

File No. 110530 Committee Item No. 2
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 6, 2011

Board of Supervisors Meeting Date _____

Cmte Board

- | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Department of Public Works Order No. 179,195</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Department of Public Works Drawings Q-20-695</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>General Plan Referral</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Alisa Somera Date June 3, 2011
Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Changing the Official Sidewalk Width - Harrison Street]

2
3 **Ordinance amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks"**
4 **by adding thereto Section 1589 to change the official sidewalk width on south side of**
5 **Harrison Street between Fremont and Beale Streets; making environmental findings**
6 **and findings pursuant to the General Plan and Planning Code Section 101.1; requiring**
7 **relocation, modification, or both of facilities affected by the sidewalk width change.**

8 Note: Additions are *single-underline italics Times New Roman*;
9 deletions are ~~*strikethrough italics Times New Roman*~~.
10 Board amendment additions are double underlined.
11 Board amendment deletions are ~~strikethrough-normal~~.

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

13 Section 1. The Board of Supervisors adopts as its own and incorporates by reference
14 herein as though fully set forth the Planning Department findings in its letter dated March 2,
15 2011. Said letter stated the actions contemplated herein are consistent with the General Plan
16 and in conformance with the Eight Priority Policies of Planning Code Section 101.1. A copy of
17 said letter is in the Clerk of the Board of Supervisors File No. 110530.

18 Section 2. In the abovementioned letter, the Planning Department also determined that
19 the actions contemplated in this Ordinance are in compliance with the California Environmental
20 Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is
21 incorporated herein by reference.

22 Section 3. In accordance with the Department of Public Works' Order No. 179,195
23 a copy of which is in the Clerk of the Board of Supervisors File No. 110530 and
24 incorporated herein by reference, Board of Supervisors Ordinance No.1061, entitled
25 "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board of Supervisors

1 Book of General Ordinances, in effect May 11, 1910, is hereby amended by adding thereto a
2 new section to read as follows:

3 Section 1589. The official sidewalk width on south side of Harrison Street between Fremont and
4 Beale Streets shall be as shown on Department of Public Works drawings Q-20-695, copies of which
5 are in the Clerk of the Board of Supervisors File No. 110530.

6 Section 4. Bruce D. Baumann & Associates, as is necessary as a result of this
7 Ordinance, shall make arrangements with public utility companies and City Departments for
8 the relocation, modification, or any affected public facilities. Any necessary relocation,
9 modification, or both of such facilities shall be at no cost to the City and County of San
10 Francisco.

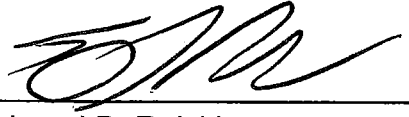
11
12 APPROVED AS TO FORM:

13 DENNIS J. HERRERA, City Attorney

14 
15 John D. Malamut
16 Deputy City Attorney

17 RECOMMENDED:

18 DEPARTMENT OF PUBLIC WORKS

19 
20
21 Edward D. Reiskin
22 Director of Public Works

LEGISLATIVE DIGEST

[Changing the Official Sidewalk Width - Harrison Street]

Ordinance amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto Section 1589 to change the official sidewalk width on south side of Harrison Street between Fremont and Beale Streets; making environmental findings and findings pursuant to the General Plan and Planning Code Section 101.1; requiring relocation, modification, or both of facilities affected by the sidewalk width change.

Existing Law

Board of Supervisors' Ordinance No. 1061 established the official sidewalk widths throughout San Francisco.

Amendments to Current Law

This legislation would amend Ordinance No. 1061 to change the official sidewalk width on south side of Harrison Street between Fremont and Beale Streets. The Ordinance would make environmental findings and findings of conformity with the General Plan and Planning Code Section 101.1. This legislation also requires any necessary relocation, modification, or both of the facilities affected by the sidewalk width change to be done at no cost to the City.

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

ORDER NO. 179,195

110530
RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 MAY -4 AM 10:26
BY *le*

TRANSMITTING TO THE BOARD OF SUPERVISORS LEGISLATION CHANGING OFFICIAL SIDEWALK WIDTH ON SOUTH SIDE OF HARRISON STREET BETWEEN FREMONT AND BEALE STREETS, AS SHOWN ON DEPARTMENT OF PUBLIC WORKS DRAWING Q-20-695.

The Department of Public Works has received a request from Bruce D. Baumann & Associates to change the official sidewalk width on south side of Harrison Street as shown on Department of Public Works drawing Q-20-695, in connection with the residential development site at 333 Harrison Street.

The proposed project consists of a new seven story residential building containing 326 dwelling units, two level parking and some ground floor commercial.

SFMTA (San Francisco Municipal Transportation Agency) recommended approval of the sidewalk width change on February 7, 2011.

The following have been approved by the Department of Public Works, including its City Engineer, and are hereby transmitted to the Board of Supervisors:

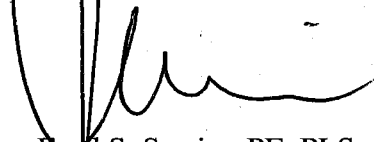
1. Three (3) copies of the proposed Ordinance changing the official sidewalk width on south side of Harrison Street between Fremont and Beale Streets as shown on Department of Public Works drawing Q-20-695.
2. Three (3) sets of said drawing showing the proposed change of official sidewalk as described above.
3. A copy of the Planning Department's letter dated March 2, 2011, finding that the proposed change of official sidewalk width is in conformity with the General Plan and consistent with the Eight Priority Policies of Section 101.1 of the Planning Code.

It is recommended that the Board of Supervisors adopt this Ordinance.



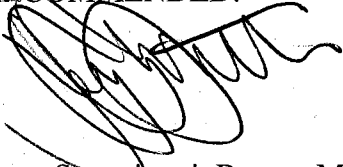
Edward D. Reiskin.
Director of Public Works

Certified:



Paul S. Sweiss, PE, PLS
City Engineer and Deputy of Engineering

RECOMMENDED:

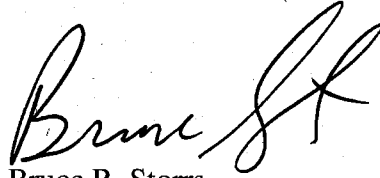


Jerry Sanguinetti, Bureau Manager

cc: File (2)
Board of Supervisors (signed)

KH/kh

APPROVED: March 9, 2011



Bruce R. Storrs
City and County Surveyor



EDWARD D. REISKIN,
DIRECTOR



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: March 2, 2011

Case No.: Case No. 2010.0630R
Widening of Sidewalk on South Side of Harrison Street
Between Fremont and Beale Streets

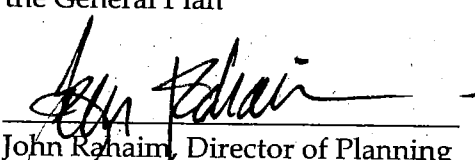
Block/Lot No.: Adjacent to 3766/009

Project Sponsor: Harrison Fremont LLC
523 Folsom Street #400
San Francisco, CA 94105

Referred By: Kam Hui
Bureau of Street-Use and Mapping
Department of Public Works
875 Stevenson Street, Room 460
San Francisco, CA 94103

Staff Contact: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org

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

Recommended By: 
John Kanaim, 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

On August 24, 2010, the Planning Department (herein "the Department") received a request from Department of Public Works for a General Plan Referral as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The Department subsequently received a revised proposed drawings on December 10, 2010 and January 7, 2011. The proposed project calls for widening the official sidewalk width from 8 to 12 feet on the south side of Harrison Street in front parcel 3766/009 between Fremont and Beale Streets. The proposal seeks to construct a new sidewalk where none exists today (despite the current official legislated sidewalk width of 8') and build it to a width of 12'. The proposed sidewalk

includes new curb ramps, special paving, landscaped areas, street trees, and new street lights (both pedestrian and roadway lights).

ENVIRONMENTAL REVIEW

The Department has determined that the project Categorically Exempt from environmental review under CEQA as *Class 1- Existing Facilities*.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

This sidewalk widening is explicitly recommended in the Rincon Hill Plan of the General Plan, and the streetscape elements are all in conformity with the draft Rincon Hill Streetscape Plan. The widening of this sidewalk and implementation of streetscape elements as proposed is a critical element of the Rincon Hill Plan, which calls for substantially improving the streets as would be appropriate for a new high-density residential neighborhood.

Following are relevant policies from the General Plan and associated analysis and comment. General Plan Objectives and Policies and in **bold** font, policy text is in regular font, and staff comments are in *italic*.

TRANSPORTATION ELEMENT

POLICY 1.2

Ensure the safety and comfort of pedestrians throughout the city.

Construction of a 12'-wide sidewalk will provide a comfortable pedestrian environment for the growing high-density residential neighborhood of Rincon Hill. The wider sidewalk (than the current official width of 8') will enable the creation of a landscaped buffer zone along the curb to physically and psychologically protect pedestrians from the heavy traffic along Harrison Street. Without the widening, these improvements are not possible.

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.

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested and where residential densities are high.

Widening of the Harrison Street sidewalk provides an increase of pedestrian movement space in what is becoming a high-density residential district which currently features narrow sidewalks, little landscaping, and few pedestrian amenities.

POLICY 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

The wider sidewalk would shorten the crossing distance for pedestrians crossing Harrison Street.

OBJECTIVE 26

CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE SYSTEM.

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

This project would increase usable pedestrian space and create a nicely landscaped street environment that would enhance its use as an important component of the open space system, as well as improving the street as a linkage between parks, particularly the public park proposed for the adjacent site at 333 Harrison.

URBAN DESIGN ELEMENT

POLICY 4.12

Install, promote and maintain landscaping in public and private areas.

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

Construction of a 12'-wide sidewalk will enable the creation of significant landscaping in the public right-of-way that will provide substantial pedestrian interest along what is currently a heavily-trafficked street. Without the widening, these improvements are not possible.

RINCON HILL PLAN

OBJECTIVE 5.1

Create safe and pleasant pedestrian networks within the Rincon Hill area, to downtown, and to the Bay.

OBJECTIVE 5.2

Widen sidewalks, reduce street widths, and make other pedestrian and street improvements, while retaining the necessary space for traffic movements, per the Rincon Hill Streetscape Plan.

OBJECTIVE 5.3

Prioritize pedestrian safety through street and intersection improvements, especially at intersections adjacent to freeway ramps, and intersections with a history of vehicle/pedestrian collisions.

Policy 5.1

Implement the Rincon Hill Streetscape Plan.

MAP 9 Rincon Hill Streetscape Concept

[Map legend excerpt] Harrison, First and Fremont Streets: Widen sidewalks, narrow overly wide lanes, separate bridge-bound traffic from local traffic and Muni buses.

Policy 5.4

Widen sidewalks, narrow lanes and remove lanes, where feasible, on Harrison, First and Fremont Streets.

Harrison, First and Fremont Streets all carry heavy traffic connecting to the Bay Bridge. At the same time, there are opportunities to widen sidewalks and narrow overly wide lanes, and on Fremont Street, to take out a northbound lane.

The widening of sidewalks on Harrison Street is explicitly recommended in the Rincon Hill Plan of the General Plan in order to improve the pedestrian environment and pedestrian safety in the district. Additionally, this location is adjacent to a freeway off-ramp at Fremont Street, and additional pedestrian space will improve conditions.

EIGHT PRIORITY POLICIES

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

1. The project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The sidewalk widening would be improve local walking conditions, thereby improving access to nearby businesses.
2. The project would have no adverse effect on the City's housing stock or on neighborhood character.
3. The project would have no adverse effect on the City's supply of affordable housing.
4. The project would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking. The project will maintain on-street parking and will not change the number of traffic lanes in the roadway, as lanes are currently overly-wide.
5. The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.
6. The project would not adversely affect the City's preparedness against injury and loss of life in an earthquake.
7. The project would have no adverse effect on landmarks or historic buildings.
8. The project would have no adverse effect on parks and open space or their access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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Attachments:
Q Drawing
Landscape Plan

FREMONT STREET

HARRISON STREET

BEALE STREET

$\Delta=36^{\circ}52'12''$
 $R=20.00'$
 $L=12.87'$

$\Delta=29^{\circ}55'35''$
 $R=10.00'$
 $L=5.22'$

$\Delta=29^{\circ}55'35''$
 $R=20.00'$
 $L=10.45'$

186'
213'

69'

333 HARRISON STREET
PROPERTY LINE



PROPOSED NEW OFFICIAL CURB LINE
EXISTING OFFICIAL CURB LINE TO REMAIN
EXISTING OFFICIAL CURB LINE TO BE REMOVED
PROPERTY LINE

REFERENCES

NO.	DATE	DESCRIPTION

TABLE OF CHANGES
CAUTION: CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

DR.	TR.	CK.	APP.	APP.	BY	DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
PROPOSED OFFICIAL SIDEWALK CHANGE ON
SOUTHSIDE OF HARRISON STREET BETWEEN FREMONT
STREET AND BEALE STREET

APPROVED _____ DATE _____
COUNTY SURVEYOR

SCALE 1"=40'
SHEET 1
OF 1 SHEETS

FILE # 0-20-885
CHANGE

CHRISTIANI JOHNSON
 695 Third Street, Suite 350
 San Francisco, CA 94108
 Phone: 415.243.9484
 Fax: 415.243.9485



STREET IMPROVEMENT SET
 DECEMBER 20, 2010

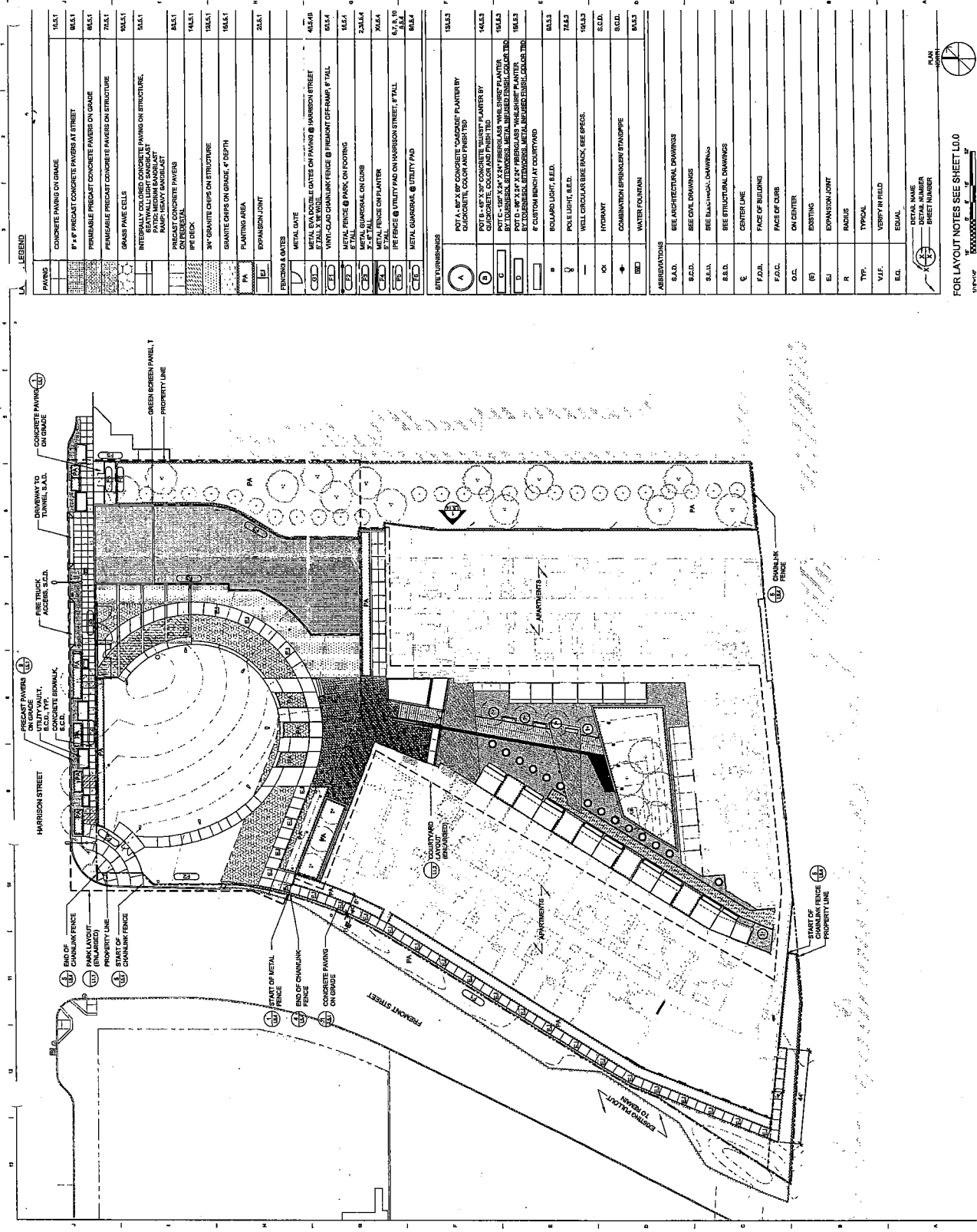
Harrison-Fremont LLC
 c/o Emerald Fund, Inc.

333 HARRISON

222 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA
 HARRISON-FREMONT LLC
 222 HARRISON STREET, SUITE 400
 SAN FRANCISCO, CALIFORNIA

1	10.00.00	CONCRETE PAVING ON GRADE
2	10.00.01	8" x 8" PRECAST CONCRETE PAVERS AT STREET
3	10.00.02	PERMEABLE PRECAST CONCRETE PAVERS ON GRADE
4	10.00.03	PERMEABLE PRECAST CONCRETE PAVERS ON STRUCTURE
5	10.00.04	GRASS PAVE CELLS
6	10.00.05	INTERIALLY COLORED CONCRETE PAVING ON STRUCTURE
7	10.00.06	PAVING: MEDIUM SANDGRAST
8	10.00.07	PAVING: HEAVY SANDGRAST
9	10.00.08	CONCRETE PAVERS
10	10.00.09	PIPE DECK
11	10.00.10	3" x 3" GRANITE CHIPS ON STRUCTURE
12	10.00.11	GRANITE CHIPS ON GRADE, 4" DEPTH
13	10.00.12	PLANTING AREA
14	10.00.13	EXPANSION JOINT
15	10.00.14	FINISHING & PAINTS
16	10.00.15	METAL GATE
17	10.00.16	4" x 4" x 1/2" GALV. STEEL GATES ON PAVING @ HARRISON STREET
18	10.00.17	VINYL-COATED CHAINLINK FENCE @ PERIMETER OFF-RAMP, 4' TALL
19	10.00.18	METAL FENCE @ PARK ON FOOTING
20	10.00.19	METAL FENCE ON CURB
21	10.00.20	METAL FENCE ON PLANTER
22	10.00.21	1" REFERENCE @ UTILITY PAD ON HARRISON STREET, 4" TALL
23	10.00.22	1" REFERENCE @ UTILITY PAD
24	10.00.23	METAL GUARNIAL @ UTILITY PAD
25	10.00.24	1" REFERENCE @ UTILITY PAD
26	10.00.25	1" REFERENCE @ UTILITY PAD
27	10.00.26	1" REFERENCE @ UTILITY PAD
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100	10.00.99	1" REFERENCE @ UTILITY PAD
101	10.00.100	1" REFERENCE @ UTILITY PAD

L1.0



LEGEND

CONCRETE PAVING ON GRADE
 8" x 8" PRECAST CONCRETE PAVERS AT STREET
 PERMEABLE PRECAST CONCRETE PAVERS ON GRADE
 PERMEABLE PRECAST CONCRETE PAVERS ON STRUCTURE
 GRASS PAVE CELLS
 INTERIALLY COLORED CONCRETE PAVING ON STRUCTURE
 PAVING: MEDIUM SANDGRAST
 PAVING: HEAVY SANDGRAST
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 PLANTING AREA
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 4" x 4" x 1/2" GALV. STEEL GATES ON PAVING @ HARRISON STREET
 VINYL-COATED CHAINLINK FENCE @ PERIMETER OFF-RAMP, 4' TALL
 METAL FENCE @ PARK ON FOOTING
 METAL FENCE ON CURB
 METAL FENCE ON PLANTER
 1" REFERENCE @ UTILITY PAD ON HARRISON STREET, 4" TALL
 1" REFERENCE @ UTILITY PAD
 METAL GUARNIAL @ UTILITY PAD
 1" REFERENCE @ UTILITY PAD
 1" REFERENCE @ UTILITY PAD
 1" REFERENCE @ UTILITY PAD

ABBREVIATIONS
 S.A.D. SEE ARCHITECTURAL DRAWINGS
 S.C.D. SEE CIVIL DRAWINGS
 S.E.A. SEE ELECTRICAL DRAWINGS
 S.S.D. SEE STRUCTURAL DRAWINGS
 C. CENTERLINE
 F.O.A. FACE OF BUILDING
 F.O.C. FACE OF CURB
 O.C. ON CENTER
 (R) RADIUS
 E.I. EXPANSION JOINT
 R. RADIUS
 TYP. TYPICAL
 V.I.F. VERIFY IN FIELD
 E.G. EQUAL

FOR LAYOUT NOTES SEE SHEET L.0.0

DETAIL NUMBER
 SHEET NUMBER

PLAN
 NORTH