

File No. 160105

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date February 29, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- Memorandum of Understanding (MOU)
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 - Ethics Commission
- Award Letter
- Application
- Form 700
- Vacancy Notice
- Information Sheet
- Public Correspondence

OTHER (Use back side if additional space is needed)

- SUR Map 2015-003
- General Plan Referral
- DPW Order No. 184148
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Alisa Somera

Date February 26, 2016

Completed by: _____

Date _____

1 [Resolution of Intent - Street Vacation - Part of Chinese Hospital Improvements - James Alley]

2
3 **Resolution declaring the intention of the Board of Supervisors to order the vacation of**
4 **James Alley, generally bounded by Assessor's Block No. 0192 and Jackson Street, as**
5 **part of improvements to the Chinese Hospital, subject to certain conditions; and**
6 **setting the hearing date for all persons interested in the proposed vacation of said**
7 **public right-of-way.**

8
9 WHEREAS, This vacation proceeding for James Alley, generally bounded by
10 Assessor's Block No. 0192 and Jackson Street (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 California Streets and Highways Code and such
16 rules and conditions as adopted by the Board of Supervisors; and

17 WHEREAS, The location and extent of the Vacation Area is more particularly described
18 on the Public Works ("PW") SUR Map No. 2015-003, dated October 15, 2015, a copy of which
19 is on file with the Clerk of the Board of Supervisors in File No. 160105 and incorporated herein
20 by reference; and

21 WHEREAS, The vacation of the Vacation Area is necessary for related improvements
22 to the Chinese Hospital; and

23 WHEREAS, In a letter dated November 26, 2014, (the "Planning Letter"), the City
24 Planning Department determined that the proposed vacation is consistent with the General
25 Plan, and with the eight priority policies of City Planning Code, Section 101.1; and

1 WHEREAS, A copy of said letter is on file with the Clerk of the Board of Supervisors in
2 File No. 160105; and

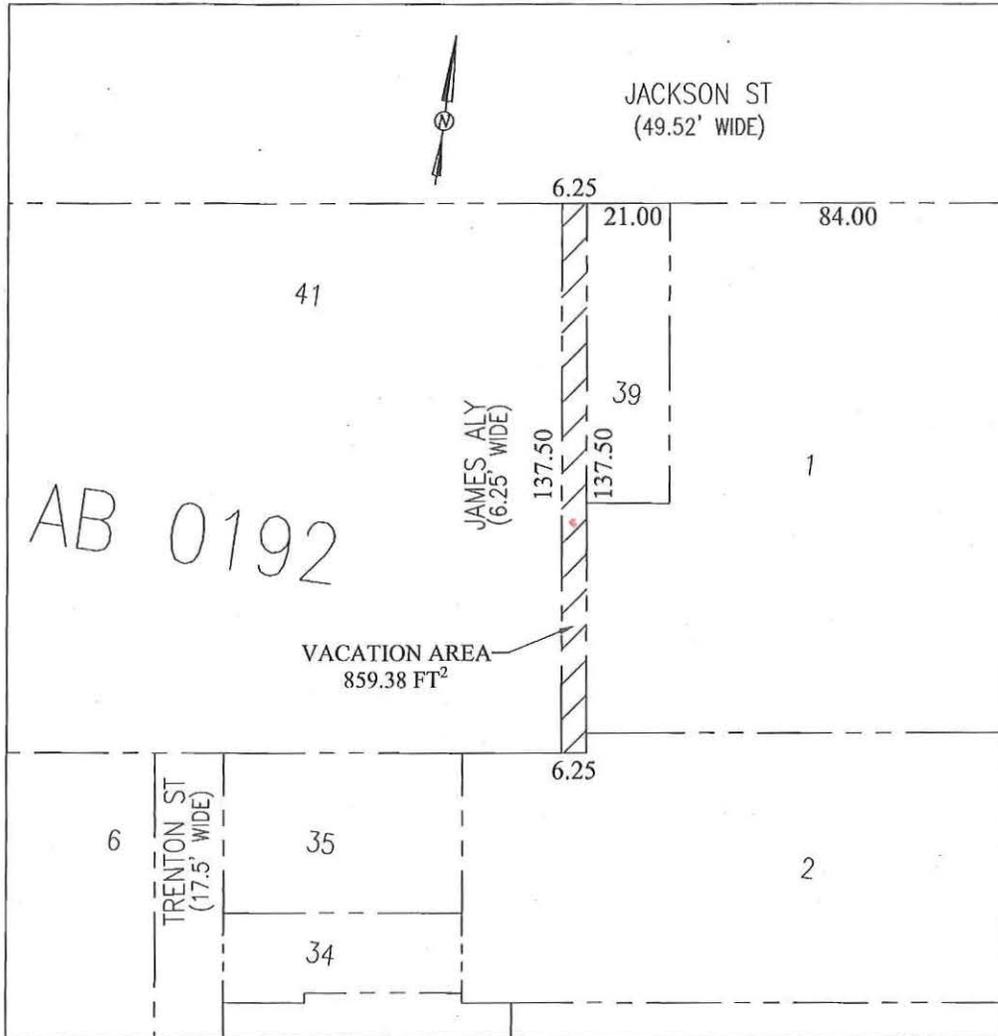
3 WHEREAS, In PW Order No. 184148, dated October 15, 2015, a copy of which is on
4 file with the Clerk of the Board of Supervisors in File No. 160105 and incorporated herein by
5 reference, the Director of Public Works determined that: (a) the Vacation Area is unnecessary
6 for the City's present or prospective public street, sidewalk, and service easement purposes;
7 (b) with exception of those easements noted for AT&T California and Assessor's Block No.
8 0192, Lot No. 039, the public interest, convenience, and necessity do not require any
9 easements or other rights be reserved for any public or private utility facilities that are in place
10 in the Vacation Area and that any rights based upon any such public or private utility facilities
11 not specifically excepted shall be extinguished upon the effectiveness of the vacation; (c) in
12 accordance with Streets and Highways Code, Sections 892 and 8314, James Alley is no
13 longer useful as a nonmotorized transportation facility; and (d) the consent of all property
14 owners adjacent to the Vacation Area was obtained by the applicant; now, therefore be it

15 RESOLVED, That under California Streets and Highway Code, Sections 8300 et seq.,
16 the Board of Supervisors hereby declares that it intends to order the vacation of James Alley
17 as shown on PW SUR Map No. 2015-003, subject to the conditions and reservations
18 described above; and, be it

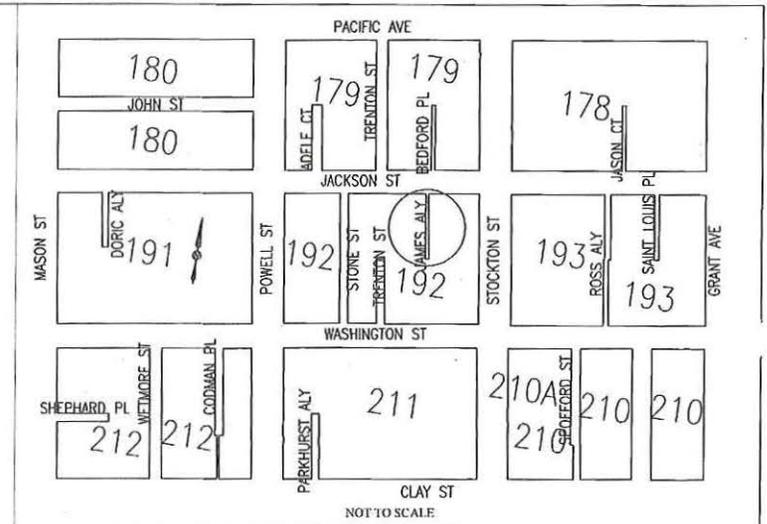
19 FURTHER RESOLVED, That notice is hereby given that on _____, 2016, at
20 approximately 3:00 P.M. in the Legislative Chamber of the Board of Supervisors, all persons
21 interested in or objecting to the proposed vacation will be heard; and, be it

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

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STOCKTON ST
(68.19' WIDE)

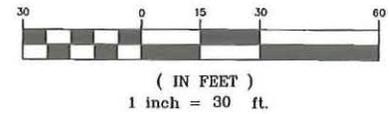


LEGEND

VACATION AREA

PROPERTY LINE

GRAPHIC SCALE



REFERENCES:
GM 007
DM 007

HISTORIC BLOCK
DIAGRAM 0192a

APPROVED:

BRUCE R. STORRS
CITY & COUNTY SURVEYOR

DATE
10/15/15



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
STREET VACATION OF JAMES ALLEY BOUNDED BY JACKSON
STREET AND ASSESSOR'S BLOCK 0192
FILE: SUR 2015-003 SHEET 1 OF 1 SCALE: 1:30 CHANGE



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: November 26, 2014

Case No. Case No. 2014.1396R
James Alley Street Vacation

Block/Lot No.: 0192/039

Project Sponsor: Javier Rivera
San Francisco Department of Public Works
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Applicant: Same as Above

Staff Contact: Lily Langlois – (415) 575-9083
lily.langlois@sfgov.org

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

Recommended By: 
John Rahaim, Director of Planning

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

14 DEC -4 AM 4:12
RECEIVED

PROJECT DESCRIPTION

The project proposes to vacate James Alley. James Alley is a non-standard street with a width of 6.25 feet. The vacation of the alley is to accommodate hospital uses for the new Chinese Hospital. The design and landscaping of James Alley should be consistent with the project description and conditions of approval as approved by the Planning Commission on July 12, 2012 under Motion 18664.

ENVIRONMENTAL REVIEW

The project was evaluated in the 835-845 Jackson Street Chinese Hospital Replacement Project Final Environmental Impact Report, certified July 12, 2012, Planning Commission Motion No. 18660.

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.

Neighborhood Environment

OBJECTIVE 4

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

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 would 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 adverse effect on historic buildings or landmarks.

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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cc: Javier Rivera, SFDPW

I:\Citywide\General Plan\General Plan Referrals\2014\2013.001396GPR James Alley Vacation.docx



Edwin M. Lee, Mayor
Mohammed Nuru, Director

San Francisco Public Works
Office of the Deputy Director & City Engineer, Fuad Sweiss
Bureau of Street-Use & Mapping
1155 Market Street, 3rd Floor
San Francisco Ca 94103
(415) 554-5810 www.sfdpw.org



Bruce R. Storrs, City and County Surveyor

DPW Order No: 184148

Determination to recommend vacating James Alley, generally bounded by Assessor's Block 0192 and Jackson Street, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Section 787 of the San Francisco Public Works Code.

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

WHEREAS, James Alley, generally bounded by Assessor's Block 0192 and Jackson Street, the area to be vacated ("the Vacation Area"), is specifically shown on SUR Map 2015-003, dated October 15, 2015; and

WHEREAS, On November 26, 2014, the Department of City Planning (Case No. 2014.1396R) found that the proposed Vacation is on balance in conformity with the General Plan and Planning Code Section 101.1, and the under the California Environmental Quality Act.

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

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a DPW referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, 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, and the Public Utility Commission ("PUC"). No utility company or agency objected to the proposed vacation, and the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The consent of all property owners adjacent to the Vacation Area was obtained by the applicant; and

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

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

1. The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 et seq.
2. The vacation is being carried out pursuant to section 787 of the San Francisco Public Works Code.
3. The Vacation Area to be vacated is shown on the SUR Map No. 2015-003.
4. The Vacation Area will be used as open space for the Chinese Hospital, provided that the Vacation Area is transferred to the Chinese Hospital and thereafter developed as contemplated.
5. The Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, or public service easement purposes, with exception of a permanent easement for the benefit of the San Francisco Public Utility Commission, with the right at any time or from time to time to construct, maintain, operate, replace, remove, renew, and enlarge lines of pipes, and other convenient structures, equipment and fixtures for the operation of storm drains, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of James Alley so vacated and abandoned.
6. Pursuant to the Streets and Highways Code Section 892, the Vacation Area is not useful as a non-motorized transportation facility for the reasons set forth herein.
7. 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 utilities or facilities that are in place in such vacation area and that any rights based upon any such public or private utilities or facilities may be extinguished. Reserving therefrom pursuant to the provision of Section 8340 of the Street and Highways Code and for the benefit of the property at 821-823 Jackson Street, also known as Assessor's Block 0192 Lot 039, the permanent easement and right at any time or from time to time to construct, maintain, operate, replace, remove, renew, and other convenient structures, equipment and fixtures for the operation of PG&E gas meters, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of James Alley so vacated and abandoned.

NOW THEREFORE BE IT ORDERED THAT,

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

1. Ordinance to vacate the Vacation Area;
2. Vacation Area SUR Map No. 2015-003



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

The Director recommends that the Board of Supervisors move forward with the legislation to vacate said Vacation Area.

The Director recommends the Board of Supervisors approve all actions set forth herein and heretofore taken by the Officers of the City with respect to this vacation. The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

Attachments:

1. SUR Map NO. 2015-003, dated October 15, 2015.
2. Planning Department letter, dated November 26, 2014.
3. Street vacation description (Exhibit A).
4. Street vacation Plat (Exhibit B).

10/15/2015

10/15/2015

X Bruce R. Storrs

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

X

Fuad Sweiss
Sweiss, Fuad
Deputy Director & City Engineer
Signed by: Sweiss, Fuad

10/15/2015

X Mohammed Nuru

Nuru, Mohammed
Director
Signed by: Nuru, Mohammed



BOARD of SUPERVISORS



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

MEMORANDUM

TO: Mohammed Nuru, Director, Public Works
FROM:  Alisa Somera, Assistant Clerk, Board of Supervisors
DATE: February 9, 2016
SUBJECT: INTRODUCED LEGISLATION

On February 2, 2016, the Board of Supervisors received the following legislation introduced by Supervisor Peskin:

File No. 160105

Resolution declaring the intention of the Board of Supervisors to order the vacation of James Alley, generally bounded by Assessor's Block No. 0192 and Jackson Street, as part of improvements to the Chinese Hospital, subject to certain conditions; and setting the hearing date for all persons interested in the proposed vacation of said public right-of-way.

This matter is being referred to you since it may affect your department.

If you have any comments or reports to be considered with the proposed legislation, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email: alisa.somera@sfgov.org.

c: Frank Lee, Public Works

President, District 5
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-7630
Fax No. 554-7634
TDD/TTY No. 544-5227

*Bas-11, LZ
Clerk,
Leg Dep, Dep city
attg,
Mayor*

London Breed

PRESIDENTIAL ACTION

Date: February 11, 2016
To: Angela Calvillo, Clerk of the Board of Supervisors

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 FEB 11
PM 12:26

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 160105 Peskin
(Primary Sponsor)

Title. Resolution of Intent - Street Vacation - Part of Chinese Hospital
Improvements - James Alley

Transferring (Board Rule No 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____ Meeting
(Date) (Committee)

London Breed, President
Board of Supervisors

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

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

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

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

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

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

Sponsor(s):

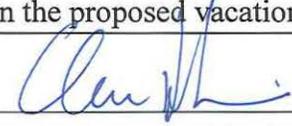
Aaron Peskin

Subject:

[James Alley – Resolution of Intent to Vacate as part of Chinese Hospital Improvements]

The text is listed below or attached:

Resolution declaring the intention of the Board to order the vacation of James Alley, generally bounded by Assessor’s Block 0192 and Jackson Street, as part of improvements to the Chinese Hospital, subject to certain conditions; and setting the hearing date for all persons interested in the proposed vacation of said public right-of-way.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: