



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: December 5, 2017
Case No. Case No. 2014.003297GPR
Easement Vacation - 112 Kensington Way

Block/Lot No.: 2923/078

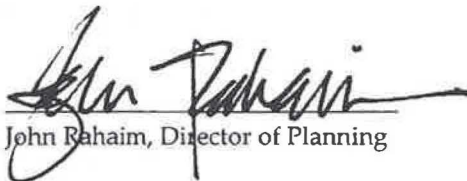
Project Sponsor: Janet Campbell, Architect
Campbell and Associates
2 Parker Avenue, #302
San Francisco, CA 94118

Applicant: Same as above

Staff Contact: María De Alva – (415) 575-8729
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Recommendation: Find the project, on balance, in conformity with
the General Plan

*Recommended
By:*


John Rahaim, Director of Planning

PROJECT DESCRIPTION

The applicant seeks to vacate a 5ft-wide portion of an easement under the jurisdiction of the San Francisco Recreation and Parks Department, along the parcel located at 112 Kensington Way (block 2923, lot 078). The proposed easement vacation would allow side access to a proposed new construction of a three-stories-over-garage single family dwelling unit (Building Permit 201407242130).

SITE DESCRIPTION AND PRESENT USE

The parcel is currently vacant. The easement sits adjacent to Edgehill Park and was established to provide for the installation of a waste line for properties located above Kensington Way. Since these properties were purchased by RPD and developed into Edgehill Park, the easement is no longer needed, according to RPD.

ENVIRONMENTAL REVIEW

The granting of an easement does not qualify as a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

In addition, the project for which the easement is being requested proposes the construction of a single family dwelling in an urbanized area. CEQA Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for new construction or conversion of up to three single-family residences in urbanized areas. Construction of the proposed project at 112 Kensington Way would qualify for this exemption.

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:

HOUSING DESIGN ELEMENT**OBJECTIVE 1**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The Project would contribute to the addition of a single family dwelling unit to San Francisco's housing stock.

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposed easement vacation would contribute to the addition of a single family dwelling unit, located within 1,500 ft of a Transit Preferential Street (W Portal Ave), and major transit lines K, L, M.

Eight Priority Policies Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The proposed project, an easement vacation of a 5ft wide portion, 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.
No neighborhood-serving retail uses are located on the Project site. The proposed easement will have no effect on neighborhood serving retail.

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 will contribute to the conservation and protection of neighborhood character, by providing additional housing to the neighborhood.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed easement will have no effect on affordable housing since there are no affordability requirements for this site. The Project, however, will contribute to increment the City's housing stock.
4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
The proposed easement will have no effect on neighborhood traffic or 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.
No industrial or service industry establishment is located on or near the Project site. The proposed easement will have no effect on the industrial or service businesses in the City.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The proposed easement will have no effect on earthquake preparedness.
7. That landmarks and historic buildings be preserved.
The Project will have no effect on landmarks or historic buildings.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed easement will have no effect on parks and open space.

RECOMMENDATION:

**Find the Project, on balance, in-conformity
with the General Plan**

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