

File No. 111151

Committee Item No. 1

Board Item No. 238

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date November 21, 2011

Board of Supervisors Meeting

Date December 6, 2011

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 checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" 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 |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <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)

- | | | |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Irrevocable Offer of Improvements, dtd 9/9/09</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 179,304, dtd 5/17/11</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Drawing Q-20-687</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>General Plan Referral Letter, dtd 2/12/10</u> |
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Completed by: Alisa Miller Date November 17, 2011

Completed by: Alisa Miller Date November 22, 2011

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

1 [Public Improvements Acceptance - Bayshore Boulevard at Waterloo Street]

2
3 **Ordinance: 1) accepting an irrevocable offer for improvements and real property**
4 **related to the widening of Bayshore Boulevard at Waterloo Street and accepting a grant**
5 **deed for these purposes; 2) declaring such area to be open public right-of-way and**
6 **dedicating it for right-of-way and roadway purposes; 3) accepting maintenance and**
7 **liability for this area subject to certain limitations; 4) establishing sidewalk width**
8 **change for this area; 5) making findings, including environmental findings and general**
9 **plan and priority policy findings; and 6) authorizing official acts in connection with this**
10 **Ordinance.**

11 NOTE: Additions are single-underline italics Times New Roman;
12 deletions are ~~strike through italics Times New Roman~~.
13 Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough normal~~.

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

15 Section 1. Findings.

16 (a) On September 9, 2009, Joan Goodman Zimmerman, Trustee of the Joan
17 Goodman Zimmerman 1988 Revocable Trust ("Zimmerman") and Lowe's HIW, Inc. a
18 Washington corporation ("Lowe's") made an irrevocable offer of improvements and real
19 property along Bayshore Boulevard at Waterloo Street for right-of-way purposes ("Offer"). A
20 copy of said offer is on file with the Clerk of the Board of Supervisors in File No.
21 111151 and is incorporated herein by reference.

22 (b) In connection with this offer, the Department of Public Works has prepared a
23 sidewalk width change map Q-20-687, and DPW Order No. 179,304, dated
24 May 17, 2011. The Director of the Department determined and City Engineer
25 certified that the improvements have been constructed in accordance with all City codes,

1 regulations, and standards, and that they are ready for their intended use. Consequently, the
2 Director of the Department recommends that the Board: 1) accept the Offer, including the
3 associated grant deed; 2) declare this area as open public right-of-way; 3) dedicate this area
4 for right-of-way and roadway purposes; and 4) accept maintenance and liability responsibility
5 for the improvements, subject to certain limitations. Copies of the DPW Order and the
6 sidewalk width change map are on file with the Clerk of the Board of Supervisors File No.
7 111151, and are incorporated herein by reference.

8 (c) In a letter dated February 12, 2010 (the "Planning Department Letter"), the City
9 Planning Department determined that (a) actions related to the acceptance of the
10 improvements and real property for right-of-way purposes, are, on balance, in conformity with
11 the General Plan and Planning Code Section 101.1 and (b) the actions contemplated in this
12 Ordinance are in compliance with the California Environmental Quality Act (California Public
13 Resources Code Sections 21000 et seq.). A copy of the Planning Department Letter is on file
14 with the Clerk of the Board of Supervisors in File No. 111151 and is incorporated by
15 reference herein. The Board of Supervisors adopts as its own the Planning Department's
16 determination under the California Environmental Quality Act and the consistency findings as
17 set forth in the Planning Department Letter in connection with the actions herein.

18 Section 2. Adoptions and Approvals.

19 (a) The Board of Supervisors has reviewed and approves DPW Order No.
20 179,304, dated May 17, 2011, which includes the City Engineer's
21 certification and Director's recommendation concerning the acceptance of the Offer dated
22 May 17, 2011; acceptance the improvements for public right-of-way and roadway
23 purposes and for City maintenance and liability responsibilities; and other related actions.

24 Section 3. Acceptance of Improvements and Assumption of Maintenance
25 Responsibilities.

1 (a) The Board of Supervisors accepts the Offer for improvements and real property for
2 right-of-way and roadway purposes, including the acceptance of the grant deed. The Board of
3 Supervisors hereby delegates authority to the Director of Property to execute the grant deed.

4 (b) Pursuant to California Streets and Highways Code Section 1806 and San
5 Francisco Administrative Code Sections 1.51 et seq., the Board of Supervisors hereby
6 dedicates the improvements described in the Offer to public use; designates such
7 improvements for right-of-way and roadway purposes; and accepts such improvements for
8 City maintenance and liability purposes, subject to the conditions listed in subsection (c).

9 (c) The improvements accepted by the Board pursuant to Subsections (a) - (b) are
10 subject to the following: (1) the portions of streets being accepted for right-of-way and
11 roadway purposes are constructed from back of sidewalk to back of sidewalk, unless specified
12 otherwise, (2) acceptance of the improvements for City maintenance and liability purposes is
13 from back of curb to back of curb, unless specified otherwise, (3) encroachments that are
14 permitted, not permitted, or both are excluded from acceptance, and (4) the acceptance of
15 the streets does not obviate, amend, alter, or in any way affect existing maintenance
16 agreements between the City and parties to such agreements.

17 Section 4. Establishing Sidewalk Width Change.

18 In accordance with the Department of Public Works' Order No. 179,304, Board of
19 Supervisors Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of
20 which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May
21 11, 1910, is hereby amended by adding thereto a new section to read as follows:

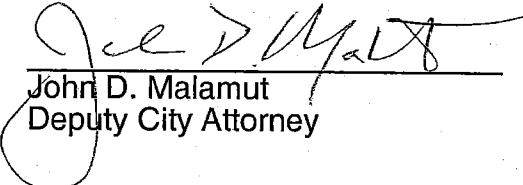
22 Section 15XX. The official sidewalk width on _____ shall be as shown on
23 Department of Public Works drawing O-20-687, a copy of which is on file with the Clerk of the Board
24 of Supervisors in File No. **111151**.

25 Section 5. Authorization for Implementation.

1 All actions heretofore taken by the officers of the City with respect to such Ordinance
2 are hereby approved, confirmed and ratified, and the Mayor, Clerk of the Board, Director of
3 Property and Director of Public Works are hereby authorized and directed to take any and all
4 actions which they or the City Attorney may deem necessary or advisable in order to
5 effectuate the purpose and intent of this Ordinance, including, but not limited to, recordation of
6 the grant deed and inclusion of this Ordinance and the accompanying Q-20 Map in the
7 Official Records of the City and County of San Francisco.

8
9 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

10 By:

11 
12 John D. Malamut
13 Deputy City Attorney

LEGISLATIVE DIGEST

[Public Improvements Acceptance - Bayshore Boulevard at Waterloo Street]

Ordinance: 1) accepting an irrevocable offer for improvements and real property related to the widening of Bayshore Boulevard at Waterloo Street and accepting a grant deed for these purposes; 2) declaring such area to be open public right-of-way and dedicating it for right-of-way and roadway purposes; 3) accepting maintenance and liability for this area subject to certain limitations; 4) establishing sidewalk width change for this area; 5) making findings, including environmental findings and general plan and priority policy findings; and 6) authorizing official acts in connection with this Ordinance.

Existing Law

In accordance with State and local law, the Board of Supervisors via legislation accepts for City maintenance and liability purposes public street segments or portions thereof in San Francisco that meet the City's specifications and plans for street design. The City follows a similar process to accept other public improvements in the public right-of-way, such as traffic signals, for City maintenance and liability purposes. The Board of Supervisors also approves sidewalk width changes via legislation.

Amendments to Current Law

The legislation would accept an irrevocable offer for improvements and real property related to the widening of Bayshore Boulevard at Waterloo Street and accept a grant deed for these purposes; declare such area to be open public right-of-way and dedicate it for public right-of-way and roadway purposes; accept maintenance and liability for this area subject to certain limitations; and establish sidewalk width change for this area. The Ordinance also would make environmental findings and findings that the actions set forth in the legislation are consistent with the City's General Plan and prior policies of Planning Code Section 101.1.

Background Information

This legislation is associated with development of the Lowe's project on Bayshore Boulevard and the public improvements that are the subject of this legislation were conditions of approval for the project.



VIA EMAIL

September 9, 2009

Joan Goodman Zimmerman
Trustee of the Joan Goodman Zimmerman
1988 Revocable Trust
c/o J2 Properties
1929 Van Ness Avenue
San Francisco, CA 94109

Re: Lowe's of San Francisco

Dear Ms. Zimmerman:

This letter will confirm that you have agreed to either convey to Lowe's, or at Lowe's request dedicate directly to the City of San Francisco, the approximately 494.54 square feet of property as generally shown on Exhibit A attached hereto upon the following terms and conditions.

1. Any conveyance or dedication shall only occur if Lowe's closes on the Ground Lease of the approximately 5.86 acres of property described in the Agreement to Enter into Ground Lease dated March 18, 2009 entered into between the parties.
2. Lowe's will pay you \$97.50 per square foot for the property to be conveyed. Lowe's will obtain, at its expense, an exact legal description for the property to be conveyed from a registered surveyor licensed to do business in the State of California.
3. Lowe's will be responsible for all closing costs, including without limitation, all state, county or city transfer taxes, recording fees, and title insurance, if any. Any property taxes will be prorated as of the conveyance date.
4. Title will be transferred to Lowe's (or the City) free and clear of all loans and leases.

Joan Goodman Zimmerman
September 9, 2009
p 2

Assuming you agree with the foregoing, please sign in the space appearing below and return a copy to Mark Stoner at the address appearing below or by email at Mark.A.Stoner@lowes.com. The parties agree that signatures exchanged by email shall be considered to be and shall have the same effect as originals.

Sincerely,


Michael L. Skiles
Vice President - Real Estate

*jm
MS*

Agreed to this 9th day of September, 2009.

The Joan Goodman Zimmerman
1988 Revocable Trust



Joan Goodman Zimmerman

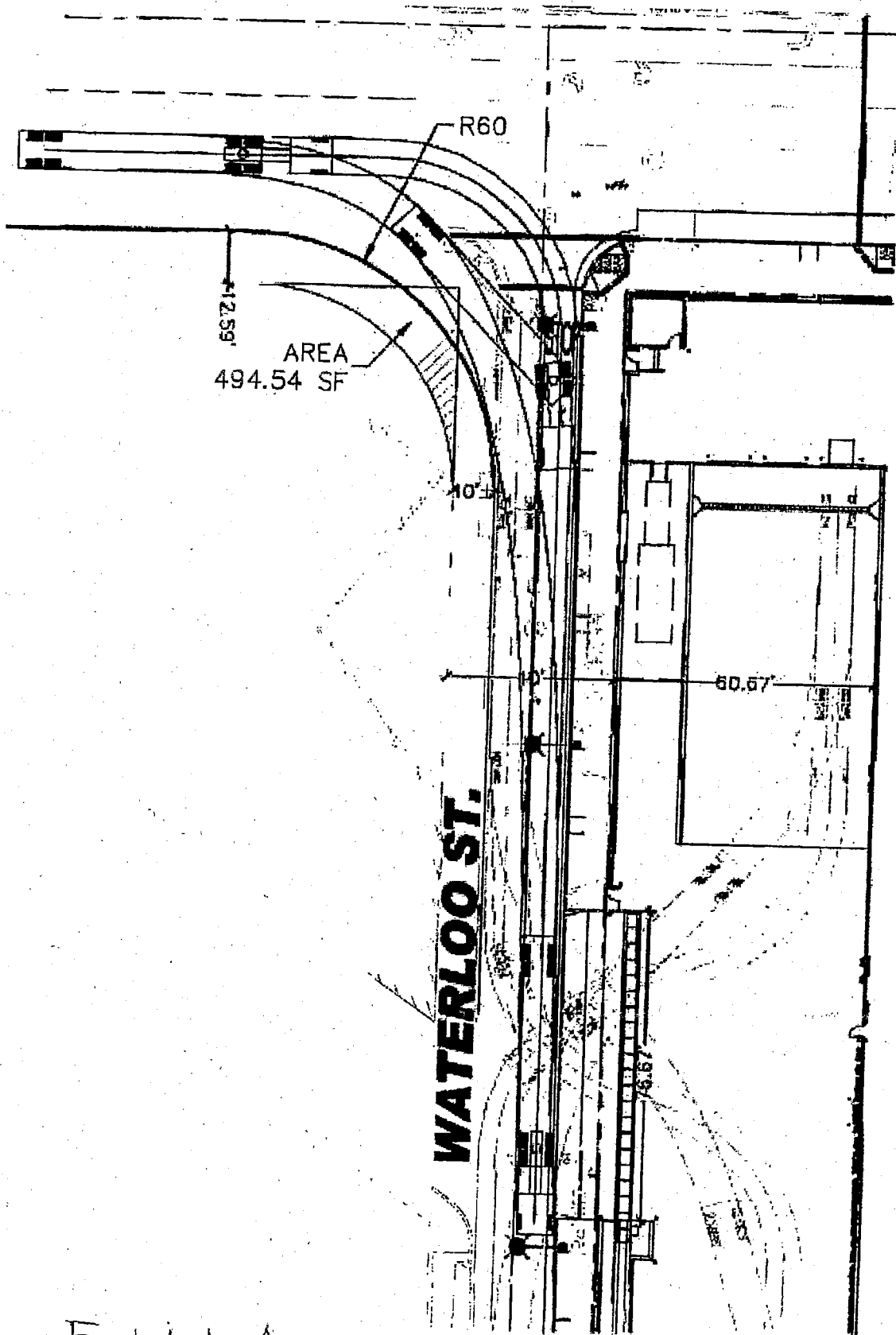
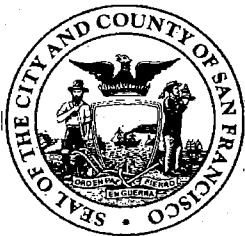


Exhibit A



Edwin M. Lee, Mayor

Edward D. Reiskin, Director



(415) 554-5810
FAX (415) 554-5843
<http://sfdpw.org>

Department of Public Works

BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 460, S.F., CA 94103

Jerry Sanguinetti, Bureau Manager

DPW Order No: 179,304

TRANSMITTAL TO THE BOARD OF SUPERVISORS OF AN ORDINANCE ACCEPTING AN IRREVOCABLE OFFER FOR IMPROVEMENTS AND REAL PROPERTY TO WIDEN BAYSHORE BOULEVARD AT WATERLOO STREET, AND ACCEPTING A GRANT DEED FOR THESE PURPOSES; APPROVING MAPS SHOWING SUCH AREAS, DECLARING IT TO BE OPEN PUBLIC RIGHT-OF-WAY AND DEDICATING IT FOR RIGHT-OF-WAY AND ROADWAY PURPOSES; ACCEPTING MAINTENANCE AND LIABILITY FOR THIS AREA; AND ESTABLISHING A SIDEWALK WIDTH CHANGE FOR THIS AREA; ALL OF THE ABOVE IN CONJUNCTION WITH THE DEVELOPMENT AND CONSTRUCTION OF RIGHT-OF-WAY IMPROVEMENTS FOR LOWE'S HOME IMPROVEMENT PROJECT AT 491 BAYSHORE BOULEVARD (BLOCK 5598, LOT 028).

The Department of Public Works (DPW) has received a request from AMS Associates, Inc. to change the official sidewalk widths and accept a parcel of land on behalf of the City and County of San Francisco to accommodate delivery trucks making right-hand turns from Bayshore Boulevard onto Waterloo Street so that such trucks can access a new loading dock in conjunction with the development and construction of right-of-way improvements for Lowe's Home Improvement Project (HIW) at 491 Bayshore Boulevard.

On September 9, 2009, Joan Goodman Zimmerman, Trustee of the Joan Goodman Zimmerman 1988 Revocable Trust and Lowe's HIW, Inc. made an irrevocable offer of improvements and real property along Bayshore Boulevard at Waterloo Street.

In a letter dated February 12, 2010, the Planning Department determined that actions related to the acceptance of improvements and real property for right-of-way purposes, including changing the sidewalk width are, on balance, in conformity with the General Plan and Planning Code Section 101.1 and are in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.).

On February 25, 2010, the sidewalk width change and acceptance of right-of-way improvements were recommended for approval by the Transportation Advisory Staff Committee (TASC).

On May 28, 2010, DPW approved Street Improvement Permit No. 09IE-0412 for the construction of the above mentioned improvements.


The Department of Public Works has prepared a sidewalk width change map Q-20-687. The Director of Public Works and the City Engineer hereby certify that the subject improvements noted on the map have been constructed in accordance with all City codes, regulations and standards; have been inspected and certified as complete and are ready for their intended use.

The Director of Public Works recommends acceptance of the irrevocable offer of the right-of-way improvements, including a grant deed; approval of a sidewalk width change; declaration of open public right-of-way; dedication of the improvements for public use; and City acceptance of the improvements for maintenance and liability purposes. The recommendation for acceptance is subject to the following limitations: (1) the portions of streets being accepted for right-of-way and roadway purposes are constructed from back of sidewalk to back of sidewalk, unless specified otherwise, (2) acceptance of the improvements for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, (3) encroachments that are permitted, not permitted, or both are excluded from acceptance, (4) the acceptance of the streets does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements, and (5)

the traffic signal improvements that have not yet been completed should be conditionally accepted subject to a subsequent determination from the Traffic Engineer that said improvements are complete and ready for their intended use. In accordance with Subsection (5) above, the Director recommends that the Board of Supervisors delegates to the Traffic Engineer the authority to issue the determination of completeness, which shall result in the final acceptance of said improvements for City maintenance and liability purposes.

The following are approved and transmitted to the Board of Supervisors:

1. Three (3) copies of a proposed Ordinance accepting the irrevocable offer of improvements and real property to widen Bayshore Boulevard at Waterloo Street and accepting a grant deed for these purposes; approving a map showing such areas, declaring it to be open public right-of-way and dedicating it for right-of-way and roadway purposes; accepting maintenance and liability for these areas; and establishing a sidewalk width change for this area; all of the above in conjunction with the development and construction of right-of-way improvements for the Lowe's Home Improvement Project at 491 Bayshore Boulevard (Block 5598, Lot 028).
2. Three (3) copies of Map Q-20-687.
3. Offer of Improvements by Joan Goodman Zimmerman, Trustee of the Joan Goodman Zimmerman 1988 Revocable Trust and Lowe's HIW, Inc, dated September 9, 2009.
4. Letter from Planning Department dated February 12, 2010.

 [Click here to sign this section](#)

5/16/2011

X Fuad Sweiss, City Engineer

Signed by Sweiss, Fuad [View details](#)
on Monday, May 16, 2011 5:55 PM (Pacific Daylight Time)

5/17/2011

X Edward D. Reiskin

Signed by Reiskin, Ed [View details](#)
on Tuesday, May 17, 2011 8:23 AM (Pacific Daylight Time)

LEGEND:

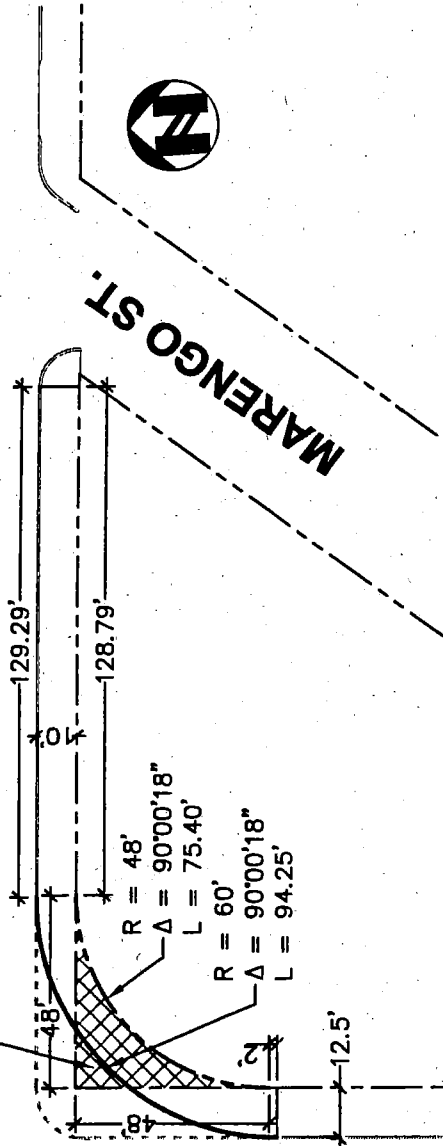
- PROPOSED NEW CURB LINE
- EXISTING CURB LINE TO BE REMAIN
- - - EXISTING CURB LINE TO BE REMOVED
- - - EX. PROPERTY LINE
- - - PROPOSED PROPERTY LINE

TO BE DEDICATED TO THE CITY
AND COUNTY OF SAN FRANCISCO

WATERLOO ST.

MARENGO ST.

BAY SHORE BLVD.



CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS		SCALE 1" = 30'	FILE Q-20-687	CHANGE
PROPOSED CHANGE OF OFFICIAL SIDEWALK ON THE BAYSHORE BOULEVARD AT WATERLOO STREET		SHEET 1	OF 1 SHEETS	
APPROVED <i>[Signature]</i>		DATE <i>7/27/10</i> COUNTY SURVEYOR		
DR.	LM	DATE		
TR.		05-19-10		
CK.				
APP.				
APP.				
		TABLE OF CHANGES		
NO.	DATE	DESCRIPTION	BY	
CAUTION: CHECK WITH TRACING TO SEE IF HAVE LATEST REVISION				



SAN FRANCISCO PLANNING DEPARTMENT

February 12, 2010

10 FEB 17 PM 4:35

Mr. Kam Hui
Dept. of Public Works
Bureau of Street Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

**RE: CASE NO. 20100058R
PROPOSED OFFICIAL CHANGE OF CURB AND DEDICATION TO MORE STREET SPACE AT
BAYSHORE BOULEVARD AND WATERLOO STREET IN CONNECTION TO THE LOWE'S
HOME IMPROVEMENT STORE**

Dear Mr. Hui:

On January 29, 2010, the Department received your request for a General Plan Referral as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The proposed project would: widen the curb-line at the southeast corner at Bayshore Boulevard and Waterloo Street to accommodate trucks making right-hand turns from Bayshore Boulevard onto Waterloo Street. The new official street would encroach into what is now a private parcel at the same corner. The new sidewalk and street area totaling 495 square feet will be dedicated to the City as a part of public right-of-way. The proposal is proposed by Lowe's home improvement store and the change is being proposed to largely accommodate delivery trucks headed for the planned Lowe's loading dock that will be off of Waterloo Street. The proposed improvements are shown in Attachment 1. The project, on balance, is in conformity with the General Plan, as described in the Case Report (Attachment 2).

Waterloo Street is a narrow street with a width of only 40-feet. The highly anticipated Lowe's home improvement store is currently under construction and has been in the planning stages for nearly nine years (first proposed as a Home Depot home improvement store). Loading is planned to be off of Waterloo Street. Because of the narrow street and intersection, navigating into the existing configuration of Waterloo Street from northbound Bayshore would be very difficult for large trucks, necessitating the need to maneuver into other lanes of through traffic to make the turn. By widening the corner, trucks will be able to more efficiently make the right-hand turn without disrupting traffic. While widening corners at intersections is generally not encouraged in San Francisco, there are particular circumstances here that make it acceptable. Bayshore Boulevard is generally an industrial context and Waterloo Street is particularly narrow making its current configuration constrained for Waterloo's anticipated heavy delivery use with the new store. The project sponsors will mitigate the widening of the corner by installing a special crosswalk treatment with concrete. (Shown in plans prepared by AMS Associates, Inc. identified as Waterloo Street Improvement, Drawing Number: 15). The sidewalk width will be maintained by expanding the realm of the street and sidewalk into the existing private parcel at the southeast corner through a street dedication.

General Plan Referral

Case No. 2010.0058R

Southeast Corner of Bayshore Boulevard and Waterloo Street

Environmental Review

The Major Environmental Analysis Section of the Planning Department determined that the project is Categorically Exempt from environmental review under Class 3 of State CEQA Guidelines.

The project has been reviewed for consistency with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are attached (Attachment 3).

Sincerely,



John Rahaim

Director of Planning

Attachments:

1. Department of Public Works Plans
2. General Plan Case Report
3. Planning Code Sec. 101.1(b) Priority Policies

cc Mat Snyder, Planning Department
S. Shotland, Planning Department

I:\Citywide\General Plan\General Plan Referrals\2010\2010.0058R Bayshore Boulevard and Waterloo corner widening.doc

GENERAL PLAN CASE REPORT

ATTACHMENT 2

**RE: CASE NO. 20100058R
PROPOSED OFFICIAL CHANGE OF CURB AND DEDICATION TO MORE STREET SPACE AT
BAYSHORE BOULEVARD AND WATERLOO STREET IN CONNECTION TO THE LOWE'S
HOME IMPROVEMENT STORE**

STAFF REVIEWER: MAT SNYDER

GENERAL PLAN CONSIDERATIONS

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

BAYVIEW HUNTERS POINT AREA PLAN

OBJECTIVE 3

**MAKE SURFACE STREET AND FREEWAY IMPROVEMENTS TO ENCOURAGE TRUCK
TRAFFIC AWAY FROM NEIGHBORHOOD RESIDENTIAL AND COMMERCIAL AREAS.**

POLICY 3.1

Improve and establish truck routes between industrial areas, including those at the Shipyard, and freeway interchanges.

OBJECTIVE 4

**DEVELOP AND MAINTAIN A SYSTEM FOR THE EASY MOVEMENT OF PEOPLE AND
GOODS, TAKING INTO ACCOUNT ANTICIPATED NEEDS OF BOTH LOCAL AND
THROUGH TRAFFIC.**

POLICY 4.1

Develop a comprehensive network and schedule of roadway improvements to assure that Bayview maintains an adequate level of service at key intersections as the residential and work force population in the district increases.

The Bayview Hunters Point Area Plan discusses the need to keep truck traffic out of residential neighborhoods. The proposed corner widening and street dedication is in an appropriate industrial setting and will help accommodate efficient truck movement and keep it from effecting northbound through movement on Bayshore. It will not impact any residential settings, but rather better accommodate truck movement in an industrial setting. The widened corner will be mitigated by installing special pedestrian crosswalk paving provide a strong visual cue that the crosswalk is within the pedestrian right-of-way.

**General Plan Referral
Case No. 2010.00058
Southeast Corner of Bayshore Boulevard and Waterloo Street**

TRANSPORTATION ELEMENT

**OBJECTIVE 23
IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR
EFFICIENT, PLEASANT, AND SAFE MOVEMENT.**

POLICY 23.3
Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

POLICY 23.5
Minimize obstructions to through pedestrian movement on sidewalks by maintaining an unobstructed width that allows for passage of people, strollers and wheelchairs.

**OBJECTIVE 26
CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE
OPEN SPACE PROGRAM.**

**OBJECTIVE 36
PROMOTE FREIGHT DELIVERY/PICKUP TRAFFIC AS NECESSARY FOR THE
ECONOMIC VITALITY OF SAN FRANCISCO AND THE BAY REGION.**

POLICY 36.1
Support urban goods movement networks in San Francisco, especially in the areas reserved for industrial development and in neighborhood commercial districts.

**OBJECTIVE 38
DEVELOP AND MAINTAIN SELECTED MAJOR AND SECONDARY ARTERIALS TO
PROVIDE EFFICIENT AND DIRECT ROUTES FOR TRUCKS/SERVICE VEHICLES INTO
AND THROUGH SAN FRANCISCO WITHOUT DISTURBING NEIGHBORHOOD AREAS
AND INHIBITING THE SAFE MOVEMENT OF TRANSIT VEHICLES, BICYCLES AND
PEDESTRIANS.**

**OBJECTIVE 39
MAKE FREEWAY AND MAJOR SURFACE STREET IMPROVEMENTS TO
ACCOMMODATE AND ENCOURAGE TRUCK/SERVICE VEHICLE TRAFFIC IN
INDUSTRIAL AREAS AWAY FROM RESIDENTIAL NEIGHBORHOODS.**

POLICY 39.2
Accommodate heavy vehicles with extra-legal loads on major truck routes by ensuring vertical

clearances, appropriate intersection design for maneuvering and providing signal timing to allow smooth truck progression.

The proposed improvements are being made to accommodate truck movement in an industrial setting where truck traffic is appropriate. At the same time, while the corner will be widened (which is generally not encouraged in San Francisco when considering only pedestrian movement and comfort) the sidewalk width will be retained by dedicated additional street area into an existing private parcel. The new crosswalk will be aligned across Waterloo to assure consistent line-of-site for the pedestrian without the need for any circuitous pedestrian movement. On balance, the proposed project meets the objectives and policies of the Transportation Element.

COMMERCE AND INDUSTRY

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

POLICY 4.7

Improve public and private transportation to and from industrial areas.

By widening the southeast corner intersection, truck movement is not only accommodated for the Lowe's home improvement store, but also for potential other heavy truck users in the surrounding industrial neighborhood that could benefit from the modification.

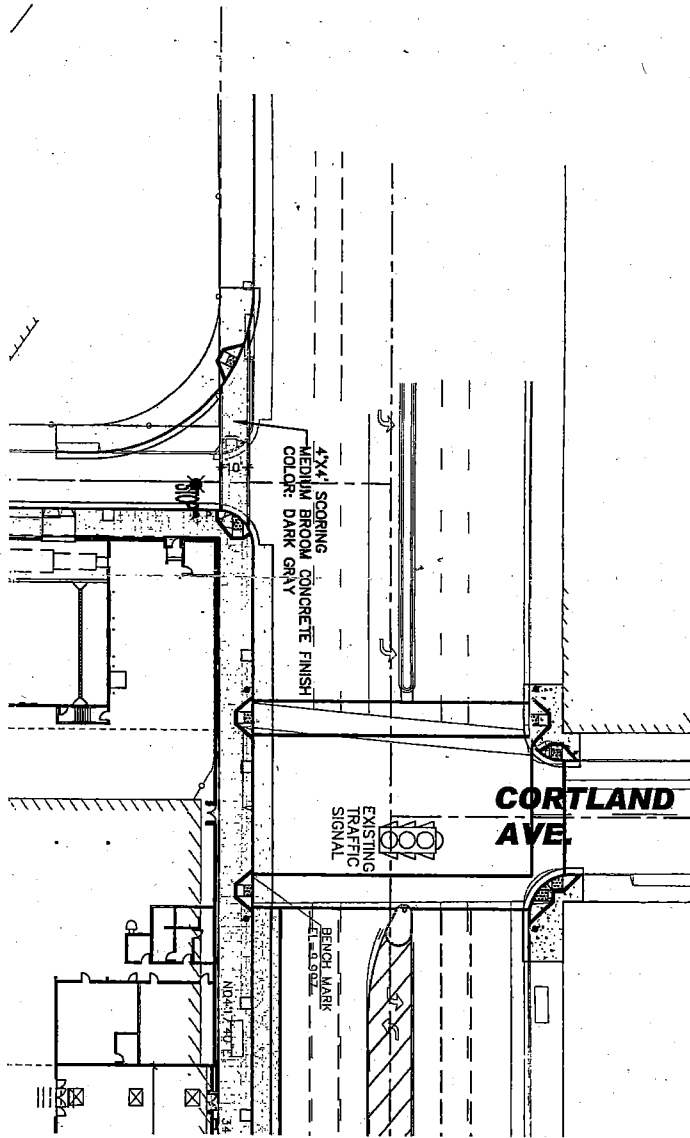
The proposal is X in conformity _____ not in conformity with the General Plan.

**RE: CASE NO. 20100058R
PROPOSED OFFICIAL CHANGE OF CURB AND DEDICATION TO MORE STREET SPACE AT
BAYSHORE BOULEVARD AND WATERLOO STREET IN CONNECTION TO THE LOWE'S
HOME IMPROVEMENT STORE**

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. Instead, the street modification will accommodate a new home improvement store and will help assure that associated truck activity will not unduly disrupt through traffic on Bayshore Boulevard.
2. The project would have no adverse effect on the City's housing stock or on neighborhood character. The proposed project is located within an industrial neighborhood.
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 proposed project will help assure efficient through traffic, including buses on Bayshore Boulevard.
5. The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors. The proposed project could improve the industrial sector by making a truck-related improvement within an industrial neighborhood.
6. The project would have no adverse affect the City's preparedness to protect against injury and loss of life in an earthquake.
7. The project would have no adverse affect on landmarks or historic buildings.
8. The project would have no adverse affect on parks and open space or their access to sunlight and vistas.

E:\Citywide\General Plan\General Plan Referrals\drafts\2010.0058R Bayshore Boulevard and Waterloo corner widening.doc



ams
 85 HORTON WAY
 SUITE 200
 PALM BEACH, FL 33480
 561-988-2777 FAX 561-988-2778
 amsassociates, inc. PALM BEACH FLORIDA

NO.	DATE	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPROVAL	APPROVAL DATE



LOWE'S HOME DEPT.
 1528 PARADISE AVE., SUITE 440
 OAKLAND, CA 94612
 TEL: 510.430.0100 FAX: 510.430.0101

WATERLOO ST. IMPROVEMENT
 WATERLOO ST. & LONDON AVE.
 STREET IMPROVEMENT PLANS
 SAN FRANCISCO, CA

GRAPHIC SCALE
 1" = 20'

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