



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: September 24, 2014

Case No. Case No. 2014.1303R
Bayview Opera House Project

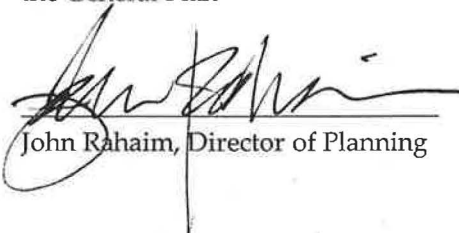
Block/Lot No.: 5311/036

Project Sponsor: Paul Cooper ✓
TEF
1420 Sutter Street, 2nd Floor
San Francisco, CA 94109

Project Co-Sponsor: Nick Elsner
S.F. Department of Public Works
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Staff Contact: Paolo Ikezoe
paolo.ikezoe@sfgov.org

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

Recommended By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

On August 25, 2014, the Planning Department ("the Department") received a General Plan Referral application 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, for the Bayview Opera House Project. The project requires a Major Encroachment Permit to upgrade the building's existing main entrance into an accessible one. The project proposes to demolish the existing entry stair and provide a level entry off the main door with an entry stair extending off the level entry. Additionally, the project would include several accessibility-related interior renovations, including an accessibility upgrades to the existing restrooms, an additional accessible restroom at the lower level and a wheelchair lift at the stage.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECEIVED

SEP 26 2014

TOM ELIOT FISCH

ENVIRONMENTAL REVIEW

On July 30, 2012, the Environmental Planning division of the Planning Department determined that the proposed modifications to the Bayview Opera House were Categorical Exempt from environmental review under Class 1 [State CEQA Guidelines Section 15301]. A copy of the Certificate of Determination of Exemption from Environmental Review is contained in the project docket and is available for review at the offices of the Planning Department.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The project is consistent with the Planning Code Sec. 101.1 Priority policies and is, on balance, *in-conformity* with the General Plan Objectives and Policies listed below.

Note: General Plan Objectives and Policies and in **bold** font, policy text is in regular font, and staff comments are in *italic* font.

TRANSPORTATION ELEMENT

POLICY 1.2

Ensure the safety and comfort of pedestrians throughout the city.

Safety is a concern in the development and accommodation of any part of the transportation system, but safety for pedestrians (which includes disabled persons in wheelchairs and other ambulatory devices) should be given priority where conflicts exist with other modes of transportation. Even when the bulk of a trip is by transit, automobile or bicycle, at one point or another nearly every person traveling in San Francisco is a pedestrian.

POLICY 23.9

Implement the provisions of the Americans with Disabilities Act and the city's curb ramp program to improve pedestrian access for all people.

Consideration of special pedestrian and wheelchair access should be given to areas and crosswalks where there is a large concentration of seniors and persons with disabilities. Design of streets should follow the principles of "universal design" where practicable. Universal design is a best practice that seeks to serve the needs of individuals with disabilities while providing cross-benefit to all users. Curb ramps should be provided at all crossings, prioritized based on the City's ADA Transition Plan for Curb Ramps and Sidewalks.

Comment: The project includes several features that will improve access to and within the Bayview Opera House. These include an accessible path to the main entrance, an additional accessible restroom at the lower level, and a wheelchair lift at the stage.

POLICY 24.4

Preserve pedestrian-oriented building frontages.

Building frontages that invite people to enter, that provide architectural interest and a sense of scale, and that are transparent enough to provide visual connections to and from the sidewalk help make the pedestrian environment more agreeable and safe.

Comment: The project will improve pedestrian access to the building from the sidewalk.

URBAN DESIGN ELEMENT

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

Comment: In addition to providing accessibility upgrades, the project proposes to provide hardscape and landscape improvements, as well as renovating existing outdoor stage and seating areas.

BAYVIEW HUNTERS POINT AREA PLAN

POLICY 2.1

Improve the physical and social character of Third Street to make it a more livable environment.

Comment: In addition to providing accessibility upgrades, the project proposes to provide hardscape and landscape improvements, as well as renovating existing outdoor stage and seating areas.

POLICY 2.2

Shape improvement of the Town Center public block and the Bayview Opera House to serve as the cultural hub and primary activity center for the revitalization of Third Street.

Comment: The project will allow more community events to take place at the Bayview Opera House.

OBJECTIVE 10

Enhance the distinctive and positive features of Bayview Hunters point.

POLICY 10.2

Improve the visual quality and strengthen the pedestrian orientation of the Third Street core area.

Comment: As proposed, the project will convert a mostly vacant lot fronting on Third Street into a landscaped park area.

EIGHT PRIORITY POLICIES OF THE GENERAL PLAN

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 project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The accessibility renovations taking place throughout will allow more community events to take place at this cornerstone of the Bayview community. The Bayview Opera House Project will add to the already invigorating efforts in the area, such as Third on Third, that are bringing business and people to the area.

2. The project would have no adverse effect on the City's housing stock or on neighborhood character.

The historic building is being preserved to the highest extent possible, and additions and renovation are in line with Secretary of Interior Standards for Rehabilitation.

3. The project would have no adverse effect on the City's supply of affordable housing.

The project has no 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 not impede Muni transit service or overburden surrounding streets or neighborhood parking.

5. The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

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.

The project will seismically strengthen several elements of the building, including the interior north wall of the auditorium, interior balcony, and exterior south wall at exterior stage.

7. The project would have no adverse effect on landmarks or historic buildings.

The Bayview Opera House is a historic landmark building; all historic elements and characteristics will be preserved. The project was issued a Certificate of Appropriateness by the Planning Department on July 12, 2012.

8. The project would have no adverse effect on parks and open space or their access to sunlight and vistas.

The project would add new open space to the neighborhood, by converting an existing vacant lot into a park on-site.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan.

Cc: Judy Nemzoff
SF Arts Commission
25 Van Ness Avenue, Suite 345
San Francisco, CA 94102

I:\Citywide\General Plan\General Plan Referrals\2014\2014.1303R Bayview Opera House Project ADA Improvements.doc

