



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

November 30, 2006

Larry Ritter
City and County of San Francisco
Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

**RE: Case No: 2006.1411R
Change of use—City Property Accepting Existing
Extension of Brewster Street (1996)**

Dear Mr. Ritter:

The Department received a request from Mr. Bruce Storrs, dated November 13th, 2006 for a General Plan Referral to accept a change of use for City Property and accept Brewster Street as a City right-of-way. This request for a General Plan Referral is pursuant to Section 4.105 of the Charter and Sections 2A.53 of the Administrative Code. The Department has determined that accepting this existing right-of-way is on balance **in-conformity** with the General Plan. A case report is included as Attachment 1.

The Brewster Street extension project involves construction of a new roadway in Bernal Hill pursuant to the Department of Public Works Bureau of Engineering plan entitled "Bernal Heights Street Improvements Brewster/Joy Area". This Plan was approved on March 4th, 1996. Work to create the Street extension along Assessor's Block(s)/Lot(s): AB 5535/11, AB 5557/67-17, AB 5556/29-30, and AB 5635/23-24 was completed in the mid-1990's. This General Plan referral merely formalizes the acceptance of this street right-of-way for street and roadway purposes.

The Department has determined that the project is Categorically Exempt from Environmental Review and has no potential for causing a significant effect on the environment, pursuant to the State CEQA Guidelines Section 15061. The project has been reviewed for consistency with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are included as Attachment 2.

Sincerely,

Dean Macris
Director of Planning

Attachment 1. Staff Report:
Attachment 2. Planning Code Section 101.1 Priority Policies

CC: AnMarie Rodgers, Planning Department
Bruce Storrs, DPW; Robert Hanley, DPW; Barbara Moy, DPW; and Robert Beck, DPW

Attachment 1: CASE REPORT

RE: Case No: 2006.1411R
Change of use—City Property Accepting Existing
Extension of Brewster Street (1996)
Staff Reviewer: AnMarie Rodgers

GENERAL PLAN POLICY FINDINGS

Note: General Plan Elements are in **UPPER CASE BOLD** font. Objectives are in **bold font**, General Plan excerpts are in Regular font and staff comments are in *Italic* font.

TRANSPORTATION ELEMENT

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

The city's first responsibility in the planning and operation of its transportation system is to provide the mobility necessary to its residents in pursuing a wide range of opportunities for work, education, recreation and contact with others.

URBAN DESIGN ELEMENT

POLICY 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Street areas have a variety of public values in addition to the carrying of traffic. They are important, among other things, in the perception of the city pattern, in regulating the scale and organization of building development, in creating views, in affording neighborhood open space and landscaping, and in providing light and air and access to properties.

Like other public resources, streets are irreplaceable, and they should not be easily given up. Short-term gains in stimulating development, receipt of purchase money and additions to tax revenues will generally compare unfavorably with the long-term loss of public values. The same is true of most possible conversions of street space to other public uses, especially where construction of buildings might be proposed. A strong presumption should be maintained, therefore, against the giving up of street areas, a presumption that can be overcome only by extremely positive and far-reaching justification.

*Summary: The Planning Department finds this proposed project is on balance **in-conformity** with the General Plan because it would formalize acceptance of this property as an official City Street and thereby give it a high level of protection.*

CC: AnMarie Rodgers, Planning Department
Bruce Storrs, DPW; Robert Hanley, DPW; Barbara Moy, DPW; and Robert Beck, DPW

Attachment 2: PLANNING CODE SECTION 101.1 FINDINGS

The project is consistent with the Eight Priority Policies of the 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. Retail does not exist at present. New roadway will provide access to fronting properties.
2. The project would have no adverse effect on the City's housing stock or on neighborhood character and has increased accessibility to adjacent properties.
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. At present there are no MUNI routes along the project corridor.
5. The project would not adversely affect the future employment scope in industrial or service sectors.
6. The project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake, and would improve community safety.
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.