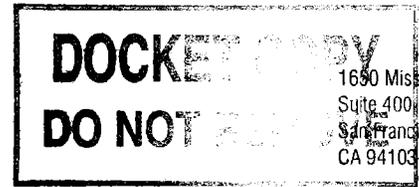




# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral



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

*Date:* December 21, 2012  
*Case No.* Case No. 2012.0965R  
Proposed Vacation of McCoppin Street West of  
Valencia Street for Open Space for Food Trucks

Reception:  
415.558.6378

Fax:  
415.558.6409

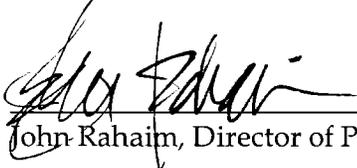
Planning  
Information:  
415.558.6377

*Block/Lot No.:* 4750/030  
*Project Sponsor:* Javier Rivera  
Department of Public Works  
875 Stevenson St. Suite 410  
San Francisco, CA 94103

*Applicant:* Same as Above

*Staff Contact:* David Winslow – (415) 575-9159  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

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

*Recommended*  
*By:*   
John Rahaim, Director of Planning

### PROJECT DESCRIPTION

The project would close this section of McCoppin Street to vehicular traffic, adding a community open space with planter boxes, seat walls, and accessible foot paths. A portion of the street and the existing sidewalk would be left accessible for bicycle and pedestrian access to Market Street on the north side of the street. The project will also construct a new sidewalk across Valencia Street.

The improvements are consistent with plans for the site contained in the Market & Octavia Area Plan, which was adopted by the Board of Supervisors and became effective May 30, 2008.

### SITE DESCRIPTION AND PRESENT USE

GENERAL PLAN REFERRAL  
PROPOSED CLOSURE AND SIDEWALK CHANGE  
OF MCCOPPIN STREET WEST OF VALENCIA STREET  
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

**ENVIRONMENTAL REVIEW**

Project level CEQA clearance was granted for McCoppin Gardens in the Market & Octavia Neighborhood Plan EIR.

**GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

The project has been reviewed for consistency with the General Plan and Eight Priority Policies of Planning Code Section 101.1 and the findings are below.

**Note:** General Plan Objectives and Policies in **Bold font**;

General Plan text is in regular font.

Staff comments are in *italic text*.

**TRANSPORTATION ELEMENT**

**POLICY 1.2**

**Ensure the safety and comfort of pedestrians throughout the city.**

Safety is a concern in the development and accommodation of any part of the transportation system, but safety for pedestrians (which includes disabled persons in wheelchairs and other ambulatory devices) should be given priority where conflicts exist with other modes of transportation

*The project would close McCoppin Street west of Valencia Street to vehicular traffic. The one-block long segment of McCoppin Street is not a through street, as it abuts the adjacent freeway off-ramp, and carries very little vehicular traffic. Closing it to vehicles will free it for use as a public open space. The project will maintain the existing northern sidewalk, which connects to Market Street via a path. The project will also construct a sidewalk along Valencia Street for the length of the block, improving connections for pedestrians traveling along Valencia Street. The project will change a 4' wide portion of the sidewalk along the southern side of McCoppin Street included in the street vacation. In addition, the open space will provide improved accessibility via a series of 5% walkways continuous through the site.*

## Street Space

### **POLICY 2.8**

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

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

*Although McCoppin Street west of Valencia Street will be closed to vehicular traffic, the City will continue to own it under the jurisdiction of DPW. The park will be open to the public. The sidewalk and bicycle facility along the northern edge of the street will maintain public access for bicyclists and pedestrians.*

### **POLICY 2.9**

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

Every proposal for the giving up of public rights in street areas, through vacation, sale or lease of air rights, revocable permit or other means, shall be judged with the following criteria as the minimum basis for review:

a. No release of a street area shall be recommended which would result in:

- (1) Detriment to vehicular or pedestrian circulation;
- (2) Interference with the rights of access to any private property;
- (3) Inhibiting of access for fire protection or any other emergency purpose, or interference with utility lines or service without adequate reimbursement;
- (4) Obstruction or diminishing of a significant view, or elimination of a viewpoint; industrial operations;

GENERAL PLAN REFERRAL  
PROPOSED CLOSURE AND SIDEWALK CHANGE  
OF MCCOPPIN STREET WEST OF VALENCIA STREET  
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

- (5) Elimination or reduction of open space which might feasibly be used for public recreation;
  - (6) Elimination of street space adjacent to a public facility, such as a park, where retention of the street might be of advantage to the public facility;
  - (7) Elimination of street space that has formed the basis for creation of any lot, or construction or occupancy of any building according to standards that would be violated by discontinuance of the street;
  - (8) Enlargement of a property that would result in (i) additional dwelling units in a multi-family area; (ii) excessive density for workers in a commercial area; or (iii) a building of excessive height or bulk;
  - (9) Reduction of street space in areas of high building intensity, without provision of new open space in the same area of equivalent amount and quality and reasonably accessible for public enjoyment;
  - (10) Removal of significant natural features, or detriment to the scale and character of surrounding development.
  - (11) Adverse effect upon any element of the General Plan or upon an area plan or other plan of the Department of City Planning; or
  - (12) Release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part is unknown.
- b. Release of a street area may be considered favorably when it would not violate any of the above criteria and when it would be:

- (3) Necessary for a significant public or semi-public use, or public assembly use, where the nature of the use and the character of the development proposed present strong justifications for occupying the street area rather than some other site;
- (4) For the purpose of permitting a small-scale pedestrian crossing consistent with the principles and policies of The Urban Design Element; or
- (5) In furtherance of the public values and purposes of streets as expressed in The Urban Design Element and elsewhere in the General Plan.

**GENERAL PLAN REFERRAL  
PROPOSED CLOSURE AND SIDEWALK CHANGE  
OF MCCOPPIN STREET WEST OF VALENCIA STREET  
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE**

**CASE NO. 2012.0965R**

*The City will not vacate or sell the public right-of-way. The proposal is to close it to vehicles but to maintain it in public use. This portion of McCoppin Street is not a through street and is not required by MUNI or for vehicular traffic. The project does not limit access to private property or for fire protection or emergency services, as the two adjacent buildings have their primary access along Valencia Street. The project, if implemented, would maintain the existing northern sidewalk for pedestrian use.*

**POLICY 2.10**

**Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.**

In order to avoid the unnecessary permanent loss of streets as public assets, methods of release short of total vacation should be considered in cases in which some form of release is warranted. Such lesser methods of release permit later return of the street space to street purposes, and allow imposition of binding conditions as to development and use of the street area.

*The proposal is to close McCoppin Street west of Valencia to vehicular traffic. Because McCoppin Street is not a through street and is not necessary for vehicle traffic, the release to create a public open space is warranted.*

**MARKET & OCTAVIA AREA PLAN**

**POLICY 7.2.3**

**Redesign Gough Street between Otis and Market Streets with widened sidewalks and a community gathering space or garden at the northeastern side of the Gough, Otis and McCoppin Streets intersection.**

*The project implements policy 7.2.3 of the Market & Octavia Area Plan, which calls for a community garden in this location. The project is also consistent with conceptual plans for the area, shown in Figure 12, "A New System for SoMa Neighborhood."*

**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, demolition

GENERAL PLAN REFERRAL  
PROPOSED CLOSURE AND SIDEWALK CHANGE  
OF MCCOPPIN STREET WEST OF VALENCIA STREET  
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

and replacement of the Chinese Recreation Center, 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. The existing housing and neighborhood character will be not be negatively affected*

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

*The Project would have no adverse effect on the City's supply of affordable housing.*

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

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

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

*The Project would not affect the existing economic base in this area.*

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

GENERAL PLAN REFERRAL  
PROPOSED CLOSURE AND SIDEWALK CHANGE  
OF MCCOPPIN STREET WEST OF VALENCIA STREET  
FOR FOOD TRUCKS AND PUBLIC OPEN SPACE

CASE NO. 2012.0965R

*The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies.*

7. That landmarks and historic buildings be preserved.

*This site and building are not landmarks or of historic significance. The structure was constructed in the last 20-30 years.*

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

*The Project would have no adverse effect on parks and open space or their access to sunlight and vista. If the City purchases or leases the site for use by the Department of Technology, no new structures would be added to the site*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
------------------------	---

**Attachments:**

Site Plan –  
Low Oblique Aerial Photo

I:\Citywide\General Plan\General Plan Referrals\2010 TEMPLATE.doc



OCTAVIA ST.

WELLS ST. - R.H. DIVE

MARKET

100' WIDE

200'

3503

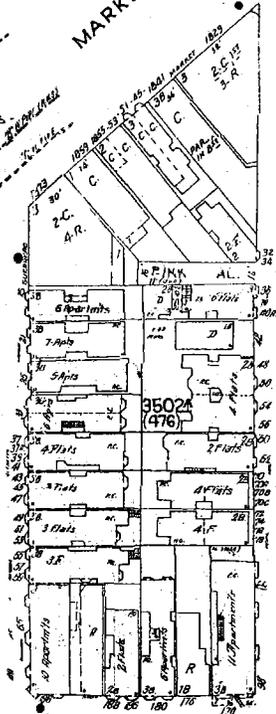
MS COPPIN

80'

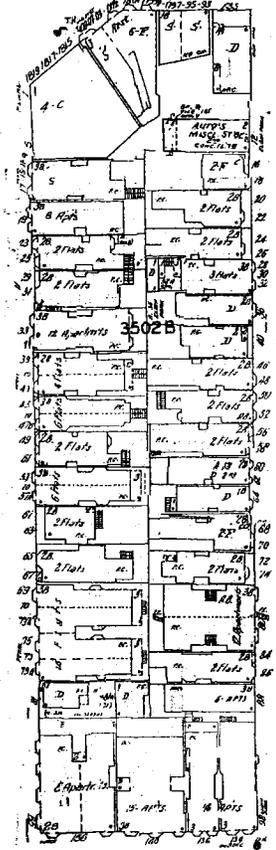
S B B U O I V M B F O U T

MARKET

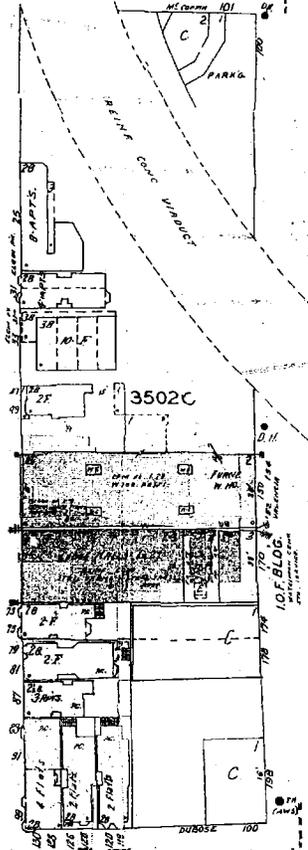
GUERRERO



PEARL 40' WIDE

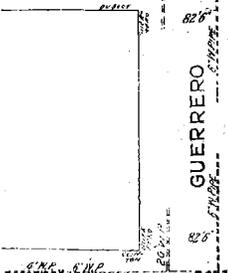


ELGIN PARK 40' WIDE

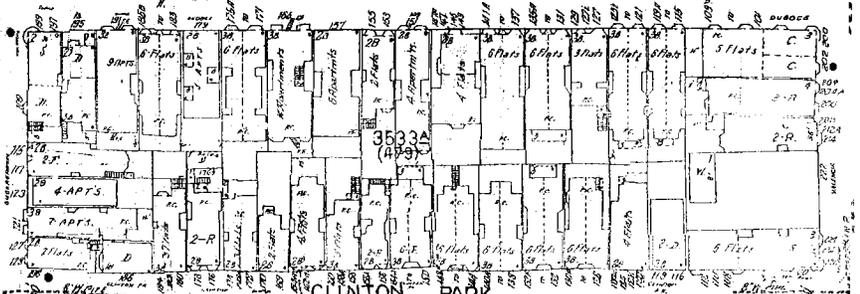


VALENCIA

DUBOCE AV. 80' WIDE

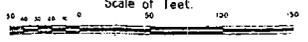


GUERRERO

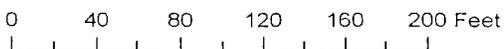


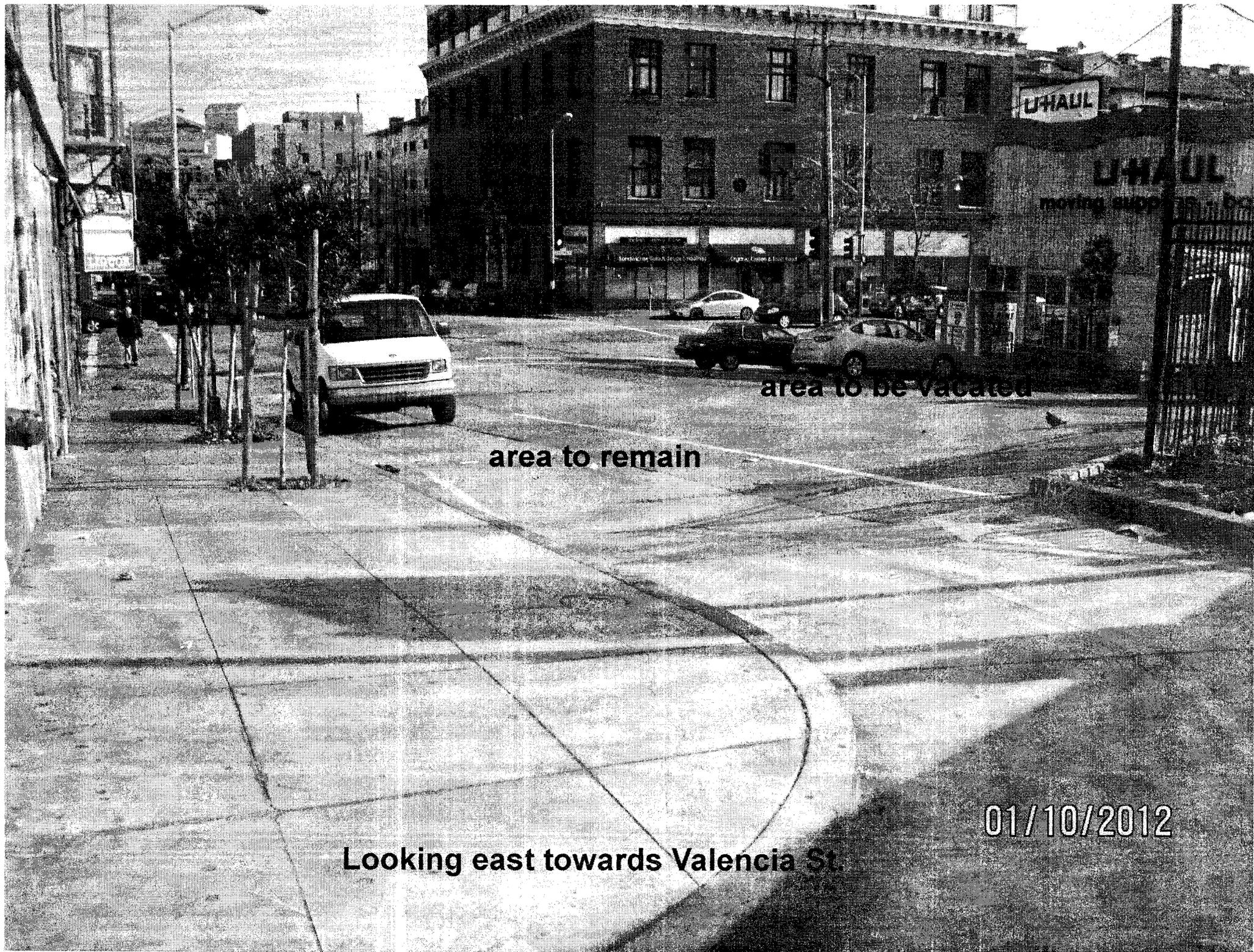
CLINTON PARK

Scale of Feet.



# BLOCK 3502





area to remain

area to be vacated

01/10/2012

Looking east towards Valencia St.

01/10/2012  
Looking west towards area to be vacated

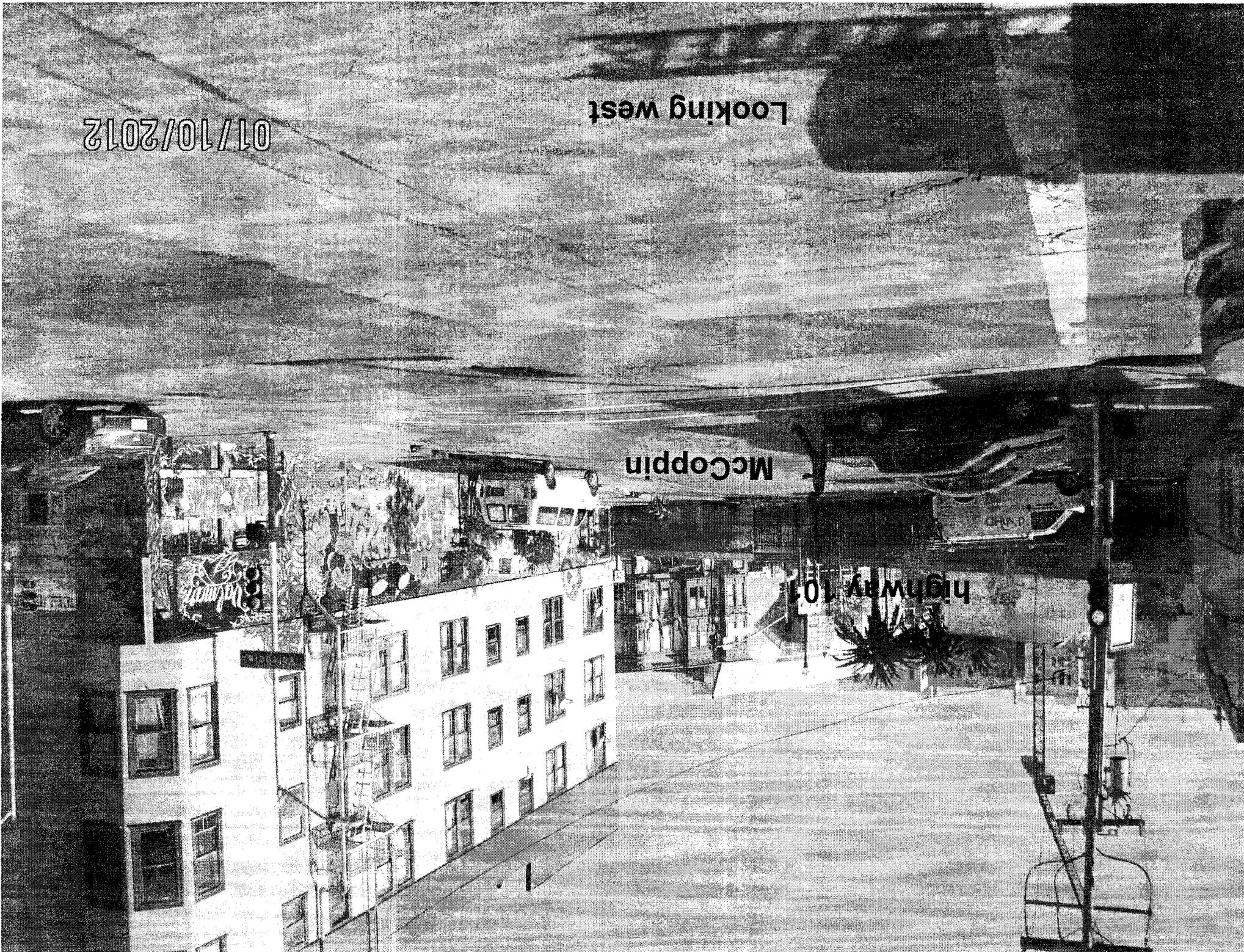


01/10/2012

Looking west

McCoppin

highway 101



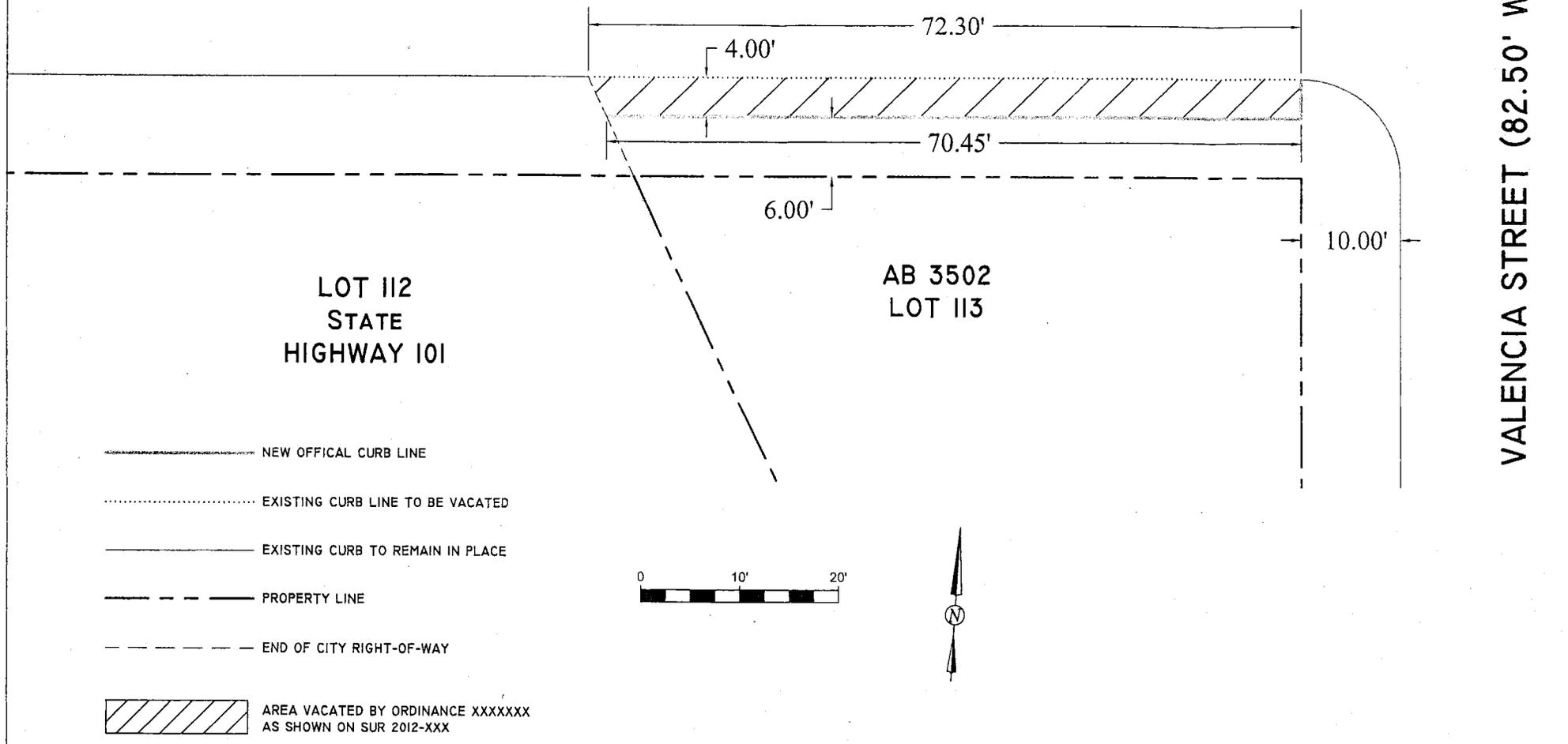
01/10/2012

A feet of sidewalk to be vacated

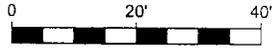


McCOPPIN STREET (78.75' WIDE)

VALENCIA STREET (82.50' WIDE)



REFERENCES:	APPROVED:	BY		DATE	CITY AND COUNTY OF SAN FRANCISCO		
		DEPARTMENT OF PUBLIC WORKS		OFFICIAL SIDEWALK CHANGE OF THE SOUTHERLY SIDE OF MCCOPPIN STREET WEST OF VALENCIA STREET			
		DRW			FILE:	SHEET 1 OF 1	SCALE: 1:10
	BRUCE R. STORRS CITY & COUNTY SURVEYOR	DATE	APP		Q-20-xxx		



LOT 2  
STATE  
HIGHWAY 101

AB 3503  
LOT 3

101.06'

10.00'

10.00' BICYCLE LANE 93.27'

MCCOPPIN STREET (78.75' WIDE)  
HIGHWAY 101 PASSES OVER STREET

R = 1078'  
Δ = 3'3"18"  
L = 57.48'

52.75'

10.00'

4.00'

6.00'

67.64'

LOT 112  
STATE  
HIGHWAY 101

AB 3502  
LOT 113

VALENCIA STREET (82.50' WIDE)

- PROPERTY LINE
- OFFICIAL CURB LINE
- VACTAION LINE
- PUBLIC RIGHT-OF-WAY LIMIT

AREA TO BE VACATED

REFERENCES:  
-STATE HIGHWAY  
RIGHT-OF-WAY MAP R61  
-GM 260

APPROVED:  
  
BRUCE R. STORRS  
CITY & COUNTY SURVEYOR

DATE

BY

DATE

DRW

CK

APP

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

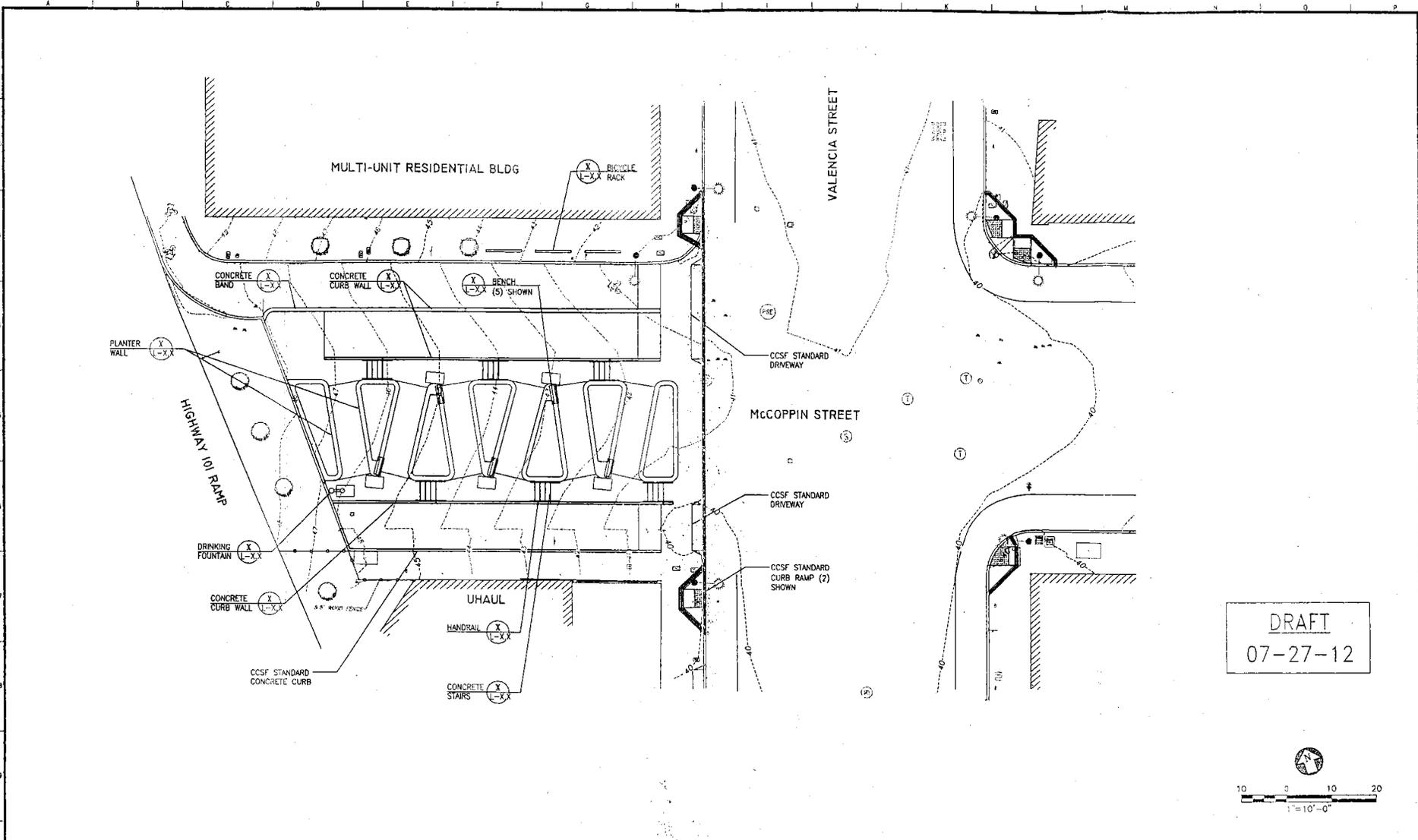
STREET VACATION OF A PORTION OF MCCOPPIN STREET WEST OF VALENCIA STREET.

SCALE: 1: 20

SHEET  
1 OF 1

FILE  
SUR: 2012-XXX

CHANGE



DRAFT  
07-27-12

NO.	DATE	DESCRIPTION	BY	APP.
THIS DRAWING WAS LAST MODIFIED: 07/27/12 10:12, BY: <i>eb</i>				

REFERENCE INFORMATION  
& FILE NO. OF SURVEYS



**INFRASTRUCTURE DIVISION**  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO



DESIGNED: JK	DATE: 07/12	APPROVED:	DATE:
DRAWN: EB	DATE: 07/12	SECTION MANAGER:	DATE:
CHECKED:	DATE:	DEPUTY DIVISION MANAGER:	DATE:
		DIVISION MANAGER:	DATE:

SCALE:	1"=10'-0"
SHEET OF SHEETS:	X OF X

McCOPPIN HUB PARK  
SAN FRANCISCO, CA

DETAIL & REFERENCE PLAN

CONTRACT NO.:	1866J
DRAWING NO.:	L-5.0
FILE NO.:	
REV. NO.:	

Drawing Path: V:\1866J\McCoppin\_Hub\_Park\2\_Design\Working\Drawings\CA\BDCG\_L-5.0.dwg  
 User: John.L.Bosch  
 Plot Time: Fri, 27 Jul 2012 10:29am  
 Measurement Units are English  
 Application Scale: 10  
 User Units: Feet  
 Application: AutoCAD LT 2012