



## GENERAL PLAN REFERRAL

December 20, 2022

**Case No.:** 2022-011364GPR  
**Block/Lot No.:** 2643/006; 2643/007; 2643/014; 2643/021; 4061/002; 5331/056  
**Project Sponsor:** San Francisco Recreation and Parks Department (SF RPD)  
**Applicant:** Stacy Radine Bradley  
Director, Capital and Planning Division, SF RPD  
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(628) 652-6610  
**Staff Contact:** Matthew Thompson  
matthew.r.thompson@sfgov.org

Jeremy Shaw, Acting Director of Citywide Policy  
12/21/22

**Recommended By:** AnMarie Rodgers, Director of Citywide Policy for  
Rich Hillis, Director of Planning

**Finding:** The project, on balance, is **in conformity** with the General Plan.

### Project Description

The Recreation and Park Department (RPD) proposes two street vacations and inter-jurisdictional property transfers. RPD also proposes classification of a State of California Department of Transportation (CalTrans) parcel as “park” within the Park Code. These decisions require a General Plan Referral prior to action by the Board of Supervisors (BOS). See a description of each project below.

1. **Twin Peaks “Figure-8” ROW and adjacent parcel:** RPD seeks to vacate and transfer jurisdiction of the eastern alignment of the Twin Peaks Boulevard “Figure 8” from Christmas Tree Point Road to approximately 1,580 feet southerly at the close of the “Figure 8” (located between Assessor Block 2643, Lots 006, 021, and 007) from the Department of Public Works (DPW) to RPD. RPD also seeks to transfer jurisdiction of Assessor Block 2643, Lot 014 to RPD since this parcel is sandwiched between RPD-jurisdiction properties and is currently maintained by RPD. This street vacation and inter-jurisdictional transfer will support a renovation that will convert the eastern alignment of the Twin Peaks Boulevard “Figure 8” from a roadway permanently closed to vehicular traffic into a promenade that would include

comprehensive surface improvements to create pedestrian and bicycle pathways with associated landscaping, seating, signage, bicycle parking, and other amenities. The envisioned promenade would also establish recreational and open space connection between the two peaks and broader trail system to support additional recreational opportunities for San Francisco residents and visitors, while concurrently maintaining vehicular access along the western half of the “Figure 8,” which would remain unaltered. See Exhibits 1 and 2.

2. **Esprit Park perimeter ROW:** RPD seeks to vacate and transfer jurisdiction of a portion of the ROW’s along the entire perimeter of Esprit Park (fronting Block 4061, Lot 002, ranging in width from roughly three feet to 12 feet) from DPW to RPD. This includes ROW along Indiana Street, 20th Street, Minnesota Street, and 19th Street. These park edges are currently improved as park land and will be renovated along with the interior of the park. The proposed vacation and transfer will allow RPD to improve, utilize and maintain the entire park area consistent with the Esprit Park Renovation plan. See Exhibit 3.
3. **Selby Palou for CalTrans lease:** Selby Palou Mini Park is composed of three lots, two RPD-owned lots (Block 5331, Lot 055 and Lot 057) and one State of California Department of Transportation (CalTrans)-owned lot (Block 5331, Lot 056). As part of the lease agreement with CalTrans, RPD proposes to amend the Park Code to designate Block 5331, Lot 056 as “park” when used in the Park Code. This will allow RPD to manage and utilize the parcel in the same manner as the adjacent, RPD-owned parcels. See Exhibits 4 and 5.

## Environmental Review

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

## General Plan Compliance and Basis for Recommendation

As described below, this project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in conformity** with the General Plan.

### RECREATION AND OPEN SPACE ELEMENT

#### OBJECTIVE 1

#### ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

##### Policy 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

*The street vacation and inter-jurisdictional transfer of the eastern alignment of the Twin Peaks “Figure-8” ROW allows for the future establishment of dynamic and flexible recreation and open space uses in the form of an envisioned pedestrian and bicycle promenade.*

##### Policy 1.4

Maintain and repair recreational facilities and open spaces to modern maintenance standards.

*The interjurisdictional transfer of DPW-owned ROW along the perimeter of Esprit Park will allow RPD to improve, utilize, and maintain the entire park area consistent with the Esprit Park Renovation plan.*

## OBJECTIVE 2

### INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

#### Policy 2.1

Prioritize acquisition of open space in high needs areas.

*All three named projects effectively acquire additional open space for recreation. Specifically, the lease and “park” designation of a CalTrans-owned parcel at Selby-Palou Mini Park allows RPD to administer this area like RPD-owned adjacent parcels that together compose the park.*

#### Policy 2.8

Consider repurposing underutilized City-owned properties as open space and recreational facilities.

*For both the interjurisdictional transfers of the Twin Peaks “Figure-8” eastern alignment and Esprit Park perimeter ROW, RPD explicitly intends to repurpose underutilized DPW-owned land as new or improved open space and recreational facilities.*

## OBJECTIVE 3

### IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

#### Policy 3.1

Creatively develop existing publicly-owned right-of-ways and streets into open space.

*For the interjurisdictional transfer of the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to develop creatively existing public ROW as new or improved open space, such as a bike and pedestrian promenade. The Esprit Park interjurisdictional transfer will enable RPD to improve and maintain the subject ROW space as official park space, where currently it is only unofficial park space.*

#### Policy 3.4

Encourage non-auto modes of transportation – transit, bicycle and pedestrian access—to and from open spaces while reducing automobile traffic and parking in public open spaces.

*For the interjurisdictional transfer of the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to create a new bike and pedestrian promenade on an existing street, which would enhance bicycle and pedestrian access at Twin Peaks while limiting automobile traffic in and around this open space area.*

## TRANSPORTATION ELEMENT

## OBJECTIVE 19

### ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

## Policy 19.5

Mitigate and reduce the impacts of automobile traffic in and around parks and along shoreline recreation areas.

*For the interjurisdictional transfer at the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to create a new bike and pedestrian promenade on an existing permanently closed roadway, which would mitigate and reduce the impacts of automobile traffic in and around existing park area.*

**OBJECTIVE 29**

**ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.**

## Policy 29.9

Identify and expand recreational bicycling opportunities.

*For the interjurisdictional transfer at the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to create a new bike and pedestrian promenade on an existing permanently closed roadway, which would expand recreational bicycling opportunities in the area.*

**CENTRAL WATERFRONT AREA PLAN****OBJECTIVE 5.5**

**ENSURE THAT EXISTING OPEN SPACE, RECREATION AND PARK FACILITIES ARE WELL MAINTAINED**

## Policy 5.5.2

Renovate run-down or outmoded park facilities to provide high quality, safe and long-lasting facilities. Identify at least one existing park or recreation facility in the Central Waterfront for renovation.

*The proposed vacation and interjurisdictional transfer of the Esprit Park perimeter ROW will allow RPD to improve, utilize, and maintain the entire park area consistent with the Esprit Park Renovation plan.*

**BAYVIEW HUNTERS POINT AREA PLAN****OBJECTIVE 12**

**PROVIDE AND MAINTAIN ADEQUATELY LOCATED, WELL DESIGNED, FULLY EQUIPPED RECREATION FACILITIES AND ENCOURAGE THEIR USE.**

## Policy 12.1

Make better use of existing facilities.

*The lease and “park” designation of a CalTrans-owned parcel at Selby-Palou Mini Park would make better use of existing recreational facilities by allowing RPD to manage and utilize the parcel in the same manner as the adjacent, RPD-owned parcels.*

## Policy 12.3

Renovate and expand Bayview's parks and recreation facilities, as needed.

*The lease and "park" designation of a CalTrans-owned parcel at Selby-Palou Mini Park would effectively expand parks and recreation facilities in Bayview.*

**Planning Code Section 101 Findings**

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

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

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing neighborhood-serving retail uses or employment opportunities.*

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

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing housing or neighborhood character.*

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

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing or future supply of affordable housing.*

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

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect impede Muni service or generate parking demand.*

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

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not cause displacement of industrial or service sector businesses.*

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

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect the City's preparedness for earthquakes.*

7. That the landmarks and historic buildings be preserved;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing landmarks or historic properties.*

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

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect access to sunlight and vistas at parks; the proposed project will support the continued maintenance and operation of San Francisco parks.*

<b>Finding:</b> The project, on balance, is <b>in conformity</b> with the General Plan.
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#### **Attachments:**

##### Exhibits:

1. Twin Peaks Promenade Assessor Block 2643
2. Twin Peaks Promenade Plans
3. Esprit Park Renovation ROW Vacation
4. Selby Palou Mini Park Assessor Block 5331
5. Selby Palou Mini Park aerial photo

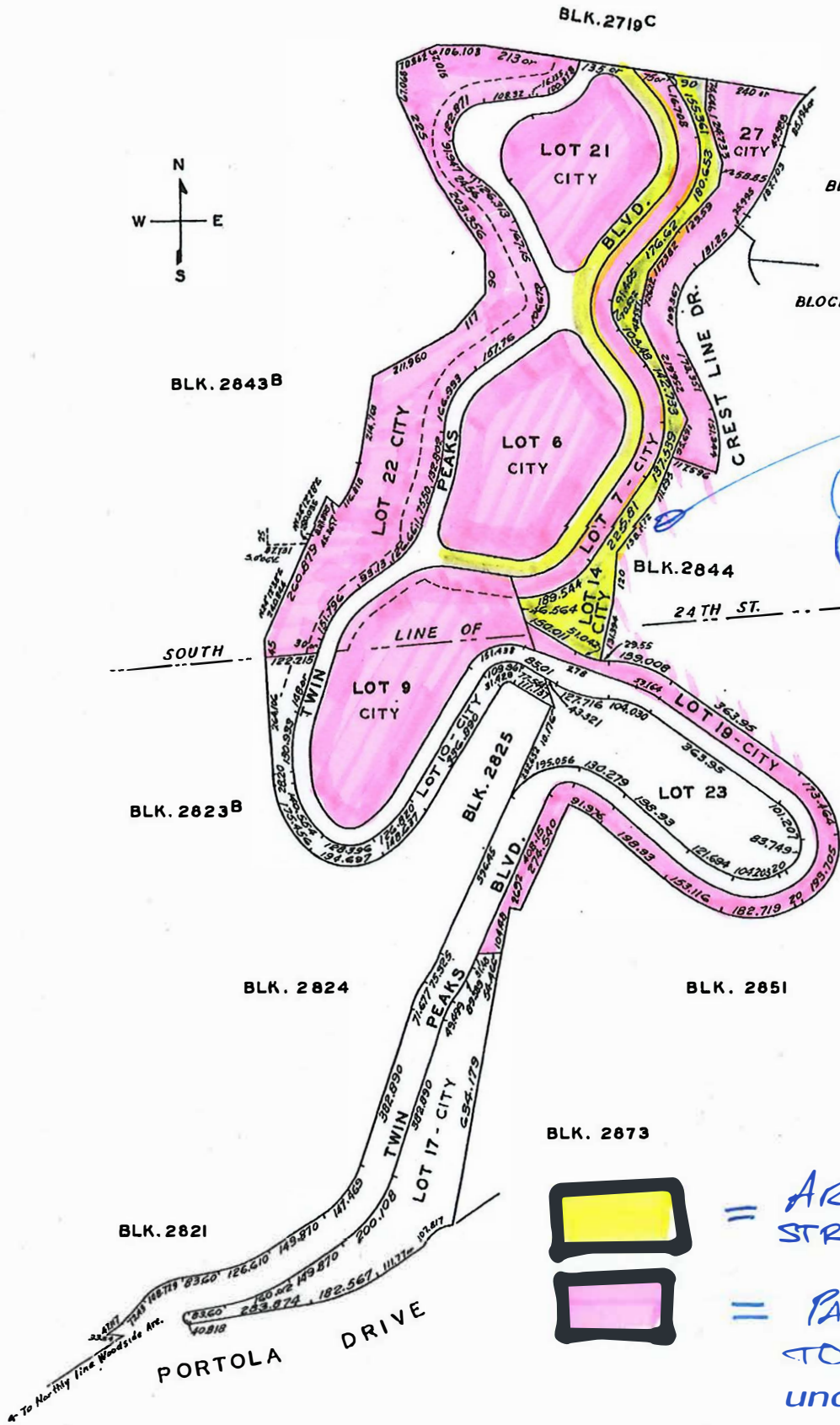
© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1993

RENUMBERED 1953  
SCALE 1 IN. = 200 FT.

2643



SAN MIGUEL RANCHO

REVISED 1957  
" 1958  
" 1959  
" 1961  
" 1962  
REVISED '63  
" '67  
" '68  
" '73



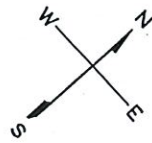
SEE  
BLOCK 2844  
LOT 009  
ALSO

BLK. 2673

 = AREA OF PROPOSED STREET VARIATION  
 = PARCELS ADJACENT TO STREET VARIATION under RPD jurisdiction

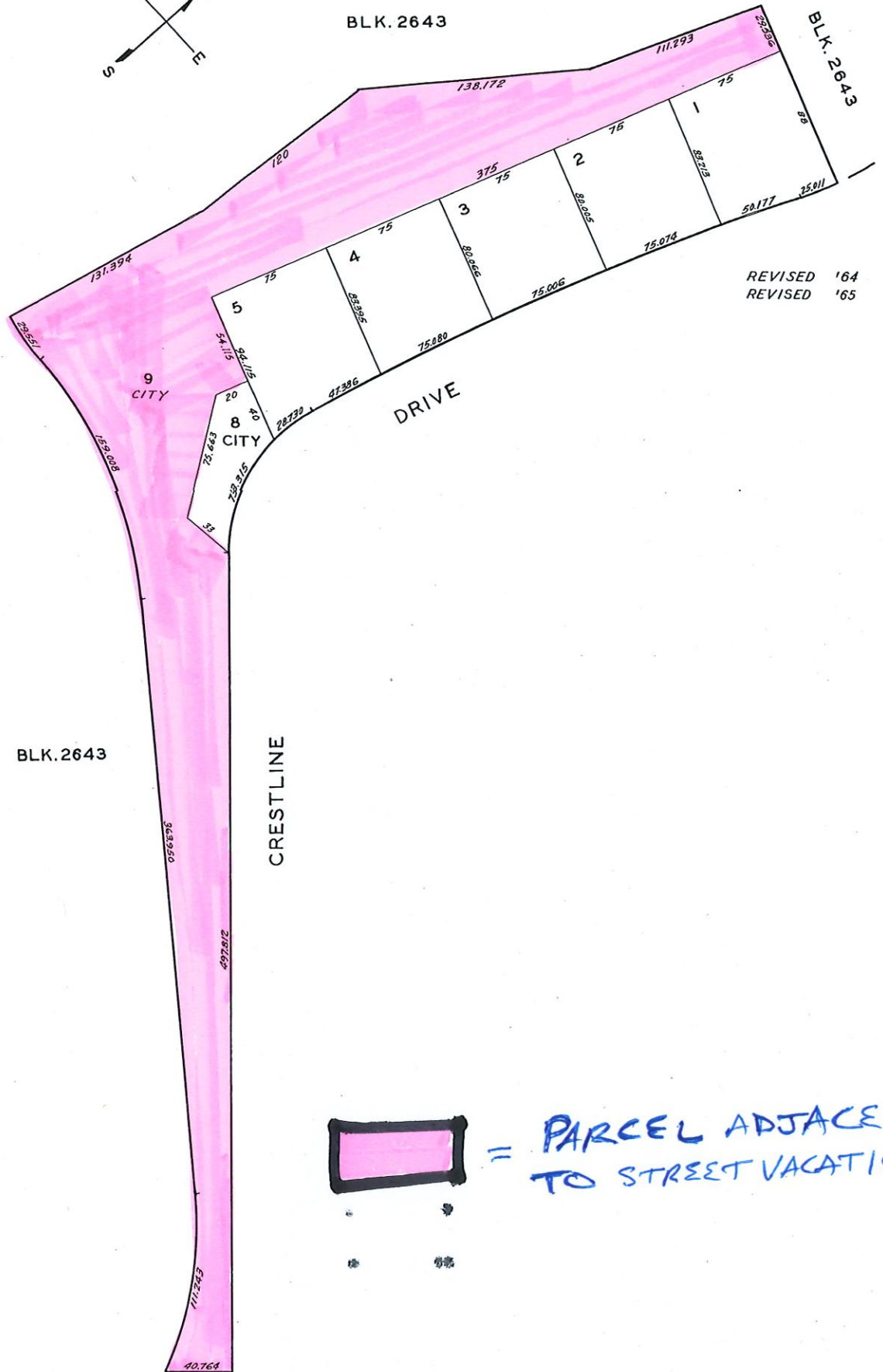
2844

VISTA FRANCISCO SUB. NO. I



BLK. 2643

BLK. 2643



REVISED '64  
REVISED '65

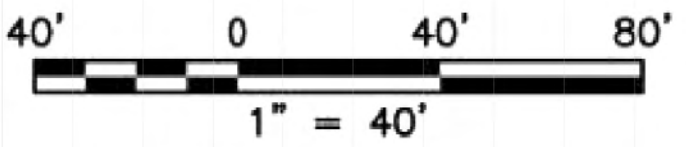


= PARCEL ADJACENT  
TO STREET VACATION

BLK. 2851



JUNE 21, 2018



# TWIN PEAKS PROMENADE CONCEPT DESIGN PLAN



MATERIALS LEGEND			
KEY	SYMBOL	DESCRIPTION	DETAIL
1		(E) CONCRETE PAVING TO REMAIN	
2		PEDESTRIAN CONCRETE PAVING COLOR: 'PALOMINO' DAVIS #5447 FINISH: WATER WASHED EXPOSED AGGREGATE, 1/4" - 3/8" TUSCANY GOLD GRAVEL, AMERICAN SOIL & STONE	1 L5.10 4 L5.10 2 L2.01
3		VEHICULAR CONCRETE INTEGRAL COLOR CONCRETE PAVING COLOR: 'PALOMINO' DAVIS #5447 FINISH: EXPOSED AGGREGATE, 1/4" - 3/8" TUSCANY GOLD GRAVEL, AMERICAN SOIL & STONE	S.C.D 2 L2.01
4		PERVIOUS CONCRETE MFR: BAY AREA PERVIOUS CONCRETE COLOR: 'PALOMINO' DAVIS #5447 FINISH: BAPC POLISHED PERVIOUS CONCRETE - FINE GRAIN	7 L5.11 2 L2.01
5		PIP RUBBER EXERCISE SURFACING MFR: ROBERTSON RECREATIONAL SURFACES TYPE: TOTTURF SUPREME COLOR: 70% BEIGE RH30, 15% LIGHT GREY RH61, 15% PALE GREY RH65	6 L5.11
6		NOT USED	

7		TREE PROTECTION PLATFORM-TYPE A WOOD TYPE: KEBONY SIZE: 1" X 6" (7/8" X 5 1/2") FASTENER: FASTENATOR HIDDEN FASTENERS, SS SCREWS, TYP	2 L5.13 3 L5.13 S.S.D
7B		TREE PROTECTION PLATFORM-TYPE B WOOD TYPE: THERMORY BENCHMARK ASH DECKING SIZE: 1" X 4" (0.79" X 3.78") FASTENER: FASTENATOR HIDDEN FASTENERS, SS SCREWS, TYP	
8		INTEGRAL COLOR MOWBAND COLOR: 'PALOMINO' DAVIS #5447 FINISH: TO MATCH PEDESTRIAN CONCRETE PAVING #2 THIS SHEET WIDTH: VARIES, SEE LAYOUT PLANS	3 L5.10
9A		SUB-SURFACE CONCRETE CURB @ SYNTHETIC TURF LOCATION: NORTH MEADOW	8 L5.10
9B		REMOVABLE MESH FENCING MFR: GAURDIAN POOL FENCING MODEL: PREMIER FENCE & MESH COLOR: BLACK POLES & MESH	8 L5.10
10		SOD LAWN MFR: DELTA BLUEGRASS TYPE: 90/10 TALL FESCUE, SEE PLANTING PLANS FOR SPECIES	SEE PLANTING PLANS
11		SYNTHETIC TURF MFR: HEAVENLY GREENS PRODUCT: PET PLAY TURF COLOR: SUMMER BLEND	5 L5.10 7 L5.10

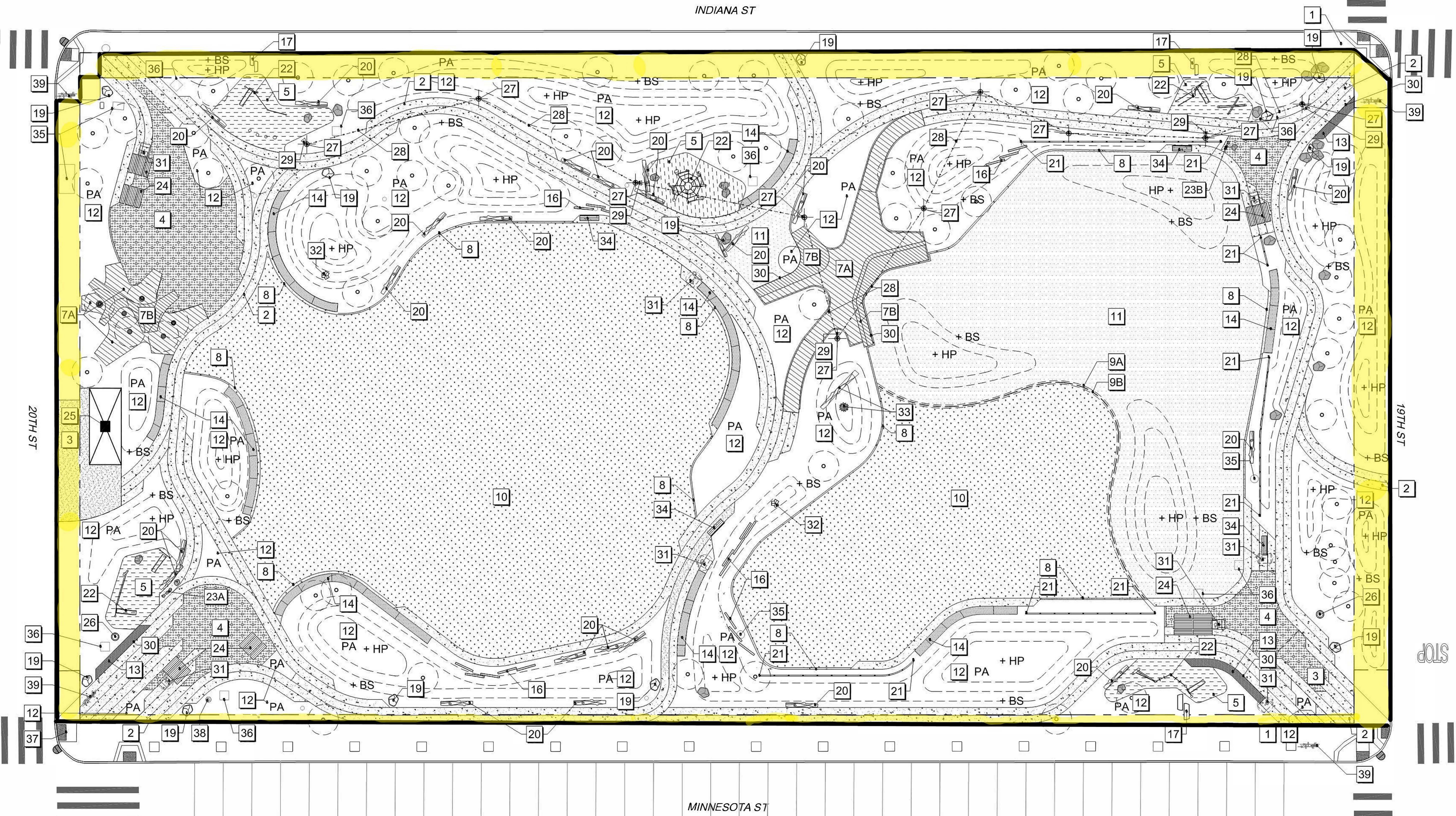
12		PLANTING AREA MULCH: RECYCLED BLACK MINI-CHIP MULCH, 3" DEPTH, SEE SPECS TEMPORARY FENCE BARRIER TO BE ADDED TO ALL PLANTING AREAS	L7.01 L7.02 L7.10
13		INTEGRAL COLOR CONCRETE SEATWALL W/ INTEGRATED LIGHTING COLOR: PALOMINO DAVIS #5447 HEIGHT: 18" WIDTH: 30" FINISH: TOPCAST SURFACE RETARDANT #125 - PINK	1 L5.11
14		RECLAIMED GRANITE STACKED CURB GARDEN WALLS HEIGHT: VARIES, APPROX. 6" TO 8" LENGTH: VARIES, APPROX. 3' TO 8" WIDTH: VARIES, APPROX. 18" TO 24" FINISH: POWERWASH PRIOR TO INSTALLATION SOURCE: MATERIALS PROVIDED BY OTHERS TO BE SHIPPED BY BIDDING CONTRACTOR FROM WITHIN 1 MILE OF SITE	3 L5.12
15		NOT USED	
16		RECLAIMED GRANITE CURB GARDEN STONES HEIGHT: VARIES APPROX. +12" TO +18" WIDTH: VARIES APPROX. 6" TO 8" LENGTH: VARIES APPROX. 3' TO 8" FINISH: NATURAL, FREE OF PAINT AND OR TAGS SOURCE: MATERIALS PROVIDED BY OTHERS TO BE SHIPPED BY BIDDING CONTRACTOR FROM WITHIN 1 MILE OF SITE	8 L5.14

17		CUT BASALT PLANKS SIZE: 3" MIN X 24" X 48" - 60" IRREGULAR (LIVE) EDGES FINISH: FLAMED INSTALL: 1" ABOVE FINISH GRADE OVER 1" SAND SETTING BED OVER 4" COMPACTED AGGREGATE BASE	
18		INDIVIDUAL STONE BOULDERS TYPE: MOSS ROCK SOURCE: AMERICAN SOIL AND STONE SEE BOULDER SCHEDULE FOR QUANTITIES AND SIZES	8 L5.14
19		DOG RELIEF BOULDERS TYPE: MOSS ROCK SOURCE: AMERICAN SOIL AND STONE SIZE: 24" DIA MIN 18" HEIGHT - TYP. (CUT IN HALF) PROVIDE 2" DIAMETER 3' DEEP AUGERED SUMP BELOW FILLED WITH COMPACTED 3/4" GRAVEL	8 L5.14
20		RECLAIMED LOG SOURCE: MATERIALS PROVIDED BY OTHERS TO BE SHIPPED BY BIDDING CONTRACTOR FROM WITHIN 1 MILE OF SITE SIZE: VARIES 24" - 36" DIA X 8'-12'	7 L5.12
21		SPLIT RAIL FENCE MFR: ASHLEY LUMBER TYPE: FSC WESTERN RED CEDAR	4 L5.11

22		EXERCISE AREAS A, B, C, D, E MFR: WHOLE TREES OR APPROVED EQUAL	1 L5.14 2 L5.14 3 L5.14 4 L5.14 5 L5.14
23A		DRINKING FOUNTAIN WITH BOTTLE FILLER MFR: MOST DEPENDABLE FOUNTAIN MODEL: 10145SM SSFA SAN FRAN COLOR: BROWN	8 L5.11
23B		DRINKING FOUNTAIN WITH PET BOWL MFR: MOST DEPENDABLE FOUNTAINS MODEL: 10145SMSS SSFA SAN FRAN W/ PET BOWL COLOR: BROWN	8 L5.11
24		CUSTOM PICNIC TABLES & BENCHES SIZE: VARIES, SEE PLANS WOOD TYPE: FSC CERTIFIED CLR REDWOOD	1 L5.12
25		STORAGE CONTAINER PROVIDED BY SFRP. SLAB & ADJACENT PAVING TO BE VEHICULAR CONCRETE, S.C.D. BIDDING CONTRACTOR TO PLACE AND ALIGN STORAGE CONTAINER	1 L5.13
26		POLE LIGHT LOUIS POULSON MODEL: FLINDT PLAZA HEIGHT: 12'-0" COLOR: PROVIDE SAMPLES OF CORTEN AND SILVER	S.E.D
27		CATENARY POLES MFR: HAPCO MODEL: TAPERED STANDARD, WITH LOCKING HANDHOLE COVERS COLOR: 5 X RAL 2011, 3 X RAL 3022, 2 X RAL 1032, FACTORY POWDERCOAT. PAINT ALL COMPONENTS ADDED TO POLES TO MATCH (EXCEPT CABLES AND FIXTURES) PROVIDE PAINT SAMPLES	S.E.D
28		CATENARY LIGHT SYSTEM - STRING MFR: TEGAN MODEL: KORE EX5 CABLE DIRECT MOUNT WITH 6" FROSTED CYLINDER GEM FIXTURE COLOR: ANODIZED ALUMINUM	S.E.D
29		DIRECTIONAL SPOT LIGHTS MFR: SELUX COLOR: PAINTED TO MATCH POLE COLOR, TYP.	S.E.D
30		INTEGRATED LINEAR LED STRIP LIGHTS @ CONC. BENCHES	1 L5.11 S.E.D
31		ADA COMPLIANT COMPANION SEATING DIAGRAM, NO STRIPING REQUIRED	
32		BIRDHOUSE POLES POLE: 20' TALL X 5.9" BASE OD X 3.1" TOP OD X 11 GA THICK, ROUND TAPERED STEEL, ANCHOR BASE LIGHT POLE. POLE COLOR: 1 X RAL 6011, 1 X RAL 6021 FACTORY POWDERCOAT HEIGHT: 16' & 20' BASE: RECESSED LIGHT POLE BASE, S.S.D.- SIM BIRDHOUSE: 6 PER POLE # 5825 WINGS NARROW MFR: VESTRE BIRDHOUSE COLOR: 50% 1 X RAL 6011 / 50% 1 X RAL 6021, FACTORY POWDERCOAT.	3 L5.11
33		NURSE LOG MOUND PRESERVE 30" VISIBLE STUMP IN PLACE, 24" VISIBLE ABOVE PROPOSED FG. PLACE 12' LONG SECTION OF EXISTING SEQUOIA TREE @ BASE	
34		BENCH W/ BACK	1 L5.12
35		(E) UTILITY	S.C.D
36		(N) UTILITY	
37		(N) CURB RAMP	
38		REFURNISH AND REINSTALL (E) PARK ID SIGN	2 L5.11 6 L5.11
39		(N) BIKE RACK 1 PER LOCATION INDICATED	2 L5.12

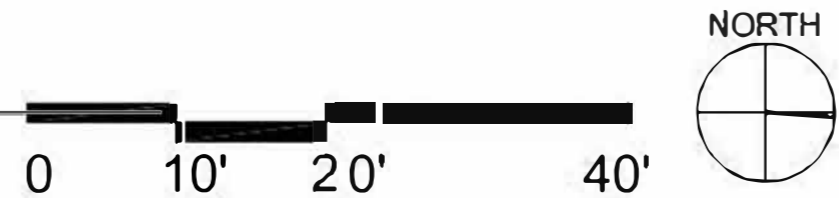
NOTES:  
1. SEE 1|L8.01 FOR EXTENTS OF STRUCTURAL SOIL TO BE USED UNDERNEATH PAVING WITHIN AND ADJACENT TO THE DRIPLINES OF EXISTING TREES.

Exhibit 3 - Esprit Park Renovation ROW Vacation



Legend:  
 = Area of Proposed ROW Vacation and Transfer to RPD

1 MATERIALS PLAN



LANDSCAPE ARCHITECT:

FLETCHER STUDIO  
LANDSCAPE ARCHITECTURE  
2325 3rd St Suite 323,  
San Francisco, CA 94107  
p 415.230.9144  
e admin@fletcherstudio.com

GREEN BENEFIT DISTRICT  
SF CA  
W. DOGPATCH HILL  
POTRERO HILL

SAN FRANCISCO  
RECREATION & PARKS

ESPRIT PARK  
RENOVATION

A RECREATION AND PARK  
COMMISSION PROJECT  
CONTRACT ID: 10032160  
SOURCING ID: 000000####

19TH ST & MINNESOTA ST  
SAN FRANCISCO, CA,  
94107

LICENSED LANDSCAPE ARCHITECT  
DAVID FLETCHER  
LICENSE NO. 5377  
12/21/22  
RENEWAL 06/01/2022  
STATE OF CALIFORNIA

100% CD BID SET	
REVISION #	DATE
30% CD	07.29.21
60% CD	10.21.21
PSCP	01.18.22
90% CD	01.31.22
PSCP SUPP.	03.22.22
PSCP SUPP.	04.19.22
100% CD BID SET	06.01.22

DATE	NO.	DRAWN:	CHK:
06.01.22	18-010	YL, AP, EF	DF

DRAWING TITLE:  
MATERIALS PLAN

SHEET NO:  
L1.01



Exhibit 5 – Selby Palou Mini Park aerial photo



CalTrans parcel, Block 5331, Lot 056, to be designated “park” in the CCSF Park Code

