



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: November 9, 2017
Case No. Case No. 2017-012613GPR
1395 22nd Street Public Staircase

Block/Lot No.: 4167/013
Project Sponsor: Eric Norden
RP Pennsylvania, LLC
1 California Street, 4th Floor
San Francisco, CA 94111

Applicant: Same as Above

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

Recommended By: 
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PROJECT DESCRIPTION

The Project involves construction of a public staircase connecting two currently disconnected parts of 22nd Street between Texas and Missouri Streets. The eastern, lower portion of the Project is located on a privately owned lot at 1395 22nd Street, while the western, upper portion of the Project is located on City-owned right-of-way. The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

A Community Plan Exemption for the project was issued on July 2, 2015 (2011.0671E), concluding that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project provides pedestrian access through currently unimproved city-owned right-of-way, along a route prioritized for such improvement. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

RECREATION AND OPEN SPACE ELEMENT**POLICY 3.1**

Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.

Green Connections will not create a new City program, rather, it calls for coordinating existing initiatives such as traffic calming and stormwater management, with the goal of creating a cohesive network of improved neighborhood walking and bicycling routes over the next twenty years. The scale of the network creates opportunities to coordinate with city projects and private development.

Green Connection Route 8, the American Bushtit Route, connects numerous parks and open areas lying between Douglas Playground in Noe Valley and Warm Water Cove Park in the Central Waterfront. In the Potrero Hill and Dogpatch neighborhoods, the American Bushtit Route largely follows 22nd Street, connecting to Woods Yard Park (on 22nd Street, 4 blocks east of the Project site) and to the Potrero Hill Recreation Center (on 22nd Street, one block west of the Project site). The Project, which provides pedestrian access along a missing block of 22nd Street, implements a crucial link in this Green Connection.

SHOWPLACE SQUARE/POTRERO AREA PLAN**OBJECTIVE 4.6**

SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN SHOWPLACE SQUARE/POTRERO HILL AND TO OTHER PARTS OF THE CITY

At least three categories of pedestrian improvements are critical for this area: 1) Connections between Potrero Hill and Showplace Square directly to the north, including intersections of north-south streets with 16th Street; 2) connections with Mission Bay and Caltrain to make the two neighborhoods more accessible on foot; and 3) improved pedestrian connections within Showplace Square, as activity and mixed-use development increases in that area.

The Project would improve pedestrian circulation within Potrero Hill. In particular, it would provide an improved pedestrian connection with the 22nd Street Caltrain station, 3 blocks east of the Project site.

OBJECTIVE 5.3**CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS, AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD**

See Map 5 - Eastern Neighborhoods Streets and Open Space Concept Map pedestrian. This map identifies portions of 22nd Street and its general alignment as a "Green Connector Street". The City's network of Green Connections, discussed above under Policy 3.1 of the Recreation and Open Space Element, further develops concepts introduced in the Eastern Neighborhoods Streets and Open Space Concept Map, including this Green Connector Street.

The Project, which provides pedestrian access along a missing block of 22nd Street, implements a crucial link in this Green Connector Street.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

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

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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

The Project would have no adverse effect on the City's housing stock or on neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

The Project would enhance access to existing and planned affordable housing on Potrero Hill and in the Dogpatch neighborhood.

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

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The Project would enhance pedestrian access to industrial and service sector jobs in the Dogpatch neighborhood.

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

The Project would enhance pedestrian connections between Potrero Hill and the Dogpatch neighborhood, thus it would positively affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

There are no historic buildings or landmarks at the Project site.

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

The Project would enhance pedestrian access to parks and open spaces on Potrero Hill and in the Dogpatch neighborhood. The Project would have no adverse effect on access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Rich Sucre, Planning Department

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