



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: June 23, 2014
Case No. **Case No. 2014.0817R**
Revere Avenue Sidewalk Drop-off Area

Block/Lot No.: N/A

Project Sponsor: Javier Rivera
San Francisco Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Applicant: Same as above

Staff Contact: Steve Wertheim – (415) 558-6612
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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Recommended By: 
John Bahaim, Director of Planning

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BACKGROUND

We are in receipt of your request that the Planning Department consider a General Plan referral application concerning the creation of a drop-off area for buses and passengers along Revere Avenue, in front of the new Willie J. Brown Middle School. The General Plan Referral application was submitted to the Department on May 30, 2014, pursuant to Section 4.105 of the Charter, and Section 2A.53 of the Administrative Code.

PROJECT DESCRIPTION

The proposed project is the creation of a drop-off zone along Revere Avenue approximately 20 feet southeast of the southerly corner of the intersection of Revere Avenue and Rankin Street. The drop-off zone will reduce the sidewalk by approximately five feet, from 22.5 feet to 17.5

feet. The total length of the drop-off zone is approximately 53.5 feet. This will result in the loss of two on-street parking spots.

ENVIRONMENTAL REVIEW

On May 30, 2014 the Environmental Planning division of the Department determined that this project is covered by the Better Streets Plan Mitigated Negative Declaration, Planning Case No. 2007.1238E.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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:

TRANSPORTATION ELEMENT

Policy 18.1

Design streets for a level of traffic that serves, but will not cause a detrimental impact on adjacent land uses, nor eliminate the efficient and safe movement of transit vehicles and bicycles.

The proposed project designs Revere Avenue to serve the adjacent land use (a middle school) while maintaining safe movement for other modes of transportation.

Policy 33.2

Protect residential neighborhoods from the parking impacts of nearby traffic generators.

The proposed project would protect residential neighborhood from potential parking impacts related to this school by provided a dedicated zone for dropping off and picking up students.

COMMUNITY FACILITIES ELEMENT

Policy 3.4

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

The proposed project would facilitate access to the middle school, a community facility.

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 proposed project, the renovation and expansion of the South End Rowing Club, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

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 proposed 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 neighborhoods.

The proposed 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 proposed 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 proposed project would not result in commuter traffic impeding MUNI's transit service or overburdening the streets or 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 adversely affect the existing economic base in this area, displace industrial or service uses, or impede future opportunities for residential employment and ownership in these sectors.

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

The proposed project would have no adverse effect on the City's earthquake preparedness.

7. That landmarks and historic buildings be preserved.

The proposed project would have no adverse effect on the City's historic buildings.

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

The proposed project would have no adverse effect on the City's sunlight access in parks and open space or on vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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