

File No. 160961

Committee Item No. 3

Board Item No. 2

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date October 3, 2016

Board of Supervisors Meeting

Date October 25 2016

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 and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <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 |
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| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Certificate of Determination, dtd 9/8/16</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>SVR Map 2016.020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185313</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
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Completed by: Alisa Somera Date September 29, 2016

Completed by: V. Young 57 Date 10/11/16

1 [Summary Street Vacation - 25th Street - Temporary Navigation Center for Homeless
2 Residents]

3 **Ordinance ordering the summary street vacation of a portion of 25th Street, which is**
4 **generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north,**
5 **Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's**
6 **Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001)**
7 **to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block**
8 **No.1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation**
9 **Center for homeless residents; authorizing the operation of a Navigation Center on the**
10 **vacated portion of 25th Street for more than two years pursuant to Administrative**
11 **Code, Section 106.3(b); affirming the Planning Department's determination under the**
12 **California Environmental Quality Act; adopting findings that the actions contemplated**
13 **in this Ordinance are consistent with the General Plan, and the eight priority policies of**
14 **Planning Code, Section 101.1; and authorizing official acts in connection with this**
15 **Ordinance.**

16 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
17 **Additions to Codes** are in *single-underline italics Times New Roman font*.
18 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
19 **Board amendment additions** are in double-underlined Arial font.
20 **Board amendment deletions** are in ~~strikethrough Arial font~~.
21 **Asterisks (* * * *)** indicate the omission of unchanged Code
22 subsections or parts of tables.

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

24 Section 1. Findings.

25 (a) A significant number of people in San Francisco cannot obtain adequate or
appropriate shelter. According to the San Francisco biennial "Point-in-Time" homeless count

1 and survey taken in January 2015, there were 6,686 adults and 853 youth without a place to
2 live, constituting a total of 7,539 homeless residents. Between the January 2013 homeless
3 count and survey and the January 2015 homeless count and survey, the number of homeless
4 people rose in seven of the 11 San Francisco supervisorial districts. A 10-year trend of
5 comparable Point-in-Time data (excluding the targeted youth count) identified a 7% increase
6 in the number of homeless people in San Francisco between 2005 and 2015.

7 (b) As San Francisco's homeless population ages, additional health services are
8 needed to address the homeless population's deteriorating health. According to the January
9 2015 homeless count and survey, 22% of the homeless were between the ages of 51 and 60,
10 up from 14% in 2013, and 8% were 61 or older, up from 3% in 2013.

11 (c) The inability to obtain adequate or appropriate shelter threatens the health, safety,
12 and welfare of homeless people. Homelessness is an independent risk factor for a number of
13 illnesses through its association with exposure to harsh weather, high stress levels, sleep
14 deprivation, general unsanitary surroundings, lack of access to hygiene facilities, and poor
15 nutrition. For example, sleep deprivation impairs cognitive processes and increases the risk
16 of heart disease, heart attack, heart failure, irregular heartbeat, high blood pressure, stroke,
17 and diabetes.

18 (d) The City has partnered and collaborated with community-based nonprofit
19 organizations serving the homeless to develop and implement new strategies to shelter and
20 identify housing for difficult-to-serve homeless populations, including residents of
21 encampments, people who have not accessed the traditional shelter system, the long-term
22 homeless population, and Homeward Bound clients. Since 2015, the City has successfully
23 piloted a temporary Homeless Shelter model (the "Navigation Center" model) that reduces
24 barriers to participation and seeks to connect clients to stable income, public benefits, and
5 permanent housing outside of the Navigation Center. This ordinance would facilitate the

1 expansion of the Navigation Center model and the successful transition of difficult-to-serve
2 homeless populations to services and permanent housing.

3 (e) According to Administrative Code Chapter 106 (effective as of July 31, 2016
4 pursuant to Ordinance No. 117-16), the City is required to open and operate no fewer than six
5 Navigation Centers within twenty-four months of the effective date of Ordinance No. 117-16,
6 develop plans for the equitable distribution of shelter and housing resources, and identify
7 sustainable revenue sources for the development of new permanent housing for homeless
8 individuals. Administrative Code Section 106.3(b) requires Board of Supervisors'
9 authorization to operate a Navigation Center for over two years.

10 (f) California Streets and Highways Code Sections 8300 et seq. and San Francisco
11 Public Works Code Section 787(a) establish the process for the Board of Supervisors to
12 vacate a street, highway, or public easement. Streets and Highways Code Sections 8334 and
13 8334.5 provide that the legislative body of a local agency may proceed with an expedited
14 process to summarily vacate an excess right-of-way of a street under certain circumstances.
15 Due to the vital need to find locations for temporary homeless shelters and the fact that such a
16 location has been identified on a portion of public right-of-way, the Board of Supervisors
17 determines that it would be in the best interests of the City to temporarily vacate that street
18 area to allow for the establishment of a Navigation Center. The conventional street vacation
19 process as set forth in the Streets and Highways Code Sections 8300 et seq. and as
20 recognized in Public Works Code Section 787(a) would delay the expedited establishment of
21 this Navigation Center. However, in recognition of the importance of providing public notice
22 and the opportunity for public comment on the street vacation and establishment of the
23 Navigation Center, the Board of Supervisors will provide notice of this street vacation following
24 the same procedures it uses for summary street vacations.
25

1 (g) The portion of 25th Street to be vacated is more particularly shown on the Public
2 Works ("PW") SUR Map No. 2016-020, dated October 3, 2016 (the "Vacation Area"). A copy
3 of this map is on file with the Clerk of the Board of Supervisors in File No. 160961 and is
4 incorporated herein by reference.

5 (h) The Vacation Area is located on property under the jurisdiction of the Port
6 Commission. By its approval of Resolution No. 16-38 on October 3, 2016, the Port
7 Commission determined that the Vacation Area is not needed for public trust purposes,
8 including access to San Francisco Bay, and the proposed use of the Vacation Area for a
9 temporary Navigation Center is an acceptable interim use of Port of San Francisco property.

10 (i) The physical attributes of the Vacation Area satisfy the requirements necessary for
11 a summary street vacation under Streets and Highways Code Sections 8334 and 8334.5.
12 These attributes are as follows: the Vacation Area is not necessary for street purposes as (1)
13 the Vacation Area does not continue through Seawall Lot 356, and therefore, is a dead end,
14 and (2) the Vacation Area is excess right-of-way not required for street purposes or for access
15 to San Francisco Bay. In addition, the Vacation Area is not needed for public trust purposes
16 and the proposed use is an acceptable interim use of Port of San Francisco property. There
17 are no in-place functioning utilities that would be affected by the street vacation, and
18 therefore, the Vacation Area qualifies for summary street vacation under Streets and
19 Highways Code Section 8334.5. Based on these factors and the need to temporarily house
20 homeless residents based on public health and safety considerations, the Vacation Area may
21 be summarily vacated in accordance with Streets and Highways Code Sections 8334 and
22 8334.5 and the established public noticing and hearing procedures of the Clerk of the Board
23 of Supervisors for summary street vacations.

24 (j) The vacation of the Vacation Area would enable construction of a Navigation Center
5 on the Vacation Area to offer crucial services and amenities to the City's homeless residents.

1 (k) In PW Order No. 185343, dated October 3, 2016, the Director of Public Works (the
2 "PW Director") determined (1) the Vacation Area may be vacated based on the factors
3 identified in this Section 1 and the other findings set forth below; (2) the Vacation Area is
4 unnecessary for the City's present or prospective public street, sidewalk, and service
5 easement purposes; (3) there are no in-place functioning public or private utilities that will be
6 affected by the vacation of the Vacation Area, based on the absence of any objections from
7 any utility company or entity to the street vacation; (4) the public interest, convenience, and
8 necessity do not require that any easements or other rights be reserved for any public or
9 private utility facilities that may be in place in the Vacation Area; and (5) any rights based
10 upon any such public or private utility facilities identified in the preceding (3) and (4) shall be
11 extinguished automatically upon the effectiveness of the vacation. The PW Director also
12 found that the street vacation shall be temporary and recommended that the City reserve, and
13 except from vacation, an easement in the Vacation Area for future street use pursuant to
14 Streets and Highways Code Section 8340. The PW Director also recommended that the
15 Vacation Area cease to be vacated and revert to street use and publicly dedicated street and
16 right-of-way as authorized under Streets and Highways Code Section 8340 upon the earliest
17 of any of the following occurrences:

18 (1) 42 months from the Effective Date of this ordinance; or

19 (2) the expiration, termination, abandonment, and/or revocation of the
20 Conditional Use authorization required to operate the Navigation Center on the Vacation Area;
21 or

22 (3) the above-referenced Conditional Use authorization is not issued within eight
23 months of the Effective Date of this ordinance; or

24 (4) the expiration, termination, abandonment, and/or revocation of the
25 Memorandum of Understanding or similar instrument between the Port Commission and the

1 Department of Homelessness and Supportive Housing ("DHS"); or

2 (5) a determination by the DHS Director and the PW Director that an
3 equivalent number of permanent shelter beds has been created at an alternate location or
4 locations and all homeless residents housed at the subject temporary Navigation Center will
5 have access to such location or locations.

6 A copy of this PW Order is on file with the Clerk of the Board of Supervisors in File
7 No. 160961 and is incorporated herein by reference.

8 (l) Pursuant to California Streets and Highways Code Section 892, the PW Director in
9 PW Order No. 160961 also finds that the Vacation Area is currently not necessary for non-
10 motorized transportation, as there are numerous other streets in the immediate area available
11 for such transportation and those members of the public availing themselves of non-motorized
12 transportation will not be inconvenienced by the street vacation. Further, the public
13 convenience, necessity, and welfare would be enhanced by the proposed use of the vacated
14 street for a temporary Navigation Center.

15 (m) The PW Director recommends that the Board of Supervisors approve the
16 temporary vacation of the Vacation Area: (1) subject to the City's reservation of an easement
17 in the Vacation Area, which shall be excepted from the vacation, for future street use pursuant
18 to Streets and Highways Code Section 8340; and (2) to take effect and be implemented by
19 the City on the Effective Date of this ordinance.

20 (n) The PW Director recommends that the Board of Supervisors adopt as its own the
21 recommendations of the PW Director as set forth in PW Order No. 185343 concerning the
22 vacation of the Vacation Area. The Board hereby incorporates herein such recommendations
23 and findings by reference as though fully set forth herein. The Board of Supervisors adopts
24 as its own the recommendations and findings in PW Order No. 185343.

1 (o) In a letter dated September 8, 2016 (the "Planning Letter"), the Planning
2 Department determined that the actions contemplated in this ordinance are exempt from the
3 California Environmental Quality Act (California Public Resources Code Sections 21000 et
4 seq.). The Board hereby affirms this determination. A copy of said letter is on file with the
5 Clerk of the Board of Supervisors in File No. 160961 and is incorporated herein by reference.

6 (p) On September 22, 2016, after a duly noticed public hearing, the Planning
7 Commission, in Motion No. 19742, adopted findings that the actions contemplated in this
8 ordinance are consistent, on balance, with the City's General Plan and the eight priority
9 policies of Planning Code Section 101.1. A copy of said Motion is on file with the Clerk of the
10 Board of Supervisors in File No. 160961, and is incorporated herein by reference. The Board
11 of Supervisors adopts these findings as its own.

12 (q) The Clerk of the Board published and the Department of Public Works posted
13 notice of a public hearing on the street vacation action that is the subject of this ordinance.
14 Evidence of this public notice is on file with the Clerk of the Board of Supervisors in File No.
15 160961.

16
17 Section 2. Conditional and Temporary Vacation

18 (a) Notwithstanding California Streets and Highways Code Sections 8300 et seq. for
19 conventional street vacations, the Board of Supervisors, in accordance with San Francisco
20 Administrative Code Sections 1.51 et seq. and in light of the significant need to temporarily
21 house homeless people due to public health and safety considerations, chooses to follow its
22 own procedures for vacating the subject street in order to provide adequate public notice and
23 an opportunity for public comment. The actions contemplated in this ordinance are being
24
25

1 taken in accordance with the provisions of Streets and Highways Code Sections 8300 et seq.
2 for summary street vacations.

3 (b) Pursuant to California Streets and Highways Code Sections 8300 et seq., the
4 Vacation Area, as shown on SUR Map No. 2016-020, is hereby ordered temporarily vacated
5 upon the Effective Date of this ordinance and subject to the conditions described in Sections
6 2(c) and 2(e) below.

7 (c) The temporary vacation of the Vacation Area: (1) shall be subject to the City's
8 reservation of an easement in the Vacation Area, which shall be excepted from the vacation,
9 for future street use pursuant to Streets and Highways Code Section 8340; and (2) shall
10 become effective and be implemented by the City on the Effective Date of this ordinance.

11 (d) Pursuant to Administrative Code Section 106.3(b), the Board of Supervisors hereby
12 authorizes the operation of a Navigation Center in the Vacation Area for more than two years.

13 (e) The Board of Supervisors finds that the Vacation Area is unnecessary for present
14 or prospective public street use; provided, however, that the street vacation is temporary and
15 the Vacation Area shall cease to be vacated and shall revert to street use and its status as
16 publicly dedicated street and right-of-way, as authorized under California Streets and
17 Highways Code Section 8340, upon the earliest of any of the following occurrences:

18 (1) 42 months from the Effective Date of this ordinance; or

19 (2) the expiration, termination, abandonment, and/or revocation of the
20 Conditional Use authorization required to operate the Navigation Center on the Vacation Area;
21 or

22 (3) the above-referenced Conditional Use authorization is not issued within eight
23 months of the Effective Date of this ordinance; or

1 (4) the expiration, termination, abandonment, and/or revocation of the
2 Memorandum of Understanding or similar instrument between the Port Commission and
3 DSHS; or

4 (5) a determination by the DSHS Director and the PW Director that an
5 equivalent number of permanent shelter beds has been created at an alternate location or
6 locations and all the homeless residents housed at the subject temporary Navigation Center
7 will have access to such location or locations.

8 (f) The public interest and convenience require that the vacation proceed as declared
9 in this ordinance.

10
11 Section 3. Official Acts in Connection with this Ordinance.

12 (a) The Board of Supervisors hereby authorizes and directs the Mayor, the Clerk of the
13 Board of Supervisors, the PW Director, the County Surveyor, the Port Director, and the
14 Director of the Division of Real Estate to take any and all actions which they or the City
15 Attorney may deem necessary or advisable in order to effectuate the purpose and intent of
16 this ordinance (including, without limitation, the filing of this ordinance in the Official Records
17 of the City and County of San Francisco).

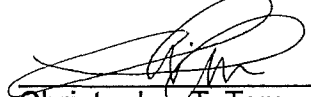
18 (b) This ordinance shall be recorded immediately upon the Effective Date of this
19 ordinance.

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21 Section 4. Effective Date. This ordinance shall become effective 30 days after
22 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
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ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

By: 

Christopher T. Tom
Deputy City Attorney

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LEGISLATIVE DIGEST

[Summary Street Vacation - 25th Street - Temporary Navigation Center for Homeless Residents]

Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the San Francisco General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

Existing Law

San Francisco Public Works Code Section 787 and California Streets and Highways Code Sections 8300 et seq. establish the process and procedures that the City follows to vacate streets and public service easements. California Street and Highways Code Sections 8334 and 8334.5 permit the summary vacation of a public street or public service easement if certain conditions are satisfied. A summary street vacation allows for in a more expeditious legislative process than a standard street vacation. California Street and Highways Code Sections 8340 and 8341 allow the City to reserve a future easement for street purposes under which the street vacation area would revert to its prior street use status. Administrative Code Section 106.3(b) requires Board of Supervisors' authorization to operate a Navigation Center for over two years.

Amendments to Current Law

This ordinance would summarily vacate a portion of 25th Street ("Vacation Area") to facilitate construction of a temporary Navigation Center for homeless residents. As specified in the ordinance, the street vacation would be temporary and Vacation Area will cease to be vacated and will revert to street use and its status as publicly dedicated street and right-of-way, as authorized under California Streets and Highways Code Section 8340, upon the earliest of any of the following occurrences: (1) 42 months from the effective date of the ordinance; (2) the expiration, termination, abandonment, and/or revocation of the Conditional Use authorization required to operate the Navigation Center on the Vacation Area; (3) the above-referenced Conditional Use authorization is not issued within eight months of the effective date of the ordinance; (4) the expiration, termination, abandonment, and/or revocation of the

Memorandum of Understanding or similar instrument between the Port Commission and the Department of Homelessness and Supportive Housing ("DHS"); or (5) a determination by the DHS Director and the PW Director that an equivalent number of permanent shelter beds has been created at an alternate location or locations and all the homeless residents housed at the subject temporary Navigation Center will have access to such location or locations. The ordinance would also reserve an easement in the Vacation Area, which shall be excepted from the vacation, for future street use pursuant to Streets and Highways Code Section 8340. The ordinance would adopt findings under the California Environmental Quality Act and findings that the legislative actions are consistent with the City's General Plan and eight priority policies of Planning Code Section 101.1. In addition, the ordinance would authorize the operation of a Navigation Center in the Vacation Area for more than two years pursuant to Administrative Code Section 106.3(b).

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BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

September 14, 2016

File No. 160961

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 6, 2016, Mayor introduced the following proposed legislation:

File No. 160961

Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Handwritten signature of Alisa Somera in cursive.

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

CEQA clearance under Planning Department Case 2016-005599ENV 25th Street Navigation Center Categorical Exemption, per CEQA Guidelines Section 15303 or Class 3, issued September 8, 2016.

7 Joy Navarrete
Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2016.09.20 10:37:13 -0700



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2016-005599ENV
 Project Title: 25th Street Navigation Center
 Zoning: Public Right-of-Way located between PDR-1-G (Production, Distribution and Repair, General) Use District to the north and M-2 (Heavy Industrial) Use District to the south
 40-X Height and Bulk Districts to the north and south
 Block/Lot: N/A
 Lot Size: 14,000 square feet
 Project Sponsor: Paul De Freitas, San Francisco Public Works
 (415) 557-4731
 Staff Contact: Tania Sheyner – (415) 575-9127
 tania.sheyner@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION:

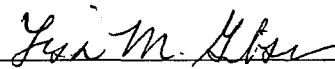
The project site is located at the eastern terminus of 25th Street, between Michigan Street and the waterfront, in the city's Potrero Hill neighborhood. The site is owned by the Port of San Francisco and is located on a public right-of-way (ROW), generally bounded by Assessor's Block 4241/Lot 002 to the north, Illinois Street to the west, Assessor's Block 4299/Lot 001 to the south, and Seawall Lot 356 to the east. The proposed project would vacate an approximately 14,000-sf portion of the 25th Street right-of-way to facilitate the construction of a temporary Navigation Center that would provide services and amenities for the city's homeless residents.

EXEMPT STATUS:

Categorical Exemption, Class 3 (California Environmental Quality Act (CEQA) Guidelines Section 15303.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


 Lisa M. Gibson
 Acting Environmental Review Officer

9/8/16
 Date

cc: Paul DeFreitas, Public Works
 Project Sponsor
 Supervisor Malia Cohen, District 10

Virna Byrd, M.D.F.

PROJECT DESCRIPTION (CONTINUED):

The project site is generally rectangular in shape (approximately 271 feet long by approximately 56 feet wide) and is generally flat. It does not contain any permanent or temporary structures or in-place functioning utilities, and is not considered necessary for motorized or non-motorized transportation. The site is bordered by the Sheedy Drayage construction equipment yard to the north (beyond a 3-foot-tall retaining wall) and by the MTA's Muni Metro East facility to the south. Warm Water Cove Park is located approximately 200 feet to the north and east of the project site.

The proposed project would install approximately 16 temporary dorm trailers on the site that would collectively function as a Navigation Center for the city's homeless. The total combined usable space would be approximate 8,000 square feet (sf), and would consist of approximate 2,500 sf of dormitory space (accommodating 68 beds), approximately 2,880 sf of office space, a 2,880-sf community/dining room, and bathrooms and showers. The dorm trailers would be positioned atop a deck that would extend over the entire site and would contain courtyard areas for staff and residents in between the trailers. Temporary ornamental landscaping would be provided throughout the site. The main entrance into the facility would be provided along its western facade. No off-street parking would be provided as part of the project.

The trailers would all be one story or approximately 9 feet in height, with the deck set approximately 3 feet above the existing grade. The trailers would be connected to above-grade utilities, with the exception of the gas and sewer lines, which would require trenching to a depth of approximately 1.5 feet below grade. The Navigation Center structures and the underlying deck would extend to the retaining wall to the north and to an existing sidewalk to the south. The sidewalk would be under an easement that would retain its use for SFFD emergency access (and would also be accessible to Navigation Center staff to conduct periodic clean up), but would be generally inaccessible to Navigation Center residents. With the exception of the gas line trenching and minor excavation to provide sewer line connections, no other excavation would be required to implement the proposed project.

Project construction is anticipated to take approximately four months to complete. The duration of the street vacation and operation of the Navigation Center would be for up to four years. At that time, the project site would revert back to serving as a public right-of-way and all of the temporary structures, including gas and sewer connections, would be removed.

To operate the shelter, the City would partner with community-based nonprofit organizations serving the homeless. The Navigation Center would operate 24 hours a day, 7 days a week, 365 days a year. It would be staffed at all times with "critical operations" staff, while case management and clinical staff would be on site daily from 8 a.m. to 6 p.m. In addition to providing shelter, the facility would also provide housing assistance, benefits advocacy, counseling, medical triage, meals and community activities. It would serve approximately 70 residents and 30 permanent and temporary staff. No off-street parking would be provided by the proposed project.

The proposed project requires the following approvals:

1. Port Commission adoption of resolution approving proposed Memorandum of Understanding between the Department of Homelessness and Supportive Housing ("DHSB") and Port of San Francisco permitting DHSB to operate the Central Waterfront Navigation Center on Port property and setting forth rental terms for same, and authorizing Port Executive Director to execute MOU.

2. Planning Commission adoption of resolution recommending approval of Planning Code amendment authorizing temporary homeless shelters in the Production, Distribution, and Repair, the WSoMa Mixed Use-Office, and the Service/Arts/Light Industrial zoning districts subject to conditional use authorization.
3. Planning Commission adoption of motion to approve Conditional Use authorization for Central Waterfront Navigation Center and making of findings of public convenience, necessity, and welfare under Planning Code Section 302 and makes findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.
4. Director of Public Works execution of DPW order recommending temporary vacation of the portion of 25th St. (between Michigan St. and Louisiana St.) on which the Central Waterfront Navigation Center would be located subject to certain conditions, including for a term of no more than 42 months.
5. Board of Supervisors' Land Use and Transportation Committee adoption of motion referring or recommending approval of the Street Vacation ordinance and the Planning Code Amendment ordinance.
6. Board of Supervisors passing on first reading the Street Vacation ordinance and the Planning Code Amendment ordinance.
7. Board of Supervisors passing on second reading the Street Vacation ordinance and the Planning Code Amendment ordinance.
8. Mayor signature of the ordinance, at which point it would be enacted.

Approval Action: Approval by the Port Commission is the first approval action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (a), provides that a categorical exemption shall not be used where the proposed project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. As discussed below under "Hazardous Materials," there is no possibility of a significant effect on the environment due to hazardous or critical concerns.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

Hazardous Materials. The proposed project would require excavation of up to approximately 2 cubic yards of soil to accommodate gas and sewer connections to the proposed structures. Although the project site is located in an area currently and historically associated with industrial uses, the approximately 2 cubic yards of soil excavation would be well below the amount of 50 cubic yards that typically triggers requirements of Article 22A of the San Francisco Health Code, also known as the Maher Ordinance. The

Maheer Ordinance is administered and overseen by the Department of Public Health (DPH) and gives DPH authority to require the investigation and remediation of hazardous subsurface conditions to meet the needs of the proposed uses, in accordance with Article 22A. However, as noted above, the proposed excavation would be minor and moreover, the project does not propose permanent residential uses, but rather temporary residential and supportive uses not to exceed four years (with individual residents likely to inhabit the center for even shorter periods). Thus, based on these reasons, the proposed project would not result in a significant hazard to the public or environment from contaminated soil and/or groundwater.

Exemption Class. Under CEQA State Guidelines Section 15303, or Class 3, new construction of small structures of up to 10,000 sf is exempt from environmental review, provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would construct temporary residential and support services that would total approximately 8,000 sf, which is less than 10,000 sf. In addition, the project site does not provide habitat for any sensitive species or historic resources, and is located in an urbanized area where all public services and facilities are available (as indicated above, the project site is a public right-of-way; however, the adjacent parcels to the north and south are connected to utilities). Based on the above, the proposed project would be exempt from environmental review under Class 3.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19742

HEARING DATE: SEPTEMBER 22, 2016

Case No.: 2016-010665CUA
 Project Address: 25TH STREET NAVIGATION CENTER
 Zoning: PDR-1-G (Production, Distribution & Repair -1-General);
 M-2 (Heavy Manufacturing);
 40-X Height and Bulk District
 Block/Lot: Not Applicable
 Project Sponsor: Paul De Freitas
 San Francisco Public Works
 30 Van Ness Avenue, Suite 4100
 San Francisco, CA 94102
 Staff Contact: Ella Samonsky - (415) 575-9112
ella.samonsky@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 210.3 AND 303 OF THE PLANNING CODE TO ALLOW A TEMPORARY HOMELESS SHELTER WITH ACCESSORY SOCIAL SERVICE FACILITY USE WITHIN THE PDR-1-G (PRODUCTION, DISTRIBUTION AND REPAIR) AND M-2 (HEAVY MANUFACTURING) DISTRICTS AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 17, 2016, San Francisco Public Works (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 210.3 and 303 to establish an approximately 9,200 square foot temporary Homeless Shelter use, with accessory Social Service Facility use, in a temporarily vacated right-of-way within the PDR-1-G and M-2 Zoning Districts, and the 40-X Height and Bulk District.

On September 22, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-010665CUA.

On September 8, 2016 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-010665CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located at the eastern terminus of 25th Street, east of the intersection of Michigan Street, adjacent to the entrance to the MTA's Muni Metro East facility. The site is an approximately 14,000 square foot portion of the public right-of-way, which measure 55 feet 9 inches in width and 271 feet in length. The project site consists of an asphalt paved roadway with 6 foot wide concrete sidewalks and street trees on the southern side of the street. Parallel parking is permitted along the northern side and angled parking along the southern side of the street. The area of the project site includes the roadway and the northern sidewalk. Currently, the end of the street is closed by a chain link fence.
3. **Surrounding Properties and Neighborhood.** The immediate vicinity is industrial in character, and includes one-story tall buildings located on large fenced lots. The MTA Muni Metro East facility and yard abuts the project site to the south and to the north is a large drayage yard. Warm Water Cove Park is located approximately 200 feet to the northeast. Retail and residential uses are situated further west along 3rd Street and in the Dogpatch neighborhood approximately 1,000 feet to the northwest of the site.
4. **Project Description.** The Project would establish a temporary Navigation Center, a homeless shelter with accessory social services facility, on a temporarily vacated right-of way at the eastern terminus of 25th Street. The operation of the 25th Street Navigation Center would be for up to three years, with an additional six months of construction and removal of the Navigation Center. The Navigation Center would be constructed of sixteen modular trailers positioned on top of a deck approximately 3 feet above grade. The trailers would be single-story, approximately 9 feet in height and range in length from 20 to 60 feet. The Navigation Center would have 68 beds in four dormitories, with a community room, showers, restrooms and laundry for residents use, and approximately 2,800 square feet of work space for social service providers to meet and provide homeless residents with counseling, housing assistance, benefits advocacy, medical services and meals. The site would have approximately 3,200 square feet of open space provided in three central courtyards, which feature shade trellises, string lights and temporary ornamental

landscaping in planter boxes. The main entrance into the facility would be along the western façade and a 6-foot tall redwood fence would enclose the perimeter of the facility. A chain link fence would secure the side walk to the south of the project site as emergency access and the rear of the facility.

The homeless shelter would operate 24 hours a day, seven days a week. The associated social services would operate daily between the hours of 8:00 am and 6:00 pm. An estimated 20 to 25 staff would be on site over three shifts for 24-hour staffing, and additional 3 to 5 service providers would visit the site daily

5. **Public Comment.** To date, the Planning Department has not received correspondence in support or opposition to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Homeless Shelter Use.** Planning Code Section 210.4 principally permits Homeless Shelters in the M-2 Zoning District, while Planning Code Section 210.3 permits a Homeless Shelters in the PDR-1-G Zoning District with Conditional Use Authorization.

Per Planning Code Section 210.3, a Homeless Shelter Use is permitted with Conditional Use Authorization, only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary.

The proposed shelter would be owned by the City and County of San Francisco (Port of San Francisco) and managed by the Department of Homelessness and Supportive Housing (HSH), in partnership with community based nonprofit organizations for a term of three years. The Navigation Center would be located in temporary structures, which would be completely removed at the end of the operational term of the Navigation Center and the site returned to use as right-of-way.

- B. **Social Service Facility Use.** Planning Code Section 210.3 principally permits a Social Services Facility Use, of less than 5,000 square feet, in the PDR-1-G Zoning District. Planning Code Section 210.4 principally permits Institutional Uses, including a Social Services Facility, in the M-2 Zoning District.

The proposed Navigation Center would have 2,800 square feet of space for social service providers that would be accessory to the principal use of the site as a Homeless Shelter.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The temporary Navigation Center will offer comprehensive health, mental health, and other services to homeless people, and assists moving homeless people off the streets and into housing. The Navigation Center will improve the welfare and safety of individuals and the community as a whole by reducing homelessness and activating an underutilized portion of 25th Street. Furthermore, Ordinance No. 117-16 gives strong preference to use of underutilized City properties for Navigation Centers; after consultation with the Port of San Francisco the project site was identified as one that would have minimal impact to public use.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Navigation Center is single-story and oriented around courtyards that provides approximately 3,200 square feet of outdoor space for use by the residents and is screened from the surrounding industrial and transportation related uses.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.

The Planning Code does not require off-street parking or loading for Homeless Shelter uses. The project site is located at the terminus of 25th Street; therefore, the project would have minimal effect on circulation routes and traffic and would not affect Muni transit service. The proposed use is designed to provide services for the homeless residents of the City that are staying at the Navigation Center and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is primarily residential in nature, with services, such as counseling, housing assistance, benefits advocacy, medical services and meals, being conducted within enclosed buildings. The Navigation Center would have staff on site 24 hours a day supervise the facilities and would not be anticipated to create noxious or offensive emissions.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed Navigation Center provides an open space in a central courtyard for the use of residents and ornamental landscaping would be provided throughout the site. The trailers used for the social service facility would be located by the main entrance and would screen and provide some privacy for the dormitories from the street.

- C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan;

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the applicable use districts in that it is a temporary homeless shelter and social service facility, that and would not diminish the districts suitability for manufacturing, production, distribution, repair and other industrial activities.

8. **General Plan Referral.** San Francisco Charter Section 4.105 and 2A.53 of the San Francisco Administrative Code require that, for projects that include certain actions, the Department or the Commission must review these actions and determine whether the project is in conformity with the objectives and policies of the General Plan, as well as the Priority Policies of Section 101.1. The following aspects of the project trigger the requirement for a General Plan referral:

Sale, Vacation, and Change of Use of a Portion of the 25th Street Right-of-Way, between Michigan Street and Louisiana Street. This right-of-way measures approximately 14,000 gsf. The City would temporarily vacate this portion of the right-of-way, on which the Project would be located, subject to certain conditions, including a term of no more than 42 months.

The Commission finds the street vacation is, on balance, in conformity with the General Plan and the Priority Policies of Section 101.1 (See Below).

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 6:

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS

POLICY 6.1

Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

The 25th Street Navigation Center will provide temporary shelter, services and amenities for the city's homeless residents as well as provide homeless individuals with assistance to locate more permanent housing.

POLICY 6.2

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

The 25th Street Navigation Center will provide opportunities to serve the highest incidences of homelessness and other homeless individuals in need of housing and supportive services.

POLICY 6.3

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

In addition to providing shelter, the 25th Street Navigation Center will involve partnerships with community-based nonprofit organizations serving the homeless, as well as provide medical and mental health supportive services to address the contributory factors to homelessness.

POLICY 6.4

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

The 25th Street Navigation Center and its services will be coordinated with other existing programs and services for the city's homeless population.

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.

The General Plan very strongly recommends against giving up any street area for non-public use or public buildings. The Urban Design Element has several policies and principles expressing the importance of retaining the street pattern to provide relief from the built environment, provide orienting public vistas, providing open space, moderating the scale of development, and establishing a unique city pattern. The proposed 25th Street Navigation Center will temporarily vacate a 14,000 square foot portion of the 25th Street right-of-way to facilitate construction and operation of a temporary Navigation Center (homeless shelter) for up to 42 months. After that, the project site will revert back to serving as a public right-of-way and all of the temporary structures will be removed. The Project represents no permanent loss of street area.

POLICY 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

The temporary vacation of a portion of the 25th Street right-of-way to provide urgently needed temporary housing (68 beds), facilities and supportive services for the city's homeless will provide considerable public benefit. Located at the terminus of 25th Street, the Navigation Center will not impact circulation in the area and will provide a full time shelter with 68 beds, community/dining area, and bathrooms and shower facilities. After a maximum of 42 months, the project site will revert back to serving as a public right-of-way and all of the temporary structures will be removed. The Project represents no permanent loss of street area.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would not affect neighborhood-serving retail uses and future opportunities for resident employment in and ownership of such businesses. The project site does not possess any existing neighborhood-serving retail use.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project is located in an industrially zoned area and borders industrial uses. No housing exists within the lots immediately adjacent to the Project site.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project will help create temporary housing for homeless individuals and will not adversely affect the City's supply of affordable housing. Currently, the project site does not possess any housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project will not impede MUNI transit service or overburden local streets or neighborhood parking.

- E. 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 resident employment and ownership in these sectors be enhanced.

Located in the public right-of-way, the Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by the Project. The project does not involve commercial office development.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will not affect preparedness to protect against injury and loss of life in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings will be affected by the Project.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect access to sunlight and vistas in parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-010665CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 14, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19742. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 22, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Moore, Melgar and Richards

NAYS: None

ADOPTED: September 22, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Homeless Shelter with accessory Social Service Facility (dba 25th Street Navigation Center) located at the eastern terminus of 25th Street, pursuant to Planning Code Section(s) 210.3 and 303, within the PDR-1-G and M-2 Zoning Districts and a 40-X Height and Bulk District; in general conformance with plans, dated September 14, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-010665CUA and subject to conditions of approval reviewed and approved by the Commission on September 22, 2016 under Motion No. 19742. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 22, 2016 under Motion No. 19742.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19742 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

3. **Additional Project Authorization.** The Project Sponsor must obtain a Planning Code Text Amendment to Planning Code Section 210.3 authorizing temporary homeless shelters in the Production, Distribution, and Repair (PDR) Zoning Districts and a Street Vacation Ordinance for the temporary vacation of the portion of 25th St. between Michigan St. and Louisiana St. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply. This approval is contingent on and will be of no further force and effect until the date that the ordinances approving the Planning Code Text Amendment to the Production, Distribution and Repair Zoning Districts to permit Homeless Shelter Use and the temporary street vacation are affective and operative.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9112, www.sf-planning.org.

DESIGN

4. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other

standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

6. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

7. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

8. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

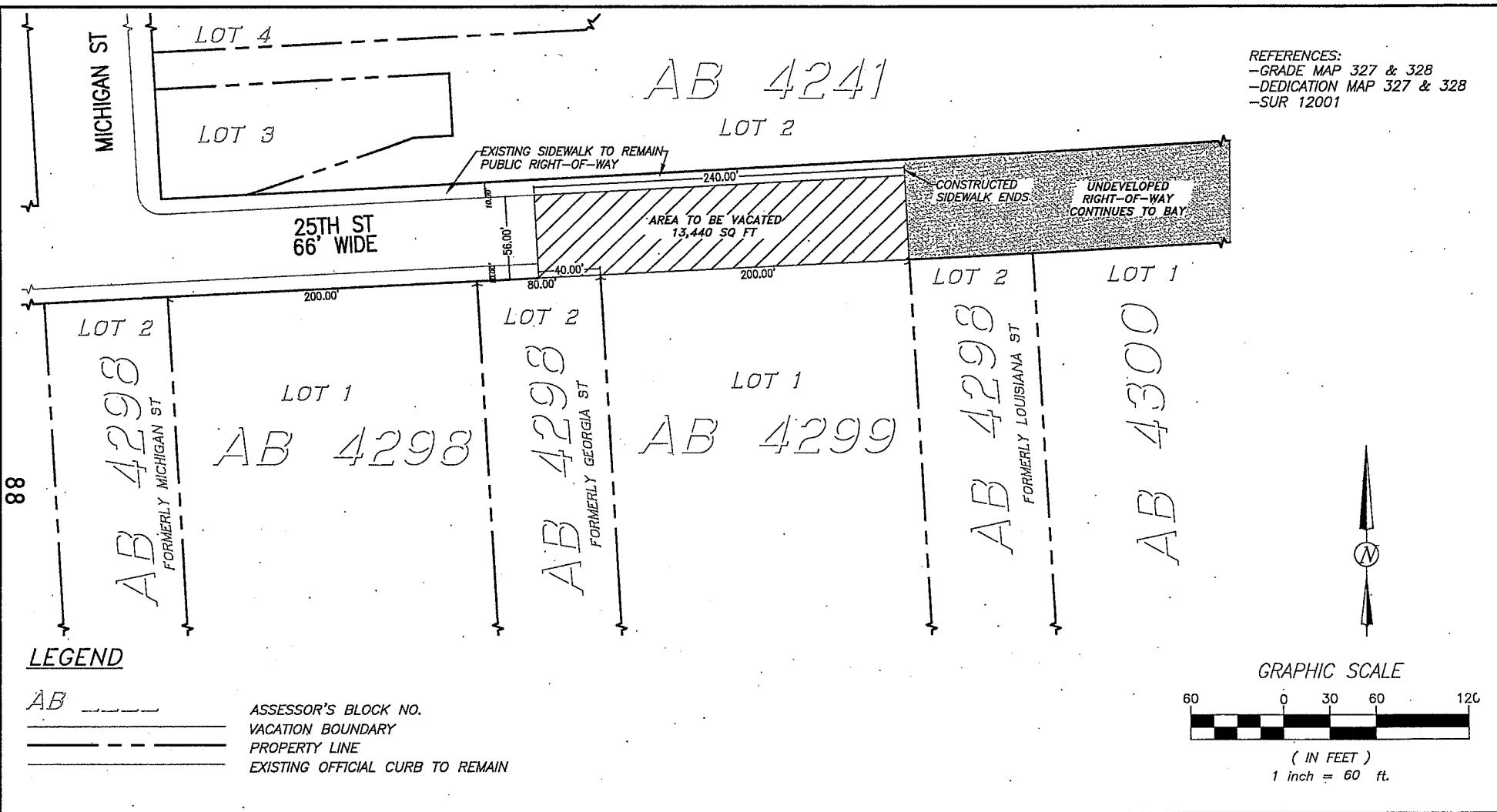
9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

Motion No. 19742
September 22, 2016

CASE NO. 2016-010665CUA
25th Street Navigation Center

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

J:\ivera Sep 30, 2016 - 12:35pm J:\Survey\STREET VACATION & EASEMENT\AB 4299 Lot 001 Navigation Center.DWG\SUR-AB4299_NaViga.tlon.dwg



REFERENCES:
 -GRADE MAP 327 & 328
 -DEDICATION MAP 327 & 328
 -SUR 12001



APPROVED: _____
 BRUCE R. STORRS
 CITY & COUNTY SURVEYOR

DATE _____

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

TEMPORARY STREET VACATION OF A PORTION OF 25TH STREET BETWEEN MICHIGAN STREET AND SEAWALL LOT 355.

FILE: SUR 2016-020	SHEET 1 OF 1	SCALE: 1:60	REVISION
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Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 ■ www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185343

Determination to recommend the summary vacation of a portion of 25th Street, which is generally bounded by Assessor’s Block 4241/Lot 002 to the north, Seawall Lot 355 (portions of Assessor’s Block 4298/002, Assessor’s Block 4299/Lot 001, and Assessor’s Block 4300/Lot 001) to the south, Michigan Street to the west, and Seawall Lot 356 to the east, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Public Works Code Section 787.

WHEREAS, Most public streets and sidewalks are owned by the City and County of San Francisco as public right-of-way; and

WHEREAS, The portion of 25th Street that is to be vacated (the “Vacation Area”) is generally bounded by Assessor’s Block 4241/Lot 002 to the north, Seawall Lot 355 (portions of Assessor’s Block 4298/Lot 002, Assessor’s Block 4299/Lot 001, and Assessor’s Block 4300/Lot 001) to the south, Michigan Street to the west, and Seawall Lot 356 to the east. The Vacation Area is specifically shown on SUR Map 2016-020, dated September 30, 2016; and

WHEREAS, The Vacation Area is located on Port of San Francisco property and will be used to create a temporary navigation center on Port property (the “Central Waterfront Navigation Center”) to provide temporary housing and services to homeless individuals as they prepare to return home or to move into permanent housing; and

WHEREAS, In a letter dated September 8, 2016, the Planning Department (Case No. 2016-005599ENV) determined that the proposed street vacation is exempt from the California Environmental Quality Act; and

WHEREAS, By its approval of Resolution No. 16-38 on September 13, 2016, the San Francisco Port Commission determined that use of the Vacation Area for the temporary operation of the Central Waterfront Navigation Center is a permissible interim use of public trust lands because (i) the Vacation Area is not needed for public trust purposes and does not provide access to San Francisco Bay; (ii) the term of the Memorandum of Understanding (the “MOU”) between the Port of San Francisco and the Department of Homelessness and Supportive Housing (“DHS”) to operate the Central Waterfront Navigation Center will not exceed 42 months and the Port will have the right to terminate the MOU if this site becomes necessary for public trust purposes; (iii) no permanent structures will be constructed that prevent future public trust uses on this site; and (iv) the Port will receive fair market value rent for the use of this site; and



WHEREAS, On September 22, 2016, at a duly noticed public hearing, the Planning Commission, by Motion No. 19742, approved a Conditional Use authorization to allow a temporary Homeless Shelter with accessory Social Service Facility use in the Vacation Area, finding that the proposed street vacation and creation of the Central Waterfront Navigation Center are, on balance, in conformity with the City's General Plan and the eight priority policies of Planning Code Section 101.1; and

WHEREAS, The Vacation Area is not necessary for street purposes as (1) the Vacation Area does not continue through Seawall Lot 356 and is a dead end, and (2) the Vacation Area is excess right-of-way not required for street purposes or for access to San Francisco Bay. There are no in-place functioning utilities that will be affected by the street vacation. Based on these factors, the Vacation Area may be summarily vacated in accordance with Streets and Highways Code Sections 8334 and 8334.5 and Public Works Code Section 787; and

WHEREAS, Pursuant to the California Streets and Highways Code, the Department of Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department provided notice of the proposed street vacation, a draft SUR drawing, and a DPW referral letter to the Department of Technology, the San Francisco Municipal Transportation Agency, AT&T, Sprint, the San Francisco Fire Department, the San Francisco Water Department, Pacific Gas and Electric, the Bureau of Light, Heat and Power, the Bureau of Engineering, the Department of Parking and Traffic, the Utility Engineering Bureau, and the San Francisco Public Utilities Commission. No agency or utility company objected to the proposed vacation, and the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The public interest, convenience, and necessity require that no other easements or other rights should be reserved by City for any public or private utilities or facilities that may be in place in the Vacation Area and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished; and

WHEREAS, Pursuant to the Streets and Highways Code Section 892, the Department determines that the Vacation Area is unnecessary for non-motorized transportation as there are multiple streets surrounding that Vacation Area that remain available for such transportation and those members of the public availing themselves of non-motorized transportation will not be inconvenienced by the proposed street vacation; and

WHEREAS, The Director of Public Works for the City and County of San Francisco has determined the following:

1. The vacation is being carried out pursuant to the California Streets and Highways Code Sections 8300 *et seq.*
2. The vacation is being carried out pursuant to San Francisco Public Works Code Section 787.
3. The Vacation Area can be summarily vacated under Streets and Highway Code Sections 8334 and 8334.5 because the Vacation Area meets the criteria for excess right-of-way and the other factors necessary for a summary street vacation as described in the above findings.



4. The Vacation Area is shown on the SUR Map No. 2016-020.
5. There will be no physical public or private utilities affected by the vacation of the Vacation Area, based on the absence of any objections from any utility company, and the public interest, convenience, and necessity do not require any easements or other rights be reserved for any public or private utility facilities that are in place in the Vacation Area and that any rights based upon any such public or private utility facilities shall be extinguished automatically upon the effectiveness of the vacation.
6. The Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, or public service easement purposes.
7. Pursuant to the Streets and Highways Code Section 892, the Vacation Area is not useful as a non-motorized transportation facility for the reasons set forth herein.
8. The public interest, convenience, and necessity require that the City reserve from the vacation of the Vacation Area an easement for future street use pursuant to Streets and Highways Code Section 8340.
9. The street vacation shall be temporary and the Vacation Area shall cease to be vacated and shall revert to street use and publicly dedicated street and right-of-way as authorized under Streets and Highways Code Section 8340 upon the earliest of any of the following occurrences:
 - a. 42 months from the effective date of the street vacation ordinance; or
 - b. the expiration, termination, abandonment, and/or revocation of the Conditional Use authorization required to operate the Central Waterfront Navigation Center on the Vacation Area; or
 - c. the above-referenced Conditional Use authorization is not issued within eight months of the effective date of the street vacation ordinance; or
 - d. the expiration, termination, abandonment, and/or revocation of the MOU between the Port Commission and DSHS; or
 - e. a determination by the DSHS Director and the PW Director that an equivalent number of permanent shelter beds has been created at an alternate location or locations and all homeless residents housed at the Central Waterfront Navigation Center will have access to such location or locations.

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Ordinance to vacate the Vacation Area
2. Vacation Area SUR Map No. 2016-020

The Director recommends that the Board of Supervisors move forward with the ordinance to temporarily vacate said Vacation Area to take effect and to be implemented by the City on the effective date of the street vacation ordinance.



The Director recommends the Board of Supervisors approve all actions set forth herein and heretofore taken by the Officers of the City with respect to this vacation. The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

9/30/2016

10/3/2016

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director
Signed by: Nuru, Mohammed



**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 16-38

WHEREAS, Charter Section B3.581 empowers the Port Commission with the power and duty to use, conduct, operate, maintain, manage, regulate and control the Port area of the City and County of San Francisco (City); and

WHEREAS, under Charter Section B3.581, leases granted or made by the Port Commission shall be administered exclusively by the operating forces of the Port Commission; and

WHEREAS, there are numerous homeless individuals present in and around Port property; and

WHEREAS, the Department of Homelessness and Supportive Housing (HSH) proposes to create a temporary Navigation Center on Port property (the "Central Waterfront Navigation Center") to provide temporary housing and services to homeless individuals as they prepare to return home or to move into permanent housing; and

WHEREAS, HSH wishes to enter into a Memorandum of Understanding (MOU) with the Port for use of a portion of 25th Street between Michigan Street and Louisiana Street for the Central Waterfront Navigation Center for a period of up to 42 months; and

WHEREAS, under the proposed MOU, the Port will be paid rent consistent with the Port's Parameter Rent Schedule; and

WHEREAS, the proposed use of this portion of 25th Street requires that the Board of Supervisors first vacate this portion of the street, which is a dead-end street section not needed for access to adjacent property or to San Francisco Bay, for a temporary period of up to 42 months; and

WHEREAS, this portion of 25th Street is not needed for public trust purposes, the Navigation Center is an acceptable interim use of Port property, and the Port will have the right to terminate the MOU upon six months' notice if the property is needed for a public trust purpose; and

WHEREAS, the Port is willing to enter into an MOU on the terms and conditions summarized in the attached Memorandum dated September 9, 2016, subject to the Board of Supervisors' approval of the proposed street vacation ordinance and the operation of the Central Waterfront Navigation Center for up to 3 years under San Francisco Administrative Code Section 106.3(b); and

WHEREAS, the permitted uses in the MOU are temporary in nature and on September 8, 2016, the Planning Department issued a determination that the permitted uses in the MOU satisfied the criteria for a Class 3 Categorical Exemption pursuant to California Environmental Quality Act Guidelines Section 15303; now therefore be it;

RESOLVED, that the Port Commission hereby approves the proposed MOU between the Port and HSH on terms substantially consistent with those described in the attached Memorandum; and be it further

RESOLVED, that the Port Commission hereby finds that the use of the portion of 25th Street between Michigan Street and Louisiana Street for the temporary operation of the Central Waterfront Navigation Center is a permissible interim use of public trust lands because (i) this portion of 25th Street is not needed for public trust purposes and does not provide access to San Francisco Bay; (ii) the term of the MOU will not exceed 42 months and the Port will have the right to terminate the MOU if this site becomes necessary for public trust purposes; (iii) no permanent structures will be constructed that prevent future public trust uses on this site; and (iv) the Port will receive fair market value rent for the use of this site; and be it further

RESOLVED that following approval by the Director of HSH, the Port Commission authorizes the Executive Director of the Port, or her designee, to execute the MOU on terms substantially consistent with those described in the attached Memorandum; and be it further

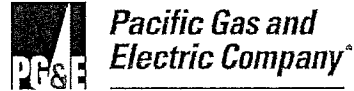
RESOLVED that the Port Commission authorizes the Executive Director to enter into any additions, amendments or other modifications to the MOU that the Executive Director, in consultation with the City Attorney, determines are in the best interest of the Port, do not materially increase the obligations or liabilities of the Port or materially decrease the public benefits accruing to the Port, and are necessary and advisable to complete the transaction and effectuate the purpose and intent of this Resolution, such determination to be conclusively evidenced by the execution and delivery by the Executive Director of any such documents.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of September 13, 2016.

Amy Quesada
Digitally signed by Amy Quesada
DN: cn=Amy Quesada, o=Port of San Francisco, ou=Port Executive,
email=amy.quesada@sfport.com, c=US
Date: 2016.10.03 09:03:28 -0700

Secretary

Tuesday, September 20, 2016



Angela Calvillo
Clerk of the Board, City Hall
City and County of San Francisco
1 Dr. Carlton Goodlett Place, Room 244
San Francisco, CA 94105

RE: Temporary abandonment of a portion of 25th Street

Dear Ms. Calvillo:

PG&E has no utility facilities within the proposed temporary vacated area of a portion of 25th Street between Michigan Street and Maryland Street, fronting Assessor's Blocks 4241, 4298 and 4299. Therefore, we do not object to the vacation.

Upon approval of the vacation by the City Council/Board of Supervisors, please send a copy of the Resolution of Vacation to:

Pacific Gas and Electric Company
Steven Wu
Land & Environmental Management
245 Market Street, N10A, Room 1081
San Francisco, CA 94105

If you have any questions, please contact me at (415) 973-9384. Thank you for your cooperation.

Sincerely,

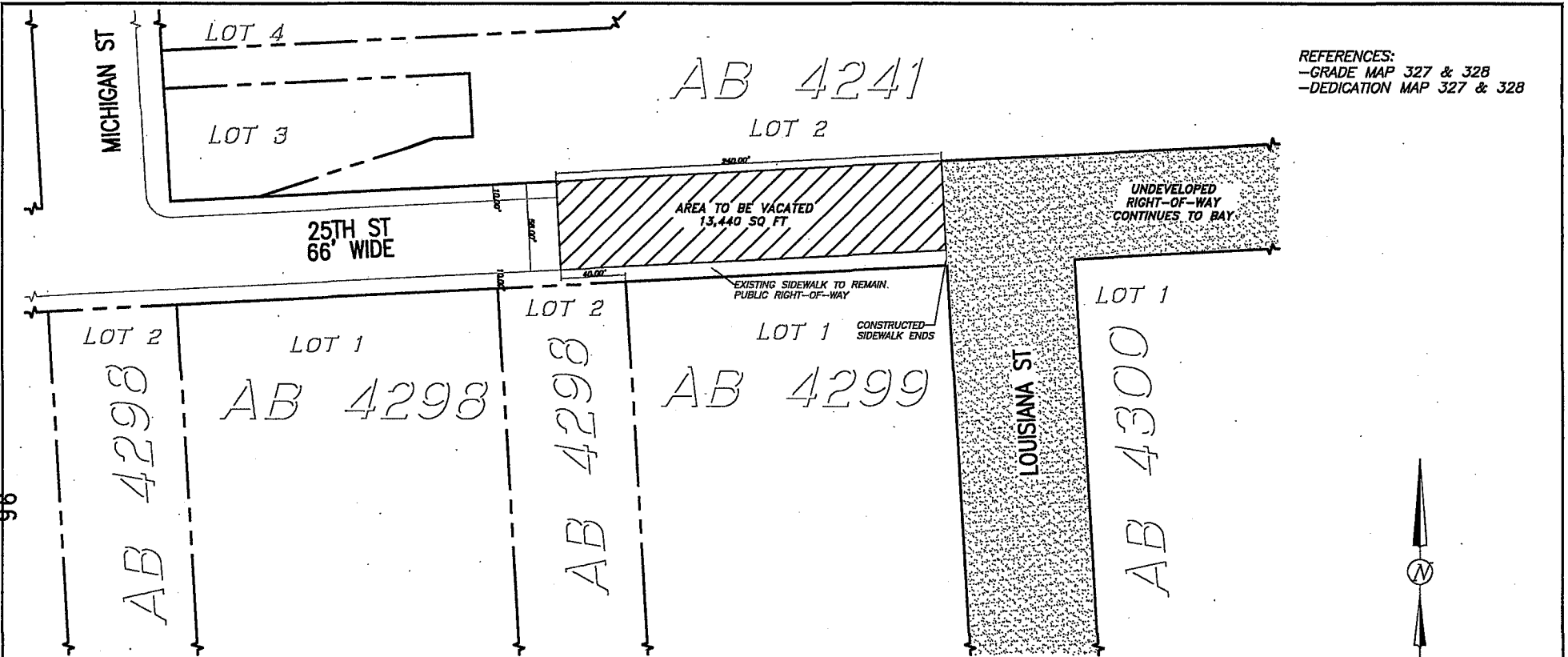
Steven Wu
Land Tech

Cc. Javier Rivera, Assistant Engineer, SPDPW

Enclosure: SF Public Works Street vacation notice and associated SUR2016-xxx Map.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 SEP 22 PM 1:17
BY

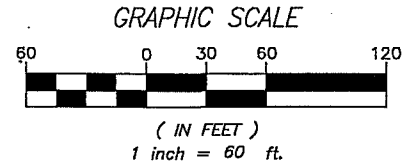
J:\rivera - 10-43an JA\SURVEY\STREET VACATION & EASEMENT\AB 4299 Lot 001 Navigation Center\DWG\SUR-AB4299_Navigation.dwg
96
Sep 02, 2016 - 10:43am



REFERENCES:
 -GRADE MAP 327 & 328
 -DEDICATION MAP 327 & 328

LEGEND

- AB NO ASSESSORS BLOCK NO.
- VACATION BOUNDARY
- PROPERTY LINE
- ===== EXISTING OFFICIAL CURB TO REMAIN



APPROVED: _____
 BRUCE R. STORRS
 CITY & COUNTY SURVEYOR

DATE _____

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

TEMPORARY STREET VACATION OF A PORTION OF 25TH STREET BETWEEN MICHIGAN STREET AND LOUISIANA STREET.

FILE: SUR 2016-XXX SHEET 1 OF 1 SCALE: 1:60 REVISION



September 2, 2016

RE: Proposed temporary street vacation of a portion of 25th Street between Michigan Street and Maryland Street, fronting Assessor's Blocks 4241, 4298 and 4299.

Edwin M. Lee
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

The Office of the City and County Surveyor has received a request to investigate the street vacation of 25th Street, generally bounded by Assessor's Block 4241/Lot 002 to the north, Seawall Lot 355 (portions of Assessor's Block 4298/002, Assessor's Block 4299/Lot 001, and Assessor's Block 4300/Lot 001) to the south; Michigan Street to the west, and Seawall Lot 356 to the east.

The vacation of the street is being requested in order to create a location for temporary homeless shelters as part of the Navigation Center program.

Please inform us within 30 days, whether or not you have any objections to this proposed vacations, or if you need additional time/information for review.

In the event that you must refer the documents to a public hearing, or a departmental committee, please notify us with the date and time of the scheduled hearing.

Should you have any objections, please state them in writing and include any pertinent maps or other documentation. If you have no objections please state so by return letter or email.

Your prompt response to this request is appreciated. If you have any question please call or email me at 415-554-5864 or Javier.Rivera@sfdpw.org.

Sincerely,

Javier Rivera

Javier Rivera
Assistant Engineer
Office of the County Surveyor



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

October 7, 2016

Ms. Angela Calvillo, Clerk of the Board
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: BOS File No. 160961 [Summary Street Vacation - 25th Street - Temporary Navigation Center for Homeless Residents]

Small Business Commission Recommendation to the Board of Supervisors: **Approval**

Dear Ms. Calvillo,

On October 3, 2016, the Small Business Commission voted (6-0, 1 absent) to recommend that the Board of Supervisors approve BOS File No. 160961.

The Commission thanks the Department of Homelessness and Supportive Housing for its efforts to reduce homelessness in San Francisco. The 25th Street Navigation Center project has involved adequate public outreach and consensus-building efforts with residents and small businesses. The Commission is hopeful that the Navigation Centers will continue to achieve success in helping homeless individuals transition to permanent housing, an outcome that would benefit the individuals as well as the broader community of residents and local businesses. The Commission is pleased that the City recognizes the small business community as a key stakeholder in this important issue and extends its support for the proposed legislation.

Thank you for considering the Commission's comments. Please feel free to contact me should you have any questions.

Sincerely,

Regina Dick-Endrizzi
Director, Office of Small Business

cc: Jason Elliott, Mayor's Office
Nicole Elliott, Mayor's Office
Jeff Kositsky, Department of Homelessness and Supportive Housing
Sam Dodge, Department of Homelessness and Supportive Housing
Lisa Pagan, Office of Economic and Workforce Development
Alisa Somera, Land Use & Transportation Committee

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

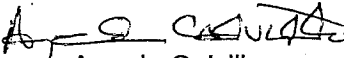
Date: Monday, October 3, 2016

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 160961. Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 30, 2016.


Angela Calvillo
Clerk of the Board

DATED: September 16, 2016
PUBLISHED: September 18 and 25, 2016
POSTED: September 19, 2016

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Alisa Somera
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 10/3/16 Land Use - 160961 Summary Street

Vacation

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/18/2016 , 09/25/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2926326

**NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS
OF THE CITY AND
COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, OCTOBER 3,
2016 - 1:30 PM
CITY HALL, LEGISLATIVE
CHAMBER, ROOM 260
1 DR. CARLTON B.
GOODLETT PLACE, SAN
FRANCISCO, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 160961. Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 355 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall,

1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 30, 2016. Angela Calvillo, Clerk of the Board



* A 0 0 0 0 0 4 2 2 0 7 5 7 *

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF POSTING

Legislative File No. 160961

Description of Items:

Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

I, Alfred J. Carrero Jr, an employee of the City and County of San Francisco, posted the above described document(s) in at least three (3) public places along the street(s) to be affected at least ten (10) days in advance of the hearing (pursuant to CA Streets and Highways Code, Section 970.5):

Date:

9-16-16

Time:

9A-10A

Location:

25th ST

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

September 20, 2016

SENT CERTIFIED MAIL (Return Receipt Requested)

Pacific Gas and Electric Company
Land Management
111 Almaden Boulevard
San Jose, CA 95113-2098
Attn: David Neal

Pacific Gas and Electric Company
Land and Environmental Management
245 Market Street, N10A, Room 1081
San Francisco, CA 94105
Attn: Steven Wu

SUBJECT: Summary Street Vacation - 25th Street (Temporary Navigation Centers)

Dear Messrs. Neal and Wu:

Enclosed, please find a copy of the following legislation, which will be considered by the Board of Supervisors Land Use and Transportation Committee on Monday, October 3, 2016, at 1:30 p.m. at City Hall, Legislative Chamber, Room 250 (Hearing Notice also enclosed):

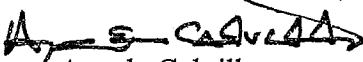
- **File No. 160961** - Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

Pacific Gas and Electric Company is receiving notice of this street vacation in response to letters received from Rodger Leatherman, dated July 21, 2015, and from Steven Wu, dated August 29, 2016, requesting that PG&E be notified of the adoption of street vacations and summary street vacations pursuant to California Streets and Highways Code, Sections 8346 and 8347.



If you have any questions or require additional information, please call Alisa Somera, Legislative Deputy Director, at (415) 554-7711 or email alisa.somera@sfgov.org.

Sincerely,


Angela Calvillo
Clerk of the Board

(Attachments)

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

September 14, 2016

File No. 160961

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 6, 2016, Mayor introduced the following proposed legislation:

File No. 160961

Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning 04

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

September 14, 2016

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On September 6, 2016, Mayor introduced the following proposed legislation:

File No. 160961

Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Sarah Jones, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning


BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: September 15, 2016

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 160961

Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002, Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan; and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

- No Comment
- Recommendation Attached

Chairperson, Small Business Commission

c: Menaka Mahajan, Small Business Commission


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
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MEMORANDUM

TO: Mohammed Nuru, Director, Public Works
Elaine Forbes, Interim Executive Director, Port of San Francisco
John Updike, Director, Real Estate Division
Jeff Kositsky, Director, Department of Homelessness and Supportive
Housing
Olson Lee, Director, Mayor's Office of Housing and Community
Development
Tiffany Bohee, Executive Director, Office of Community Investment and
Infrastructure

FROM:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: September 15, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Mayor Lee on September 6, 2016:

File No. 160961

Ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Parcel Block No. 4241, Lot No. 002 to the north, Seawall Lot 355 (portions of Assessor's Parcel Block No. 4298, Lot No. 002; Assessor's Parcel Block No. 4299, Lot No. 001, and Assessor's Parcel Block No. 4300, Lot No. 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Parcel Block No. 1399, Lot No. 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a Navigation Center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code, Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: Frank Lee, Public Works
Daley Dunham, Port of San Francisco
Sophie Hayward, Mayor's Office of Housing and Community Development
Claudia Guerra, Office of Community Investment and Infrastructure

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *EW* Mayor Edwin M. Lee *NE*
RE: 25th Street - Summary Street Vacation in Connection with Temporary Navigation Center for Homeless Residents
DATE: September 6, 2016

Attached for introduction to the Board of Supervisors is an ordinance ordering the summary street vacation of a portion of 25th Street, which is generally bounded by Assessor's Block 4241/Lot 002 to the north, Seawall Lot 355 (portions of Assessor's Block 4298/002, Assessor's Block 4299/Lot 001, and Assessor's Block 4300/Lot 001) to the south, Michigan Street to the west, and Seawall Lot 356 (Assessor's Block 1399/Lot 000) to the east, to facilitate construction of a temporary Navigation Center for homeless residents; authorizing the operation of a navigation center on the vacated portion of 25th Street for more than two years pursuant to Administrative Code Section 106.3(b); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this ordinance are consistent with the San Francisco General Plan and eight Priority Policies of Planning Code Section 101.1; and authorizing official acts in connection with this ordinance.

I respectfully request a waiver of the 30-day hold and that this item be calendared in Land Use Committee.

Should you have any questions, please contact Nicole Elliott (415) 554-7940.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 SEP - 6 PM 3:47
BY _____
AK

