



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: December 30, 2019
Case No. Case No. 2019-023520GPR
Bayview Gateway

Block/Lot No.: 5017/5987; 5017/5984; 5017/5985; 5017/5986; 5017/5985-DD
Project Sponsor: Andrico Penick
 San Francisco Real Estate Department
 25 Van Ness Ave., Suite 400
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Applicant: Michelle Woo
 San Francisco Public Works Department
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 San Francisco, CA 94102

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

Recommended By: 
 John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project proposes the relinquishment of parcels located at 3rd Street and Meade Avenue by Caltrans, and the installation of new landscaping and lighted gateway signage by the San Francisco Public Works Department. If the Project is approved, Public Works will:

- Remove three existing Eucalyptus trees outside of the migratory-bird nesting season;
- Install lighted gateway signage (large letters spelling out "BAYVIEW") on buried footings to 5' depth, with approximately 40' of trenching to a depth of 2', 1' wide, for conduit to existing electrical pull box in sidewalk;
- Install new landscaping, including incorporation of soil amendment (maximum depth of 1') and tree plantings (maximum depth of 5'), throughout project area;
- Install irrigation system and controller, with water meter, with approximately 40' of trenching to a depth of 2', 1' wide, for conduit to power connection to existing pull box in street, and to 4' deep, 40' long, and 1' wide for connection to water line in roadway;
- Replace existing chain link fence in-kind;

- Complete minor concrete work and roadway repair following installation of lighting and irrigation;
- And, install approximately 400' of non-structural hardscaping (cobble, mosaic, and decorative rock) at corner of 3rd Street and Meade Avenue.

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 15304 on January 7, 2020 (Planning Case No. 2019-023520PRJ).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project proposes the relinquishment of parcels located at 3rd Street and Meade Avenue by Caltrans, and the installation of new landscaping and lighted gateway signage by the San Francisco Public Works department. 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:

RECREATION AND OPEN SPACE ELEMENT

POLICY 2.8

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

The opportunity to create open spaces on neglected or overlooked city owned parcels should be explored, particularly in high needs areas – such designs could repurpose existing infrastructure in unique and exciting ways.

POLICY 3.1

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

City departments and State agencies, such as the Municipal Transportation Agency and Caltrans, own and operate spaces that could be better utilized to serve as open spaces throughout the city. Spaces under freeways could serve as skate parks and bicycle paths, while city-owned parking lots could be developed as open space.

The Project proposes the installation of lighted gateway signage and non-structural hardscaping at an underutilized corner of 3rd Street and Maude Avenue that is owned by Caltrans. The space is currently underutilized and vacant.

URBAN DESIGN ELEMENT

POLICY 1.4

Protect and promote large-scale landscaping and open space that define districts and topography.

Where open spaces of any kind can be made more prominent by addition of new or large-scale landscaping, such additions should be made in order to enhance the city pattern and make the open spaces more visible in nearby neighborhoods.

The Project proposes to add distinctive lighted signage to an underutilized vacant lot. The signage displays the neighborhood's name.

POLICY 1.5

Emphasize the special nature of each district through distinctive landscaping and other features.

The design of improvements for street areas, and to some extent for private properties as well, should capitalize on opportunities to emphasize the distinctive nature of districts and neighborhoods. Street landscaping, in particular, can be selected and designed according to a special theme for each area, providing a sense of place in addition to its other amenities.

The Project proposes to add distinctive lighted signage to an underutilized vacant lot. The signage displays the neighborhood's name, providing a special theme for the landscaping and a sense of place.

POLICY 1.9

Increase the clarity of routes for travelers.

Many types of improvements can be made in street areas and in their surroundings to provide greater clarity and increase the ease of travel. Once such improvements have been made, adequate maintenance of them is of equal importance. Among the least difficult actions would be development of a better system of identifying and directional signs, through improvement of verbal messages, symbols, graphic design and sign placement.

The proposed Project includes signage for the neighborhood's name, thus providing clarity for people traveling on the road.

BAYVIEW HUNTERS POINT AREA PLAN

OBJECTIVE 10

ENHANCE THE DISTINCTIVE AND POSITIVE FEATURES OF BAYVIEW HUNTERS POINT.

POLICY 10.1

Better define Bayview's designated open space areas by enabling appropriate, quality development in surrounding areas.

The Project proposes to add distinctive lighted signage to an underutilized vacant lot. The signage and landscaping in the vacant lot would enhance the character of the subject area and make the Bayview neighborhood more recognizable to those entering its boundaries.

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 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.

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.

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.

This site is not a landmark or of historic significance.

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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