

File No. 180637 Committee Item No. 1
 Board Item No. 11

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date September 23, 2019

Board of Supervisors Meeting Date OCTOBER 8, 2019
 Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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- OTHER** (Use back side if additional space is needed)
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 186329 091317</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 187731 052118</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLN General Plan Ref 102616</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Map A-17-180 052118</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Cat Exemption 091916</u> |
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Completed by: Erica Major Date September 19, 2019
 Completed by: Erica Major Date SEPTEMBER 26, 2019

1 [Acacia Street - Dedication as Public Right-of-Way and Acceptance of Sidewalk and Roadway
2 Improvements for Maintenance and Liability]

3 **Ordinance accepting Acacia Street and the irrevocable offer of improvements on**
4 **Acacia Street for City maintenance and liability, subject to specified limitations;**
5 **dedicating Acacia Street and improvements thereon to public use, declaring this area**
6 **as shown on official Public Works drawings as open public right-of-way, and**
7 **designating it for street and roadway purposes; establishing official sidewalk widths,**
8 **public right-of-way widths, and street grades for Acacia Street; accepting two Public**
9 **Works Orders making recommendations and certifications related to the Acacia Street**
10 **improvements; authorizing official acts in connection with this Ordinance; adopting the**
11 **Planning Department's determinations under the California Environmental Quality Act;**
12 **and making findings of consistency with the General Plan, and the eight priority**
13 **policies of Planning Code, Section 101.1.**

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

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

22 Section 1. Background and Findings.

23 (a) According to Public Works Order No. 186329, dated September 13, 2017, certain
24 construction work and improvements ("Improvements"), as specified in said Public Works
25 Order, were completed on August 14, 2017, on a portion of unaccepted City right-of-way
comprised of Acacia Street, between Velasco Street and the northern boundary of San Mateo

1 County (the "Dedication Area"), pursuant to permits issued by Public Works, and said
2 Improvements were completed in accordance with the plans and specifications and to the
3 satisfaction of the Public Works Director.

4 (b) In Public Works Order No. 187731, the Public Works Director and the City
5 Engineer certified that the Improvements were completed in compliance with all City codes,
6 regulations, and standards, and that the Improvements are ready for their intended use.

7 (c) In addition, in Public Works Order No. 187731, the Public Works Director
8 recommended that the Board of Supervisors approve the legislation to: (1) approve Public
9 Works Drawing No. A-17-180 (a copy of which is on file with the Clerk of the Board of
10 Supervisors in File No. 180637 and which is incorporated herein by reference); (2) accept the
11 Dedication Area as shown on Public Works Drawing No. A-17-180 and the irrevocable offer of
12 Improvements for City maintenance and liability; (3) establish official sidewalk widths, public
13 right-of-way widths, and street grades for Acacia Street pursuant to Public Works Drawing No.
14 A-17-180; (4) dedicate the Improvements and the Dedication Area to public use; (4) declare
15 the Dedication Area as open public right-of-way; (5) designate the Dedication Area and
16 Improvements for street and roadway purposes; (6) approve all actions set forth herein and
17 heretofore taken by the Officers of the City with respect to this dedication; and (7) authorize
18 the Mayor, Clerk of the Board, Director of Real Estate, County Surveyor, and Public Works
19 Director to take any and all actions which they or the City Attorney may deem necessary or
20 advisable to effectuate the purpose and intent of this ordinance.

21 (d) The Planning Department, in a determination dated September 19, 2016 ("CEQA
22 Determination"), has determined that the actions contemplated in this ordinance comply with
23 the California Environmental Quality Act (California Public Resources Code Sections 21000 et
24 seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No.
25 180637 and is incorporated herein by reference.

1 (e) The Planning Department, in the General Plan Referral (Case No. 2016-009041
2 GPR, dated October 26, 2016), determined that the actions contemplated in this ordinance
3 are consistent, on balance, with the City's General Plan and eight priority policies of Planning
4 Code Section 101.1. A copy of the General Plan Referral is on file with the Clerk of the Board
5 of Supervisors in File No. 180637, and is incorporated herein by reference.

6 Section 2. Adoptions and Approvals.

7 (a) The Board of Supervisors adopts as its own the General Plan and Planning Code
8 Section 101.1 consistency findings in the General Plan Referral in connection with the
9 acceptance of the Improvements and other actions specified in this ordinance.

10 (b) The Board of Supervisors adopts as its own the Planning Department's
11 determinations in the CEQA Determination.

12 (c) The Board of Supervisors has reviewed and hereby approves Public Works Order
13 Nos. 186329 and 187731, including the City Engineer's and the Public Works Director's
14 determinations and recommendations to dedicate the Dedication Area to public use, declare it
15 as open public right-of-way, designate it for street and roadway purposes, and accept it for
16 City maintenance and liability purposes.

17 Section 3. Dedication of Improvements and Assumption of Maintenance Liability
18 Responsibilities.

19 (a) Pursuant to California Streets and Highways Code Section 1806 and San
20 Francisco Administrative Code Section 1.51 et seq., and Public Works Order Nos. 186329
21 and 187731, the Board of Supervisors dedicates the Dedication Area, declares it as open
22 public right-of-way, and designates it for street and roadway purposes.

23 (b) The Board of Supervisors accepts the Improvements in the Dedication Area for
24 City maintenance and liability purposes, subject to subsection (c) of this Section 3.
25

1 (c) The Dedication Area that the Board of Supervisors has accepted pursuant to
2 subsection (b) is subject to the following: (1) the portions of street being declared as open
3 public right-of-way are from back of sidewalk to back of sidewalk, unless specified otherwise
4 or as shown on the improvement plans; (2) acceptance for City maintenance and liability
5 purposes is from back of curb to back of curb, unless specified otherwise; and (3) sidewalk
6 maintenance is the responsibility of adjacent property owners in accordance with the Public
7 Works Code.

8 Section 4. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and Street
9 Grades.

10 (a) In accordance with Public Works Order No. 187731, the Board of Supervisors
11 hereby establishes the official public right-of-way widths for the portions of Acacia Street
12 within the Dedication Area as shown on Public Works Drawing No. A-17-180.

13 (b) In accordance with Public Works Order No. 187731, Board of Supervisors
14 Ordinance No. 1061, approved December 18, 1903 and titled "Regulating the Width of
15 Sidewalks," a copy of which is in the Book of General Ordinances of the Clerk of the Board of
16 Supervisors, is hereby amended by adding thereto a new section to read as follows:

17 Section 1618. The width of sidewalks on Acacia Street, between Velasco Street and the
18 northern boundary of San Mateo County, shall be modified as shown on the Public Works Drawing No.
19 A-17-180.

20 (c) The sidewalk widths established pursuant to subsection (b) of this Section 4 for the
21 portions of Acacia Street within the Dedication Area do not obviate, amend, alter, or in any
22 other way affect the maintenance obligations of the adjacent property owners as set forth in
23 the Public Works Code.

24 (d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the
25 Board of Supervisors, in accordance with San Francisco Administrative Code Sections 1.51 et

1 seq., shall follow its own procedures for the establishment of street grades. The Board of
2 Supervisors hereby establishes the street grades for the portions of Acacia Street within the
3 Dedication Area as set forth in Public Works Drawing No. A-17-180.

4 (e) The Board of Supervisors hereby directs Public Works to revise the Official Public
5 Right-of-Way Widths, Sidewalk Widths, and Street Grades in accordance with this ordinance.

6 Section 5. Authorization for Implementation.

7 The Mayor, Clerk of the Board of Supervisors, Director of Real Estate, and Public
8 Works Director are hereby authorized and directed to take any and all actions that they or the
9 City Attorney may deem necessary or advisable in order to effectuate the purpose and intent
10 of this ordinance, including, but not limited to, the filing of the ordinance and Drawing No. A-
11 17-180 in the Official Records of the City and County of San Francisco.

12 Section 6. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor's veto of the ordinance.

16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By: 
19 CHRISTOPHER T. TOM
20 Deputy City Attorney

21 n:\egana\as2018\1800619\01279431.docx

LEGISLATIVE DIGEST

[Acacia Street - Dedication as Public Right-of-Way and Acceptance of Sidewalk and Roadway Improvements for Maintenance and Liability]

Ordinance accepting Acacia Street and the irrevocable offer of improvements on Acacia Street for City maintenance and liability, subject to specified limitations; dedicating Acacia Street and improvements thereon to public use, declaring this area as shown on official Public Works drawings as open public right-of-way, and designating it for street and roadway purposes; establishing official sidewalk widths, public right-of-way widths, and street grades for Acacia Street; accepting two Public Works Orders making recommendations and certifications related to the Acacia Street improvements; authorizing official acts in connection with this Ordinance; adopting the Planning Department's determinations under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1

Existing Law

Under California Streets and Highway Code Section 1806, the Board of Supervisors may accept new streets into the City's street system. Board of Supervisors Ordinance No. 1061 establishes the official sidewalks and sidewalk widths in San Francisco. Ordinance No. 1061 is uncodified, but is available in the Book of General Ordinances of the Clerk of the Board of Supervisors, on file with the Clerk's Office.

Amendments to Current Law

This legislation would accept Acacia Street into the City's street system; accept the irrevocable offer of improvements on Acacia Street ("Acacia Street Improvements") for City maintenance and liability, subject to specified limitations; dedicate Acacia Street and the Acacia Street Improvements to public use, declare this area as shown on official Public Works drawings as open public right-of-way, and designate it for street and roadway purposes; and establish official sidewalk widths, public right-of-way widths, and street grades for Acacia Street. In addition, this legislation would accept two Public Works Orders making recommendations and certifications related to the Acacia Street Improvements; authorize official acts in connection with this ordinance; adopt the Planning Department's determinations under the California Environmental Quality Act; and make findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.



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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 186329

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

CERTIFICATE OF COMPLETION

OWNER: City & County of San Francisco

CONTRACT TITLE: Accacia Street development

CONTRACTOR: SIA Consulting Group
1256 Howard St.
San Francisco, CA 94103

REFERENCE: Permits 16E-0357, 16E-0384, and 16IE-0358

GENERAL STATEMENT OF WORK DONE AND LOCATION:

Accacia Street was developed between Velasco Street and the County Line. The work done consisted of performing earth work; installing an 8 inch water line, a manhole, and a 15 inch drain line; constructing an asphalt wearing surface on a concrete base, concrete sidewalk, and concrete curb; and doing all related and incidental work.

The above work was completed on August 14, 2017 in accordance with the plans and specifications thereof, and to the satisfaction of the Director of Public Works.

9/12/2017

9/13/2017

X

Thomas, John
Deputy Director & City Engineer
Signed by: Thomas, John

X Mohammed Nuru

Nuru, Mohammed
Director
Signed by: Nuru, Mohammed





Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103

(415) 554-5827 www.SFPublicWorks.org



Mark Farrell, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 187731

Determination to recommend the formal dedication and acceptance of the sidewalk, roadway, and utility infrastructure and related and incidental work (as described in Public Works Order No. 186329, the “Improvements”) on currently unaccepted City right-of-way comprised of Acacia Street, between Velasco Street and the northern boundary of San Mateo County.

WHEREAS, Under City permits issued to a private developer, the Improvements were constructed on currently unaccepted City right-of-way on Acacia Street, City County of San Francisco (fronting Assessor’s Block 6317, Lot 001), between Velasco Street and the northern boundary of San Mateo County; and

WHEREAS, The Improvements were constructed in order to provide street access between the City and County of San Francisco and twelve newly constructed single-family homes in Daly City, San Mateo County; and

WHEREAS, Public Works Order No. 186329, dated September 13, 2017, was a Certificate of Completion stating the Improvements had been completed on August 14, 2017, in accordance with the plans and specifications and to the satisfaction of the Public Works Director; and

WHEREAS, The Planning Department, in the General Plan Referral (Case No. 2016-009041 GPR) dated October 26, 2016, determined the City’s acceptance of Acacia Street for maintenance and liability purposes is, on balance, in conformity with the General Plan; and

WHEREAS, The Planning Department, in a document titled “CEQA Categorical Exemption Determination,” and dated September 19, 2016, determined that construction of the Improvements is categorically exempt under the California Environmental Quality Act (“CEQA,” California Public Resources Code Sections 21000 et seq.) and no further environmental review is required; and

WHEREAS, Public Works Drawing No. A-17-180, dated May 21, 2018 and titled “MAP SHOWING THE OPENING OF ACACIA STREET,” provides details of the official grades and alignment of Acacia Street sidewalks and roadway; and

NOW, THEREFORE BE IT ORDERED THAT:



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


1. Draft Ordinance to dedicate the Dedication Area
2. Drawing A-17-180, "MAP SHOWING THE OPENING OF ACACIA STREET"

The City Engineer and the Public Works Director hereby certify that: (a) the Improvements have been completed in accordance with the plans and specifications therefor, and in compliance with all City codes, regulations, standards; and (b) the Improvements are ready for their intended use. The Director recommends that the Board of Supervisors move forward with the legislation to dedicate and accept said Dedication Area and Improvements, and to approve all of the map listed above.

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

Attachments:

1. Draft Ordinance to dedicate the Dedication Area
2. Drawing A-17-180, "MAP SHOWING THE OPENING OF ACACIA STREET"

 Expired certificate

5/21/2018

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director
Signed by: Nuru, Mohammed



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



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

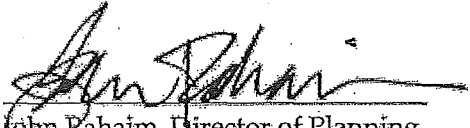
Date: October 26, 2016
Case No. Case No. 2016-009041GPR
City acceptance of Acacia Street for maintenance and liability purposes associated with development of 12, single-family homes in Daly City.

Block/Lot No.: Fronting 6317/001 (Acacia Street south of Velasco Avenue)
Project Sponsor: Sufi Hariri
1256 Howard Street
San Francisco, CA 94103

Applicant: Javier Rivera
Assistant Engineer
San Francisco Public Works
Bureau of Street Use & Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Staff Contact: Patrick Race – (415) 575-9132
patrick.race@sfgov.org

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

Recommended By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the City's acceptance of Acacia Street, south of Velasco Avenue for maintenance and liability purposes. The project is immediately adjacent to the Daly City border and is associated with the development of 12, single-family homes fronting Acacia Street on the Daly City side. The project fronts assessor's block 6317 Lot 001, also being 201 Velasco Ave. Currently Acacia Street is an undeveloped dedicated but unaccepted public right-of-way. Presently the entire length of Acacia is being developed.

Acacia Street intersects with Velasco Avenue, runs north to south, with only a small portion of the street being within the City & County of San Francisco. The westerly side of Acacia Street has a length of approximately 50.5 feet, while the easterly side has a length of 29 feet. The

approximate square footage that would be accepted by the City is 2400 square feet. The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The project was determined to be categorically exempt under CEQA Guidelines Section 15301 on 9/19/16 (Planning Case No. 2016-009041GPR).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's acceptance of Acacia Street, south of Velasco Avenue for maintenance and liability purposes. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, in-conformity with the following Objectives and Policies of the General Plan:

TRANSPORTATION ELEMENT

OBJECTIVE 1

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

POLICY 1.2

ENSURE THE SAFETY AND COMFORT OF PEDESTRIANS THROUGHOUT THE CITY. Safety is a concern in the development and accommodation of any part of the transportation system, but safety for pedestrians (which includes disabled persons in wheelchairs and other ambulatory devices) should be given priority where conflicts exist with other modes of transportation. Even when the bulk of a trip is by transit, automobile or bicycle, at one point or another nearly every person traveling in San Francisco is a pedestrian.

The newly extended Acacia Street will provide a safe route for pedestrians as it includes a curbed sidewalk. Accepting the street will ensure that it will be maintained as a safe pedestrian way.

POLICY 1.6

ENSURE CHOICES AMONG MODES OF TRAVEL AND ACCOMMODATE EACH MODE WHEN AND WHERE IT IS MOST APPROPRIATE.

San Francisco and the Bay Area have various means of travel: automobile, bus, streetcar, walking, taxi, cable car, ferry, railroad, BART and bicycling. Flying is occasionally used as a means of intra-regional travel. Each mode of travel has special advantages or disadvantages for

certain types of trips and for certain origins and destinations. The least costly or most convenient means to satisfy travel demand is not necessarily the best investment in the context of comprehensive planning: cost or convenience must usually be balanced against effects on the environment and impact on land use and development patterns. However, it should be remembered that some modes such as walking and bicycling can be utilized on many streets with minimal environmental and land use impact.

Acacia Street will provide greater access to and within the neighborhood and will accommodate pedestrians, bicycles and automobile.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Sidewalks should be sufficiently wide to comfortably carry existing and expected levels of pedestrians, and to provide for necessary pedestrian amenities and buffering from adjacent roadways. The need for these elements varies by the street context – sidewalk width should be based on the overall context and role of the street.

The newly extended Acacia Street will provide additional pedestrian space via new sidewalks. City acceptance of the street will ensure that this space is well-maintained and safe.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION

POLICY 1.2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Streets are a stable and unifying component of the city pattern. Changes in the street system that would significantly alter this pattern should be made only after due consideration for their effects upon the environment. Such changes should not counteract the established rhythm of the streets with respect to topography, or break the grid system without compensating advantages.

The width of streets should be considered in determining the type and size of building development, so as to provide enclosing street facades and complement the nature of the street. Streets and development bordering open spaces are especially important with respect to the strength and order in their design. Where setbacks establish facade lines that form an important component of a street's visual character, new and remodeled buildings should maintain the existing facade lines.

Streets cutting across the normal grid pattern produce unusual and often beneficial design relationships that should not be weakened or interrupted in building development. Special consideration should be given to the quality of buildings and other features closing major vistas at the ends of these and other streets.

Acacia Street has been extended to Velasco Avenue and will complete the street grid at this location, increasing physical and visual connection. Acceptance of this street would ensure that it's well-maintained and safe for all to use.

OBJECTIVE 4

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

POLICY 4.5

Provide adequate maintenance for public areas.

In view of the importance attached to the cleaning, paving and other maintenance of streets as an index of neighborhood upkeep, and as a stimulant to private improvements, these types of programs should be carried on continuously and effectively.

The same degree of maintenance should be accorded to parks, buildings and other public facilities. In both the initial design and the upkeep of these facilities, the image of government and of its role in the community should be made attractive and inviting. Special attention should be given to the landscaping of public buildings.

Accepting the portion of Acacia Street within the city limits of San Francisco will ensure that it is well-maintained and safe.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

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

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

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.

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

The Project would have no adverse effect on the City's supply of affordable housing.

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

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The Project would not affect the existing economic base in this area.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

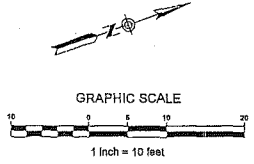
The Project would have no effect on this policy.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

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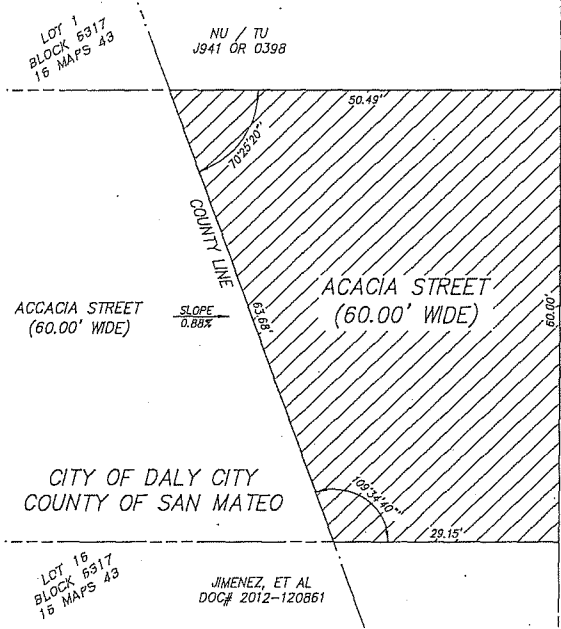
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LEGEND

----- PROPERTY LINE

▨ AREA DEDICATED AS RIGHT-OF-WAY



VELASCO AVENUE (50.00' WIDE)

CITY AND COUNTY OF SAN FRANCISCO

APPROVED AS TO FORM:

APPROVED THIS 21ST DAY OF MAY, 2018

BY: [Signature]
CITY AND COUNTY SURVEYOR



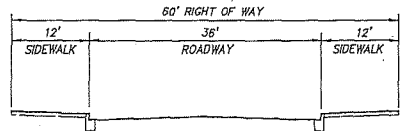
THIS MAP COMPRISING OF ONE (1) SHEET, IS APPROVED AND MADE OFFICIAL AND THE PARCEL SHOWN HEREON IS DECLARED TO BE OPEN PUBLIC STREET, DEDICATED TO PUBLIC USE TO BE KNOWN BY NAME AS SHOWN ON THIS MAP BY ORDINANCE NO. _____ OF THE BOARD OF SUPERVISORS, ADOPTED THIS _____ DAY OF _____, 2018.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ A.M. IN BOOK _____ OF SURVEY MAPS, AT PAGE _____, AT THE REQUEST OF THE COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.

SIGNED _____
COUNTY RECORDER

MAP SHOWING THE OPENING OF
ACACIA STREET



SECTION
ACACIA STREET
NOT TO SCALE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING

SCALE: 1" = 10'

REFERENCE:
"MAP OF BLAINE, DEERING AND SAMUELS TRACT"
FILED OCTOBER 18, 1927 IN BOOK 16 OF MAPS AT
PG. 43, OFFICIAL RECORDS OF SAN MATEO COUNTY

SHEET 1 OF 1 SHEET	A-17-180
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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
17-23 Accacia Street		N/A	
Case No.	Permit No.	Plans Dated	
2016-009041GPR			
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Construct roadway improvements along Acacia Street south of Velasco Avenue for access to 12 new single-family homes in Daly City.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER


Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Facade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i> :
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments <i>(optional)</i> :	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Project Approval Action: Board of Supervisors hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature:  Digitally signed by Jean Poling Date: 2016.09.19 11:23:43 -07'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. <small>DATEX FORM</small>	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



London Breed
Acting Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Bureau of Street Use & Mapping
Manager

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
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June 7, 2018

Ms. Angela Calvillo
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

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BOARD OF SUPERVISORS
SAN FRANCISCO

2018 JUN -7 PM 2:09

BY *[Signature]*

Ms. Calvillo,

On behalf of Public Works I would like to submit the attached legislation accepting Acacia Street and the irrevocable offer of improvements on Acacia Street for City maintenance and liability, subject to specified limitations; dedicating Acacia Street and improvements thereon to public use, declaring this area as shown on official Public Works drawings as open public right-of-way, and designating it for street and roadway purposes; establishing official sidewalk widths, public right-of-way widths, and street grades for Acacia Street; accepting two Public Works Orders making recommendations and certifications related to the Acacia Street improvements; authorizing official acts in connection with this ordinance; adopting the Planning Department's determinations under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1

The following items are attached:

1. Ordinance – signed by the city attorney's office (original plus 2 copies)
2. Legislative Digest (2 copies)
3. Public Works Map A-17-180
4. General plan approval Case No. 2016.009041GPR
5. Certificate of Completion PW Order 186,329
6. PW Order 187,731

Electronic versions of the attached documents have been submitted via email.

Thank you for your time.

Javier Rivera
Javier Rivera, P.E.
Associate Engineer and Project Manager Assistant
Office of the City & County Surveyor

