



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

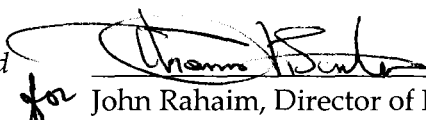
Date: April 17, 2018
Case No. **Case No. 2016-012507GPR**
Street Vacation of Francisco Street

Block/Lot No.: 0046/001, 0047/001
Project Sponsor: Stacy Bradley
San Francisco Recreation and Park Department
30 Van Ness Avenue, 4th Floor
San Francisco, CA 94102

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

PROJECT DESCRIPTION

The proposed project involves the vacation of Francisco Street between Larkin and Hyde Streets. This portion of Francisco Street is located between Russian Hill Park and Russian Hill Open Space. Public Works owns the property, which is currently a paper street used to access the Francisco Reservoir. The vacation of Francisco Street would allow for the creation of a new public open space adjacent to the Francisco Reservoir.

ENVIRONMENTAL REVIEW

On February 28, 2018 the Planning Department determined that the proposed project was Categorical Exempt from further environmental review pursuant to CEQA Guidelines Section 15301, 15303 and 15304. To view the Categorical Exemption Checklist please refer to case number 2015-005865ENV.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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:

URBAN DESIGN ELEMENT**POLICY 2.8**

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

The street vacation will allow for the creation of a new public park.

POLICY 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford. Every proposal for the giving up of public rights in street areas, through vacation, sale or lease of air rights, revocable permit or other means, shall be judged with the following criteria as the minimum basis for review:

- a. No release of a street area shall be recommended which would result in:
 1. Detriment to vehicular or pedestrian circulation;
 2. Interference with the rights of access to any private property;
 3. Inhibiting of access for fire protection or any other emergency purpose, or interference with utility lines or service without adequate reimbursement;
 4. Obstruction or diminishing of a significant view, or elimination of a viewpoint; industrial operations;
 5. Elimination or reduction of open space which might feasibly be used for public recreation;
 6. Elimination of street space adjacent to a public facility, such as a park, where retention of the street might be of advantage to the public facility;
 7. Elimination of street space that has formed the basis for creation of any lot, or construction or occupancy of any building according to standards that would be violated by discontinuance of the street;
 8. Enlargement of a property that would result in (i) additional dwelling units in a multi-family area; (ii) excessive density for workers in a commercial area; or (iii) a building of excessive height or bulk;
 9. Reduction of street space in areas of high building intensity, without provision of new open space in the same area of equivalent amount and quality and reasonably accessible for public enjoyment;
 10. Removal of significant natural features, or detriment to the scale and character of surrounding development.
 11. Adverse effect upon any element of the General Plan or upon an area plan or other plan of the Department of City Planning; or
 12. Release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part is unknown.
- b. Release of a street area may be considered favorably when it would not violate any of the above criteria and when it would be:
 1. Necessary for a subdivision, redevelopment project or other project involving assembly of a large site, in which a new and improved pattern would be substituted for the existing street pattern;

2. In furtherance of an industrial project where the existing street pattern would not fulfill the requirements of modern industrial operations;
3. Necessary for a significant public or semi-public use, or public assembly use, where the nature of the use and the character of the development proposed present strong justifications for occupying the street area rather than some other site;
4. For the purpose of permitting a small-scale pedestrian crossing consistent with the principles and policies of The Urban Design Element; or
5. In furtherance of the public values and purposes of streets as expressed in The Urban Design Element and elsewhere in the General Plan.

Eight Priority Policies Findings

Overall, the project is consistent with SF Planning Code Section 101.1 in that:

The proposed 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.

This site has no buildings so no landmarks would be affected.

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**

cc: Stacy Bradley, SF Recreation and Park Department

\\citypln-InfoVol\InfoDrive\Citywide\General Plan\General Plan Referrals\2016\2016-012507GPR - 2445 Hyde Street\2245 Hyde Street - 2016-012507GPR.docx