as described above; approve the demolition of the existing North Beach Branch Library at 2000 Mason Street; grant the Library authority to keep the existing library at 2000 Mason Street open to the public until such time that construction of a new library at 701 Lombard Street is completed and a new library is opened to the public; accept the

interdepartmental transfer of the portion of Mason Street to be vacated; and other actions related to the Project; and be it

FURTHER RESOLVED, That the Library Commission urges the San Francisco Board of Supervisors to amend the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library and approve the street vacation of the one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and interdepartmental transfer of the former Mason Street to the Recreation and Park Commission all as set forth in the Street Vacation Ordinance. Said Ordinance is incorporated herein by reference; and be it

FURTHER RESOLVED, That the Library Commission authorizes Library staff to take all actions necessary to implement the Project that are within the Commission's jurisdiction, including, but not limited to, signing a Memorandum of Understanding between the San Francisco Public Library and the Recreation and Parks Department to set expectations and outcomes regarding the design, operations, and funding of improvements to the expanded Joe DiMaggio Playground spaces made available by the vacation of Mason Street; obtaining permits and approvals necessary to construct the new North Beach Library and demolish the existing North Beach Branch Library; requesting and obtaining additional funding as needed; entering into a Memorandum of Understanding with the San Francisco Public Utilities Commission concerning underground utilities in the former Mason Street if necessary; and obtaining other needed approvals and authorizations, such as a lot line adjustment to merge 701 Lombard and the former Mason Street area.

Approved on April 25, 2011

By a vote of 7-0

Ayes: Breyer, Gomez, Kane, Munson, Nguyen, Ono and Randlett

A handwritten signature in cursive script that reads "Sue Blackman". The signature is written in black ink and is positioned above a horizontal line.

Library Commission Secretary



**ATTACHMENT A**  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF THE**  
**SAN FRANCISCO LIBRARY COMMISSION**

**I. PREAMBLE**

In determining to approve those aspects of the North Beach Public Library and Joe DiMaggio Master Plan Project located at 701 Lombard Street and 2000 Mason Street (referred to herein as the "Project", the "Master Plan", or the "Master Plan Project") within its jurisdiction, the San Francisco Public Library Commission ("Commission" or "City") makes and adopts the following findings of fact regarding the Project and mitigation measures based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

This document is organized as follows:

**Section II** provides a description of the proposed Master Plan Project, the environmental review process for the Project, the Commission actions to be taken, and the location of records.

**Section III** lists the Project's less-than significant impacts and sets forth findings as to the disposition of the mitigation measures proposed in the Final EIR ("FEIR"). Exhibit 1, attached, contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Draft Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The Mitigation Monitoring and Reporting Program is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Exhibit 1 also specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule. Exhibit 2 contains recommended measures that would improve the project but are not required to mitigate environmental impacts as identified in the FEIR.

**Section IV** identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in Exhibit 1.

**Section V** identifies the Project alternatives that were analyzed in the EIR and discusses the reasons for their rejection.

**Section VI** sets forth the Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

**II. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND**

**a. Project Description**

The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to adopt the Master Plan Project. The Project area encompasses 701 Lombard Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason (also known as 661 Lombard) Street, the entire block bounded by Lombard, Powell, and

**EXHIBIT 1:**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p><b>M-CP-1. Archeological Resources</b></p> <p>The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).</p> <p>The project sponsors shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsors.	Prior to any soil-disturbing activities.	Project sponsors to provide affidavit to the ERO confirming that all field personnel have received copies of the "ALERT" Sheet.	Considered complete upon ERO receipt of affidavit.
<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.</p>	Project sponsors, contractor(s), and archeologist.	During soil-disturbing activities.	ERO to prepare memorandum to file indicating results of consultation with archeologist.	Considered complete upon letter of ERO's drafting of memo or ERO's direction to implement further measures.



**SAN FRANCISCO RECREATION AND PARK COMMISSION**

**RESOLUTION NO. 1104-023**

RESOLUTION ADOPTING ENVIRONMENTAL FINDINGS, APPROVING THE JOE DIMAGGIO PLAYGROUND/NORTH BEACH PUBLIC LIBRARY MASTER PLAN, INCLUDING CONSTRUCTION OF THE NEW NORTH BEACH LIBRARY ON 701 LOMBARD STREET AND A PORTION OF MASON STREET AS PROPOSED FOR VACATION, APPROVING DEMOLITION OF THE EXISTING NORTH BEACH LIBRARY, AGREEING TO AN INTERDEPARTMENTAL TRANSFER OF MASON STREET FROM DEPARTMENT OF PUBLIC WORKS TO RECREATION AND PARK DEPARTMENT UPON THE EFFECTIVE DATE OF THE STREET VACATION; MAKING VARIOUS RECOMMENDATIONS TO THE BOARD OF SUPERVISORS IN RELATION TO THE PROJECT, AND AUTHORIZING OTHER OFFICIAL ACTS IN CONNECTION WITH THE PROJECT.

WHEREAS, On November 7, 2000, the voters of the City and County of San Francisco ("City") passed Proposition A, "Branch Library Facilities Improvement Bonds, 2000" for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities; and

WHEREAS, On November 6, 2007, the voters passed Proposition D, "Library Preservation Fund," authorizing the City to issue revenue bonds to raise additional funding to complete renovation and/or building of all of the branch libraries under the Branch Library Improvement Program ("BLIP"); and

WHEREAS, The priorities of the BLIP include reducing seismic risk, meeting modern technological needs and current code requirements, complying with the Americans with Disabilities Act (ADA) and improving public service; and

WHEREAS, The San Francisco Public Library has operated the North Beach Branch Library since 1959 on a City-owned parcel under the jurisdiction of the Recreation and Park Commission, located at 2000 Mason Street, in the

western section of the Joe DiMaggio Playground and bounded by Mason Street and Columbus Avenue; and

WHEREAS, The current library located at 2000 Mason Street is inadequate to meet the needs of the neighborhood it is intended to serve; and

WHEREAS, At a meeting of the San Francisco Public Library Commission ("Library Commission") held on March 1, 2007, the Library Commission voted to expand the project scope for the North Beach Branch Library from a renovation to a new building; and

WHEREAS, In March 2008, the Library and the Recreation and Park Departments engaged in a joint master planning process to determine the preferred location for a new library and improved park and recreation amenities in the Joe DiMaggio Playground; and

WHEREAS, As part of the master planning process, a series of community master planning workshops for the Joe DiMaggio Playground and North Beach Branch Library were held on May 28, July 25 and August 18, 2008, to present and discuss potential locations and layouts for the new library and long-range park improvements; and

WHEREAS, At a public hearing of the Library Commission held on September 4, 2008 and the Recreation and Park Commission held on September 18, 2008, the Commissions determined that the triangle property located at 701 Lombard Street is the preferred location for a new two-story North Beach Library, as set forth in the final Master Plan Report ("Master Plan Report"), a copy of which is on file with the Commission and incorporated herein by reference; and

WHEREAS, At said hearings, the Library Commission and Recreation and Park Commission adopted Resolution No. 2008-03 and Resolution No. 0809-018, respectively, endorsing the project as contemplated in the Master Plan



Report and directing City staff to undertake environmental review of the project;  
and

WHEREAS, The new two-story library design at 701 Lombard Street, as set forth in the Master Plan Report, shall accommodate the collections and public service functions for adult, teen and children's services on the ground level and a community meeting room with after-hours access on the second floor; and

WHEREAS, By closing one block of Mason Street between Lombard Street and Columbus Avenue and constructing a new branch library at 701 Lombard, the residents of North Beach will gain approximately 12,000 square feet of new open space in one of San Francisco's densest neighborhoods, an identified "high needs area" for the addition of Open Space in the City's General Plan; and

WHEREAS, The Master Plan contemplates design of a reorganized Joe DiMaggio Playground, where a new library is sited at 701 Lombard, the majority of the former Mason Street is available for park purposes and the site of the former library upon its demolition is available to make existing park uses more efficient; and

WHEREAS, The Master Plan increases the park's open space by 20 percent to accommodate an expanded and improved children's play area which will meet new safety requirements, adds new features such as games and picnic tables, and provide additional landscaping and seating through out the expanded park, and

WHEREAS, A unified site design increases park safety by placing the children's playground away from the street and related traffic at the park's edge, enhancing playground visibility and supervision from the clubhouse and other park areas, and

WHEREAS, The new park layout strengthens connectivity, both visually and functionally by rearranging the bocce, tennis courts and the children's play area and adjusting the grades in these areas, the entire park is unified with improved site circulation and visibility, and

WHEREAS, The Master Plan increases public open space and integrates park and library uses consistent with Objective 2 of the Recreation and Open Space Element of the General Plan (Policies 2.1, 2.2, 2.4) that aims to develop and maintain a diversified and balanced citywide system of high quality public open space, and

WHEREAS, The Planning Commission, on April 21, 2011, by Motion No. 18321, certified the Final Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan Project ("FEIR") in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, 14 California Code of Regulations Sections 15000 *et seq.*, (the "CEQA Guidelines"), and under Chapter 31 of the San Francisco Administrative Code. Said Motion and this document are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. 18322 concerning environmental findings, including a rejection of alternatives, adoption of a statement of overriding benefit, and adoption of a mitigation monitoring and reporting program, in compliance with local and State law. Said findings included 4 recommended improvement measures for the project. Said Motion and the accompanying findings are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. 18323 making findings of consistency with the General Plan and the eight priority policies of Planning code Section 101.1 for rezoning of 701 Lombard

Street and the proposed Street Vacation of one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and including recommended conditions for inclusion as part of the finding of consistency with the General Plan. Said Motion is incorporated herein by reference;

WHEREAS, On April 21, 2011, the Planning Commission adopted Resolution No. 18324 recommending amending the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library along with other related zoning changes. Said Resolution is incorporated herein by reference; and

WHEREAS, No substantial new information or any of the other conditions as set forth in CEQA Guideline Section 15162 exist that would result in the need to prepare a subsequent or supplemental EIR; and

WHEREAS, On April 25, 2011, at a duly noticed joint hearing with the Library Commission and Recreation and Park Commission, the Library Commission adopted Resolution No. 2011-03 concerning its approval of the construction of a new library at 701 Lombard and partially in the former Mason Street, demolition of the existing library at 2000 Lombard, and other related actions. Said Resolution is incorporated herein by reference; and

WHEREAS, The Recreation and Park Department prepared proposed Findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the preferred Master Plan, including all the actions listed in Attachment A, a proposed Mitigation Monitoring and Reporting Program, attached as Exhibit 1 to Attachment A, and recommended improvement

measures attached as Exhibit 2 to Attachment A that would be conditions of the project; and

WHEREAS, The abovementioned Attachment A and all its Exhibits (the "CEQA Findings") along with the FEIR and other project documents and materials were made available to the public and this Commission for review and consideration in the Commission's files; now, therefore, be it

RESOLVED, That the Recreation and Park Commission adopts the CEQA findings, including its mitigation measures and statement of overriding considerations among other approvals, for purposes of the actions set forth herein and agrees to make improvement measures I-TR-1 and I-TR-2, as shown on Exhibit 2 of the CEQA Findings, conditions of this project approval; and be it

FURTHER RESOLVED, That the Recreation and Park Commission agrees to the recommended conditions for inclusion as part of the finding of consistency with the General Plan as indicated in Planning Commission Motion No. 18323, Exhibit A. Said Motion is incorporated herein by reference; and be it

FURTHER RESOLVED, That the Recreation and Park Commission approves the Joe DiMaggio Playground/North Beach Public Library Master Plan. The Master Plan encompasses authorization to the Library Commission to build the new North Beach Branch Library project, including, but not limited to the design and construction of a new two-story library at 701 Lombard Street and on a portion of Mason Street as proposed for vacation, associated site improvements, the demolition of the existing North Beach Branch Library at 2000 Mason Street, and all permits, approvals, and financing necessary to implement these and related actions for the North Beach Library. The Master Plan also includes reorganization and modification of the uses of Joe DiMaggio Playground, improvements to the former Mason Street not occupied by the proposed library, and related site preparation, excavation, and construction to

implement the Master Plan. (These actions are collectively referred to as the "Project"); and be it

FURTHER RESOLVED, That the Recreation and Park Commission authorizes the Library Commission to locate, build, and take all actions necessary to construct the new North Beach Library at the site of 701 Lombard, as generally shown in the Master Plan, to keep the existing library at 2000 Mason Street open to the public until such time that construction of a new library at 701 Lombard Street is completed and a new library is opened to the public, and to demolish the existing Library at 2000 Lombard; and be it

FURTHER RESOLVED, That the Recreation and Park Commission designates the site at 701 Lombard and a portion of former Mason Street as set forth in the Master Plan as the area for the North Beach Library; and be it

FURTHER RESOLVED, That the Recreation and Park Commission agrees to accept the interdepartmental transfer of the portion of Mason Street between Lombard Street and Columbus Avenue to be vacated as set forth in the Street Vacation Ordinance. Said Ordinance is incorporated herein by reference; and be it and be it

FURTHER RESOLVED, That the Recreation and Park Commission hereby designates 701 Lombard Street and the portion of Mason Street to be vacated as part of the Joe DiMaggio Playground; and be it

FURTHER RESOLVED, That the Recreation and Park Commission urges the San Francisco Board of Supervisors to amend the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library and approve the street vacation of the one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio

Playground Master Plan and interdepartmental transfer of the former Mason Street to the Recreation and Park Commission all as set forth in the Street Vacation Ordinance; and be it

FURTHER RESOLVED, That the Recreation and Park Commission authorizes the Recreation and Park Department to take all actions necessary to implement the Project that are within the Commission's jurisdiction, including, but not limited to, signing a Memorandum of Understanding between the San Francisco Public Library and the Recreation and Parks Department to set expectations and outcomes regarding the design, operations, and funding of improvements to the expanded Joe DiMaggio Playground spaces made available by the vacation of Mason Street; working with the Library staff to obtain permits and approvals necessary to construct the new North Beach Library and demolish the existing North Beach Branch Library; entering into a Memorandum of Understanding with the San Francisco Public Utilities Commission concerning underground utilities in the former Mason Street; seeking funding, grants, and other revenue sources to allow for the implementation of the Master Plan; and obtaining other needed approvals and authorizations, such as a lot line adjustment to merge 701 Lombard and the former Mason Street area; and, be it

Approved on April 25, 2011 by the following vote

Ayes	6
Noes	0
Absent	1



Margaret A. McArthur, Secretary  
San Francisco Recreation and Park Commission



**ATTACHMENT A**  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF THE**  
**SAN FRANCISCO RECREATION AND PARK COMMISSION**

**I. PREAMBLE**

In determining to approve those aspects of the North Beach Public Library and Joe DiMaggio Master Plan Project located at 701 Lombard Street and 2000 Mason Street (referred to herein as the "Project", the "Master Plan", or the "Master Plan Project") within its jurisdiction, the San Francisco Recreation and Park Commission ("Commission" or "City") makes and adopts the following findings of fact regarding the Project and mitigation measures based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

This document is organized as follows:

**Section II** provides a description of the proposed Master Plan Project, the environmental review process for the Project, the Commission actions to be taken, and the location of records.

**Section III** lists the Project's less-than significant impacts and sets forth findings as to the disposition of the mitigation measures proposed in the Final EIR ("FEIR"). Exhibit 1, attached, contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Draft Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The Mitigation Monitoring and Reporting Program is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Exhibit 1 also specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule. Exhibit 2 contains recommended measures that would improve the project but are not required to mitigate environmental impacts as identified in the FEIR.

**Section IV** identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in Exhibit 1.

**Section V** identifies the Project alternatives that were analyzed in the EIR and discusses the reasons for their rejection.

**Section VI** sets forth the Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

**II. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND**

**a. Project Description**

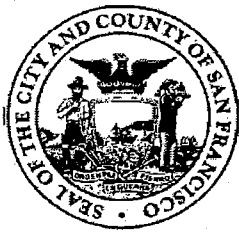
The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to adopt the Master Plan Project. The Project area encompasses 701 Lombard Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason (also known as 661 Lombard) Street, the entire block bounded by Lombard, Powell, and

**EXHIBIT 1:**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p><b>M-CP-1. Archeological Resources</b></p> <p>The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).</p> <p>The project sponsors shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor, to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms), or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	<p>Project sponsors.</p>	<p>Prior to any soil-disturbing activities.</p>	<p>Project sponsors to provide affidavit to the ERO, confirming that all field personnel have received copies of the "ALERT" Sheet.</p>	<p>Considered complete upon ERO receipt of affidavit.</p>
<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.</p>	<p>Project sponsors, contractor(s), and archeologist.</p>	<p>During soil-disturbing activities.</p>	<p>ERO to prepare memorandum to file indicating results of consultation with archeologist.</p>	<p>Considered complete upon letter of ERO's drafting of memo or ERO's direction to implement further measures.</p>







Edwin M. Lee, Mayor

Edward D. Reiskin, Director



(415) 554-5827  
FAX (415) 554-5324  
<http://sfdpw.org>

Department of Public Works

**BUREAU OF STREET-USE & MAPPING**

875 Stevenson Street, Room 410, S.F., CA 94103

**Bruce R. Storrs, City and County Surveyor**

**DPW Order No: 179,289**

**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS**

Re: Determination to vacate a one block portion of the public right-of-way on Mason Street between Lombard Street and Columbus Avenue pursuant to California Streets and Highways Code Sections 8300 et seq. and Section 787(a) of the San Francisco Public Works Code.

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

WHEREAS, On February 8, 2011 the staff for the Recreation and Parks Department and the DPW Project Management Bureau on behalf of the San Francisco Public Library submitted a request to the Department of Public Works to vacate one block portion of the public right-of-way on Mason Street between Lombard Street and Columbus Avenue (the "Vacation Area") to enable construction of the new North Beach Library and expansion of the Joe DiMaggio Playground onto to the former street area; and

WHEREAS, The Vacation Area is specifically shown on the attached draft SUR Map No. 3011, dated March 31, 2011; and

WHEREAS, Pursuant to the California Streets and Highway Code, the Department has initiated the process to vacate the Vacation Area; and

WHEREAS, In the attached Motion No. \_\_\_\_\_ dated April 21, 2011, the Planning Commission determined that the proposed vacation and other actions contemplated herein are consistent with the General Plan and the eight priority policies of Planning Code Section 101; and

WHEREAS, On February 10, 2011 the Department sent notice of the proposed street vacations, SUR drawings, a copy of the petition letter, and a DPW referral letter to the Department of Telecommunications, MUNI, Pacific Bell, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT), and the Public Utility Commission ("PUC"). No utility company or agency objected to the proposed vacations; however, the PUC and PG&E have existing facilities in the Vacation Area. As set forth in this Order, the PUC has agreed to enter into a subsequent agreement with the Recreation and Park Department concerning access to and maintenance of PUC facilities. PG&E has informed the Department that, depending on its future decision for service provision, it is not certain whether it will continue to need any facilities in the Vacation Area; and

WHEREAS, The Vacation Area has no adjoining property owners other than the Recreation and Park Department, on behalf of the City and County of San Francisco, so no notices were sent to private property owners; and

WHEREAS, In a memorandum dated April 5, 2011 the PUC agreed to enter into a subsequent agreement with the Recreation and Park Department prior to the effectiveness of the street vacation that would provide for access to and maintenance of PUC facilities in the Vacation Area. A copy of this authorization is on file with the Department; and

WHEREAS, Pursuant to the Streets and Highways Code Section 892, the Department determines that the Vacation Area is unnecessary for non-motorized transportation as there are multiple streets surrounding that Vacation Area that remain available for such transportation and those members of the public availing themselves of non-motorized transportation will not be inconvenienced by the proposed street vacation. In addition, the Vacation Area, pursuant to the North Beach Public Library and Joe DiMaggio Playground Master Plan, will remain available for passive recreational use, including some forms of non-motorized transportation; and

WHEREAS, In a memorandum dated April 18, 2011, from the City's Director of Property to the Recreation and Park Department, the Director of Property determined that an interdepartmental transfer of the Vacation Area from the Department to the Recreation and Park Department was acceptable for the reasons set forth in the proposed Street Vacation Ordinance; and

WHEREAS, The Recreation and Park Department has requested that the Mason Street should remain under its current active street use status until the San Francisco Public Library begins construction of the new North Beach Library; 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(a) of the San Francisco Public Works Code.
3. The Vacation Area to be vacated is shown on the draft SUR Map No. 3011.
4. The Vacation area is necessary for the construction of the new North Beach Library and expansion of the Joe DiMaggio Playground pursuant to the North Beach Public Library and Joe DiMaggio Playground Master Plan.
5. The Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, or public service easement purposes as described herein.
6. 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 for a non-motorized transportation facility.
7. The interdepartmental transfer of the Vacation Area from the Department to the Recreation and Park Department, as confirmed by the Director of the Real Estate Division, serves the public purposes as set forth in the proposed Street Vacation Ordinance.
8. There are no physical public or private utilities or utility facilities within the Vacation Area except for PG&E for power and gas transmission purposes, and PUC for sanitary sewer purposes.
9. The public interest, convenience and necessity require the City to recognize: (a) the right of the PUC to have continued access to the Vacation Area for purposes of maintaining its facilities, (2) PG&E, depending on its future assessment of service provision, may require an easement or similar right to have continued access to the Vacation Area for purposes of maintaining its facilities, (3) the public interest, convenience and necessity require that prior to the final and effective date of the Street Vacation, the Recreation and Park Department and the PUC enter into a memorandum of understanding concerning access to and maintenance of said PUC facilities and the City's Division of Real Estate, if necessary, enter into an easement or other document with PG&E concerning access to and maintenance of said PG&E facilities.
10. The public interest, convenience and necessity require that, except as provided in this Order, no other easements or other rights be reserved for any public or private utility 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.
11. The Vacation Area is unnecessary for the City's present or prospective public street purposes, subject to satisfaction of the condition specified below: (a) the Vacation Area should be conditionally vacated so that it is

not deemed final and effective until the same time as the City issues a site or building permit for the new North Beach Public Library to be constructed partially on the Vacation Area; (b) until the time that the condition specified in Subsection (a) is satisfied, Mason Street shall remain a dedicated public street; (c) the interdepartmental transfer of the Vacation from the jurisdiction of the Department of Public Works to the Recreation and Park Department will further a proper public purpose by preserving the subject area for park and recreational purposes, including construction of a library; (d) the interdepartmental transfer shall occur simultaneously with the street vacation being final and effective; and (e) there are no physical public and private utilities affected by the vacation of the Vacation Area except as stated above.

**NOW THEREFORE BE IT ORDERED THAT,**

The Director approves all of the following documents attached hereto:

1. Ordinance to vacate Mason Street between Lombard Street and Columbus Avenue;
2. Vacation Area SUR Map No. 3011

The Director further recommends the Board of Supervisors move forward with the legislation to vacate said 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 the Division of Real Estate, 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 (the filing of the Ordinance in the Official Records of the City and County of San Francisco, designating the Recreation and Park Department as the City department with jurisdiction over the Vacation Area, and entering into an easement or other agreement with PG&E, if necessary, concerning access to and maintenance of PG&E facilities in the Vacation Area as set forth in this Ordinance).

**Attachments:**

1. SUR Map No. 3011, dated March 31, 2011.
2. Planning Commission Motion No. \_\_\_\_\_, dated April 21, 2011.
3. Memo from Director of Property to Director of Public Works concerning the vacation and interdepartmental transfer, dated April 18, 2011.

Edward D. Reiskin  
Director of Public Works

**RECOMMENDED:**


Bruce R. Storrs  
City and County Surveyor  
Bureau of Street-Use and Mapping

Fuad S. Sweiss  
City Engineer & Deputy Director for Engineering

cc. Board of Supervisors (signed)  
Ed Harrington, PUC  
John Malamut, City Attorney's Office  
Jerry Sanguinetti, DPW-BSM  
Bruce Storrs, County Surveyor  
John Updike, DRE

APPROVED: April 21, 2011

Edward D. Reiskin

 Click here to sign this section

4/21/2011

**X** Bruce R. Storrs

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Signed by Storrs, Bruce [View details](#)  
on Thursday, April 21, 2011 3:32 PM (Pacific Daylight Time)

4/21/2011

**X** Fuad Sweiss, City Engineer

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Signed by Sweiss, Fuad [View details](#)  
on Thursday, April 21, 2011 4:12 PM (Pacific Daylight Time)



*John Updike*  
*Acting Director of Real Estate*



**MEMORANDUM**

Date: April 18, 2011

To: Karen Mauney-Brodek, Deputy Director for Park Planning  
Planning & Capital Division  
Rec-Park Department

From: John Updike, Acting Director of Property  
Real Estate Division

Subject: **Mason Street Interdepartmental Transfer of Vacation Area**

This is in response to your inquiry dated April 15, 2011. We have determined that an interdepartmental transfer of the Vacation Area of Mason Street (between Lombard and Columbus) from the Department of Public Works to the Recreation and Park Department is acceptable for the reasons set forth in Clerk of the Board of Supervisors Resolution File No. 11-0314 and Ordinance File No. 11-0316. We therefore have no objections to the proposed transfer.

c: John D. Malamut, Deputy City Attorney  
Mindy Linetzky, Department of Public Works

