



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* February 8, 2013  
*Case No.* **Case No. 2012.1532R**  
**Hidden Garden Steps**


*Block/Lot No:* None. On the 16<sup>th</sup> Avenue right-of-way between Kirkham Street and Lawton Street

*Project Sponsor:* Nick Elsner  
Department of Public Works  
875 Stevenson St., #460  
San Francisco, CA 94102

*Applicant:* Paul Signorelli  
1558 16<sup>th</sup> Avenue  
San Francisco, CA 9412

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

*Recommended By:*   
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### PROJECT DESCRIPTION

The project is to install mosaic tiled steps, a mural, and a garden habitat on and adjacent to a City-owned public stairway on 16<sup>th</sup> Avenue between Kirkham and Lawton Streets. The stairway is currently unadorned concrete. The project is a cooperative effort between the Department of Public Works' Street Parks Program, the San Francisco Parks Alliance, and the local community.

### ENVIRONMENTAL REVIEW

On December 28, 2012, the Environmental Planning Section of the Planning Department determined that the proposed project are Categorical Exempt from Environmental Review under CEQA Class 1(c) as an existing pedestrian trail and Class 4(e) as a minor temporary use of land having negligible or no permanent effects on the environment.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

### ARTS ELEMENT

#### POLICY I-1.1

**Promote inclusion of artistic considerations in local decision-making.**

*Comment: Through the mosaic and mural, the proposed improvements incorporate artistic considerations into the decision on how to improve the public stairway on 16<sup>th</sup> Avenue.*

#### POLICY I-1.4

**Provide access to the creative process and cultural resources for all neighborhoods, cultural communities, and segments of the city and its populations.**

*Comment: This proposed project provides a creative process and cultural resources to this part of the Inner Sunset.*

#### POLICY III-1.5

**Include the participation of artists in City capital improvements and public works projects which do not fall under current Percent for Art programs.**

*Comment: The proposed improvements are being designed by local artists, and are outside of current Percent for Art programs.*

#### POLICY V-2.2

**Determine the means of providing in-kind resources and services to the arts.**

*Comment: The contribution of the Department of Public Works to implementing this project reflects an in-kind contribution by the City to the arts.*

#### POLICY V-3.1

**Develop partnerships with the private sector and the business community to encourage monetary and non-monetary support of the arts, as well as sponsorships of arts organizations and events.**

*Comment: The project reflects a partnership between the City and the private sector for both monetary and non-monetary support of the arts.*

<b>RECOMMENDATION:</b> Finding the Project, on balance, in-conformity with the General Plan
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### Eight General Plan Priority Policies Findings

The subject 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 will not affect existing 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 will not affect housing, and would enhance neighborhood character.*
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 increase demand in such a way as to 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 affect the City's preparedness to protect against injury and loss of life in an earthquake.*
7. That landmarks and historic buildings be preserved.  
*The project will not affect landmarks or historic buildings.*
8. That our parks and open space and their access to sunlight and vistas be protected from development.  
*The improvements would not affect parks or open space, and will enhance the utility of the stairway as a public space.*

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