File No	<u> 160105</u>	Committee Item No1
		Board Item No.

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee:	Land Use and Transportation	Date <u>March</u> 7, 2016			
Board of Sup	pervisors Meeting	Date			
Cmte Board					
	Motion Resolution Ordinance Legislative Digest Budget and Legislative Analyst Repor Youth Commission Report Introduction Form Department/Agency Cover Letter and/ Memorandum of Understanding (MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 - Ethics Commission Award Letter Application Form 700 Vacancy Notice Information Sheet Public Correspondence	or Report			
OTHER	(Use back side if additional space is n	needed)			
	SUR Map 2015-003 DPW Order No. 104660 General Plan Referral, dtd 11/26114				
Completed by:Alisa SomeraDateMarch 3, 2016Completed by:Date					

[Resolution of Intent - Street Vacation - Part of Chinese Hospital Improvements - James Alley]

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Resolution declaring the intention of the Board of Supervisors to order the vacation of James Alley, generally bounded by Assessor's Block No. 0192 and Jackson Street, as part of improvements to the Chinese Hospital, subject to certain conditions; and setting the hearing date for all persons interested in the proposed vacation of said public right-of-way.

WHEREAS, This vacation proceeding for James Alley, generally bounded by Assessor's Block No. 0192 and Jackson Street (the "Vacation Area"), is conducted under the general vacation procedures of the Public Streets, Highways and Service Easements Vacation Law (California Streets and Highways Code, Sections 8300 et seq.); and

WHEREAS, Section 787(a) of the San Francisco Public Works Code provides that the street vacation procedures for the City and County of San Francisco (the "City") shall be in accordance with the applicable provisions of California Streets and Highways Code and such rules and conditions as adopted by the Board of Supervisors; and

WHEREAS, The location and extent of the Vacation Area is more particularly described on the Public Works ("PW") SUR Map No. 2015-003, dated October 15, 2015, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 160105 and incorporated herein by reference; and

WHEREAS, The vacation of the Vacation Area is necessary for related improvements to the Chinese Hospital; and

WHEREAS, In a letter dated November 26, 2014, (the "Planning Letter"), the City Planning Department determined that the proposed vacation is consistent with the General Plan, and with the eight priority policies of City Planning Code, Section 101.1; and

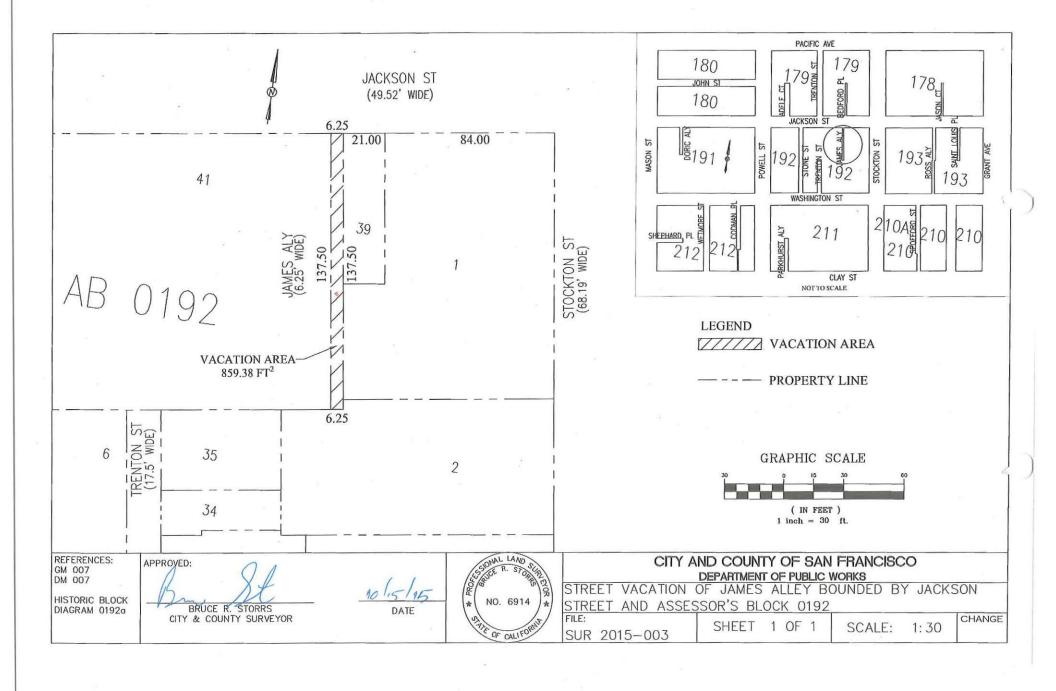
WHEREAS, A copy of said letter is on file with the Clerk of the Board of Supervisors in File No. 160105; and

WHEREAS, In PW Order No. 184660, dated March 1, 2016, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 160105 and incorporated herein by reference, the Director of Public Works determined that: (a) the Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, and service easement purposes; (b) with exception of those easements noted for AT&T California and Assessor's Block No. 0192, Lot No. 039, 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 not specifically excepted shall be extinguished upon the effectiveness of the vacation; (c) in accordance with Streets and Highways Code, Sections 892 and 8314, James Alley is no longer useful as a nonmotorized transportation facility; and (d) the consent of all property owners adjacent to the Vacation Area was obtained by the applicant; now, therefore be it

RESOLVED, That under California Streets and Highway Code, Sections 8300 et seq., the Board of Supervisors hereby declares that it intends to order the vacation of James Alley as shown on PW SUR Map No. 2015-003, subject to the conditions and reservations described above; and, be it

FURTHER RESOLVED, That notice is hereby given that on ______, 2016, at approximately 3:00 P.M. in the Legislative Chamber of the Board of Supervisors, all persons interested in or objecting to the proposed vacation will be heard; and, be it

FURTHER RESOLVED, That the San Francisco Board of Supervisors directs the Clerk of the Board to transmit to PW a certified copy of this Resolution, and the Board of Supervisors urges the Director of Public Works and the Clerk of the Board to publish and post this Resolution and to give notice of the hearing of such contemplated action in the manner required by law.



City and County of San Francisco

San . rancisco Public Works

Office of the Deputy Director & City Engineer, Fuad Sweiss Bureau of Street-Use & Mapping 1155 Market Street, 3rd Floor San Francisco Ca 94103

(415) 554-5810 Www.sfdpw.org



Edwin M. Lee, Mayor Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 184660

Determination to recommend vacating James Alley, generally bounded by Assessor's Block 0192 and Jackson Street, pursuant to California Streets and Highways Code Sections 8300 et seq. and Section 787 of the San Francisco Public Works Code.

WHEREAS, This Public Works Order supersedes Public Works Order 184,148, dated October 15, 2015; and

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

WHEREAS, James Alley, generally bounded by Assessor's Block 0192 and Jackson Street, the area to be vacated ("the Vacation Area"), is specifically shown on SUR Map 2015-003, dated October 15, 2015; and

WHEREAS, On November 26, 2014, the Department of City Planning (Case No. 2014.1396R) found that the proposed vacation is on balance in conformity with the General Plan and Planning Code Section 101.1, In that same letter, the Planning Department also issued a determination the under the California Environmental Quality Act.

WHEREAS, Pursuant to the California Streets and Highway 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 sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a DPW referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the Public Utility Commission ("PUC"). No utility company or agency objected to the proposed vacation, and the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The applicant obtained the consent of all property owners adjacent to the Vacation Area; and

WHEREAS, The public interest, convenience, and necessity require that, except as specifically provided herein, 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 section 787 of the San Francisco Public Works Code.
- 3. The Vacation Area to be vacated is shown on the SUR Map No. 2015-003.
- 4. The Vacation Area will be used as open space for the Chinese Hospital, provided that the Vacation Area is transferred to the Chinese Hospital and thereafter developed as contemplated.
- 5. 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.
- 6. The public interest, convenience and necessity require that, except as provided in this Order, no other easements or other rights be reserved for any public or private utilities or facilities that are in place in such vacation area and that any rights based upon any such public or private utilities or facilities may be extinguished. Reserving therefrom pursuant to the provision of Section 8340 of the Street and Highways Code:
 - a) For the benefit of the property at 821-823 Jackson Street, also known as Assessor's Block 0192 Lot 039, a permanent pedestrian access easement and right at any time or from time to time to construct, maintain, operate, replace, remove, renew, and other convenient structures, equipment and fixtures for the operation of PG&E gas meters, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of James Alley so vacated and abandoned and any other mutually acceptable terms between the Chinese Hospital Association and the subject property owners, and;
 - b) For the benefit of Pacific Bell Telephone Company (dba AT&T-California), its successors and assigns, the permanent easement and right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduits, cable, wires, and other convenient structures, equipment and fixtures for the operation of telegraphic and telephone lines and other communication facilities, including access and the right to keep the property free from flammable materials and



wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of James Alley so vacated and abandoned

7. The Director of the Real Estate Division has negotiated a purchase and sale agreement and a quitclaim for the Vacation Area. Approval of the real estate transaction is a policy matter for the Board of Supervisors

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. 2015-003

The Director recommends that the Board of Supervisors move forward with the legislation to vacate said Vacation Area.

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.

Attachments:

- 1. SUR Map NO. 2015-003, dated October 15, 2015.
- 2. Planning Department letter, dated November 26, 2014.
- 3. Street vacation description (Exhibit A).
- 4. Street vacation Plat (Exhibit B).

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

3/1/2016

Sweiss, Fuad
Deputy Director & City Engineer
Signed by: Sweiss, Fuad

3/1/2016



Nuru, Mohammed Director Signed by: Nuru, Mohammed





SAN FRANCISCO

PLANNING DEPARTMENT

General Plan Referral

1650 Mission St. Suite 400 San Francisco,

CA 94103-2479 Reception:

415.558.6378

415.558.6409

415.558.6377

Fax:

Planning Information:

Date:

November 26, 2014

Case No.

Case No. 2014.1396R

James Alley Street Vacation

Block/Lot No.:

0192/039

Project Sponsor:

Javier Rivera

San Francisco Department of Public Works

1155 Market Street, 3rd Floor San Francisco, CA 94103

Applicant:

Same as Above

Staff Contact:

Lily Langlois - (415) 575-9083

lily.langlois@sfgov.org

Recommendation:

Finding the project, on balance, is in conformity with

the General Plan

Recommended

By:

John Kahaim Director of Planning

PROJECT DESCRIPTION

The project proposes to vacate James Alley. James Alley is a non-standard street with a width of 6.25 feet. The vacation of the alley is to accommodate hospital uses for the new Chinese Hospital. The design and landscaping of James Alley should be consistent with the project description and conditions of approval as approved by the Planning Commission on July 12, 2012 under Motion 18664.

ENVIRONMENTAL REVIEW

The project was evaluated in the 835-845 Jackson Street Chinese Hospital Replacement Project Final Environmental Impact Report, certified July 12, 2012, Planning Commission Motion No. 18660.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

With the listed right of way pedestrian improvements above, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter. The Project with the listed right of way pedestrian improvements above is, on balance, inconformity with the following Objectives and Policies of the General Plan, given the provision of the public improvements to the right of way:

URBAN DESIGN ELEMENT

City Pattern

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 2.8

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

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

POLICY 2.9

Review proposals for the giving 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:
 - 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;
 - Obstruction or diminishing of a significant view, or elimination of a viewpoint; industrial operations;
 - 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;
- 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 multifamily 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:

- 1. Necessary for a subdivision, redevelopment project or other project involving assembly of a large site, in which a new and improved pattern would be substituted for the existing street pattern;
- 2. In furtherance of an industrial project where the existing street pattern would not fulfill the requirements of modern industrial operations;
- 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.

Neighborhood Environment

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

San Francisco draws much of its strength and vitality from the quality of its neighborhoods. Many of these neighborhoods offer a pleasant environment to residents of the city, while others have experienced physical decline and still others have never enjoyed some of the amenities common to the city as a whole. Measures must be taken to stabilize and improve the health and safety of the local environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live.

TRANSPORTATION ELEMENT

General

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.

Pedestrian

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

The public improvements will improve pedestrian access to the site.

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 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:

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 would 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.
- 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.

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project would have no adverse effect on historic buildings or landmarks.

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.

RECOMMENDATION:

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

cc: Javier Rivera, SFDPW

I:\Citywide\General Plan\General Plan Referrals\2014\2013.001396GPR James Alley Vacation.docx

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

MEMORANDUM

TO:

Mohammed Nuru, Director, Public Works

FROM:

Alisa Somera, Assistant Clerk, Board of Supervisors

DATE:

February 9, 2016

SUBJECT:

INTRODUCED LEGISLATION

On February 2, 2016, the Board of Supervisors received the following legislation introduced by Supervisor Peskin:

File No. 160105

Resolution declaring the intention of the Board of Supervisors to order the vacation of James Alley, generally bounded by Assessor's Block No. 0192 and Jackson Street, as part of improvements to the Chinese Hospital, subject to certain conditions; and setting the hearing date for all persons interested in the proposed vacation of said public right-of-way.

This matter is being referred to you since it may affect your department.

If you have any comments or reports to be considered with the proposed legislation, 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: alisa.somera@sfgov.org.

c: Frank Lee, Public Works

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

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO:

Supervisor Malia Cohen, Chair

Land Use and Transportation Committee

FROM:

Victor Young, Assistant Clerk

DATE:

March 1, 2016

SUBJECT:

COMMITTEE REPORT, BOARD MEETING

Tuesday, March 1, 2016

The following file scheduled to be presented as a **COMMITTEE REPORT** at the Tuesday, March 1, 2016, Board Meeting was CONTINUED TO MARCH 7, 2016, at the Committee Meeting on Monday, February 29, 2016, at 1:30 p.m.

Item No. 15, File No. 160105, was not sent as a Committee Report.

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney

President, District 5 BOARD of SUPERVISORS



City Hall

1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-7630
Fax No. 554-7634
TDD/TTY No. 544-5227

London Breed

		PRESIDE	ENTIAL ACTION	67	12	\$13 60
Date:	February 1	1, 2016			3910	CO 200
To:	Angela Calv	villo, Clerk of	the Board of Supervisors		8	77 40
Madam Cle Pursuant to	250	es, I am hereby	7 :		PH 12: 20	TER VIS
⊠ Waivir	ng 30-Day Ru	ıle (Board Rule No	o. 3.23)		26	(5) 2-a 07
File	No.	160105	Peskin (Primary Sponsor)			
☐ Transfe		nents - James I	treet Vacation - Part of Chines Alley	e Hospita	1	
File	No.					
Title	S.		(Primary Sponsor)			
Fro	m:			_Commit	tee	
To:				Commit		
☐ Assign	ing Tempora	ry Committee	Appointment (Board Rule No. 3.1)	_		
Sup	ervisor					
Rep	lacing Super	visor	λ			
For			10		Mee	ting
		(Date)	(Committee)			

London Breed, President Board of Supervisors

Introduction Form

By a Member of the Board of Supervisors or the Mayor

I here	eby submit the following item for introduction (select only one):	Time stamp or meeting date			
\boxtimes	1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment	nt)			
	2. Request for next printed agenda Without Reference to Committee.				
	3. Request for hearing on a subject matter at Committee.				
	4. Request for letter beginning "Supervisor	inquires"			
	5. City Attorney request.	_			
	6. Call File No. from Committee.				
	7. Budget Analyst request (attach written motion).				
	8. Substitute Legislation File No.				
	9. Reactivate File No.	,			
	10. Question(s) submitted for Mayoral Appearance before the BOS on				
Pleas	se check the appropriate boxes. The proposed legislation should be forwarded to the following Small Business Commission	ission			
Note:	For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative	Form.			
Spons	or(s):				
Aaror	n Peskin	. 60			
Subje	ct:				
[Jame	es Alley – Resolution of Intent to Vacate as part of Chinese Hospital Improvements]				
The to	ext is listed below or attached:				
Asses	ution declaring the intention of the Board to order the vacation of James Alley, generally bosor's Block 0192 and Jackson Street, as part of improvements to the Chinese Hospital, subjections; and setting the hearing date for all persons interested in the proposed vacation of said	ect to certain			
**	Signature of Sponsoring Supervisor:				
For C	Clerk's Use Only:	14			

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