

File No. 180031

Committee Item No. 2  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation  
Board of Supervisors Meeting:

Date: March 19, 2018  
Date: \_\_\_\_\_

#### Cmte Board

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | 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 checked="" 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                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>BOS Resolution No. 152-14 - May 23, 2014</u>         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DRAFT Declaration of Restrictions</u>                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Maps - SUR-5010 and Q-20-927 - June 12, 2017</u>     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>General Plan Referral - September 9, 2014</u>        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DRAFT Irrevocable Offer of Improvements</u>          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Public Works Order No. 186818 - December 8, 2017</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DRAFT Quitclaim Deed</u>                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice - Dated March 1, 2018</u>             |

Completed by: John Carroll  
Completed by: \_\_\_\_\_

Date: March 16, 2018  
Date: \_\_\_\_\_

1 [Summary Street Vacation - Portion of Panama Street; Sidewalk Acceptance - Niantic Street]

2  
3 **Ordinance ordering the summary street vacation of a portion of Panama Street tangent**  
4 **to Niantic Street and Interstate Highway 280, in the Oceanview neighborhood;**  
5 **conveying the City's interest in the street vacation area to the owner of 10 Niantic**  
6 **Street (Assessor's Parcel Block No. 7178, Lot No. 014); accepting an irrevocable offer**  
7 **for a public sidewalk on Niantic Street between Panama Street and Saint Charles**  
8 **Avenue; dedicating the public sidewalk for pedestrian use, designating it for public**  
9 **right-of-way and roadway purposes, and accepting it for City maintenance and liability;**  
10 **establishing a new official sidewalk on Niantic Street by amending Ordinance No. 1061,**  
11 **entitled "Regulating the Width of Sidewalks;" affirming the Planning Department's**  
12 **determination under the California Environmental Quality Act; and making findings of**  
13 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
14 **Section 101.1.**

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

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

23 Section 1. **Findings.**

24 (a) On September 25, 2017, the owner of 10 Niantic Street (Assessor's Block No.  
25 7178, Lot No. 014) made an irrevocable offer to the City and County of San Francisco ("City")  
for a public sidewalk along the southerly portion of Niantic Street between Panama Street and

1 Saint Charles Avenue, in the Oceanview neighborhood, for pedestrian use purposes (the  
2 "Offer"). On April 9, 2014, said owner also submitted a street vacation application for a  
3 portion of Panama Street, fronting the development at 10 Niantic Street (tangent to Niantic  
4 Street and Interstate Highway 280), in the Oceanview neighborhood. The location and extent  
5 of the area to be vacated on Panama Street (the "Vacation Area") is more particularly shown  
6 on Public Works SUR Map No. 5010, dated June 12, 2017. A copy of this Map is on file with  
7 the Clerk of the Board of Supervisors in File No. 180031 and is incorporated herein by  
8 reference.

9 (b) In a letter dated September 9, 2014 (the "Planning Letter"), the Planning  
10 Department determined that the proposed acceptance of the Niantic Street sidewalk and the  
11 vacation of the Vacation Area and other actions contemplated herein are consistent with the  
12 General Plan and priority policies of the Planning Code, Section 101.1. A copy of said letter is  
13 on file with the Clerk of the Board of Supervisors in File No. 180031 and is incorporated herein  
14 by reference.

15 (c) Also in the Planning Letter, the Planning Department determined that the actions  
16 contemplated in this ordinance do not constitute a project under the California Environmental  
17 Quality Act (California Public Resources Code Section 21000 et seq.). Said determination is  
18 on file with the Clerk of the Board of Supervisors in File No. 180031 and is incorporated herein  
19 by reference. The Board of Supervisors ("Board") hereby affirms this determination.

20 (d) California Street and Highways Code Sections 8300 et seq. and San Francisco  
21 Public Works Code Section 787(a) set forth the procedures that the City follows to vacate  
22 public streets and public service easements. California Streets and Highways Code Sections  
23 8334 and 8334.5, respectively, allow a summary vacation if the subject area is excess right-  
24 of-way and when there are no in-place functioning utilities.

1 (e) In connection with the Offer, the San Francisco Department of Public Works ("PW")  
2 prepared drawing Q-20-927, and PW Order No. 186,818, dated December 8, 2017. In the  
3 PW Order, the PW Director determined and the City Engineer certified that the Niantic Street  
4 sidewalk has been constructed in accordance with all City codes, regulations, and standards,  
5 and that it is ready for its intended use, and recommended that the Board: (1) accept the  
6 Offer; (2) dedicate this area for pedestrian use; (3) designate this area for right-of-way and  
7 roadway purposes; and (4) accept this area for maintenance and liability. Copies of PW  
8 Order No. 186,818 and PW drawing Q-20-927 are on file with the Clerk of the Board of  
9 Supervisors in File No. 180031 and are incorporated herein by reference.

10 (f) In PW Order No. 186,818, the PW Director and City Engineer also determined: (1)  
11 the Vacation Area as shown on PW SUR Map No. 5010 is unnecessary for the City's present  
12 or prospective public street, sidewalk, and service easement purposes; (2) the Vacation Area  
13 is no longer useful as a nonmotorized transportation facility as there are other such facilities  
14 available in close proximity; (3) PW sent notice of the proposed street vacation to the  
15 Department of Technology, Municipal Transportation Agency, Fire Department, San Francisco  
16 Public Utilities Commission, AT&T, Sprint, and Pacific Gas and Electric, and no City agency or  
17 utility objected to the proposed vacation; (4) the owner of 10 Niantic Street obtained the  
18 consent of all property owners adjacent to the Vacation Area for the street vacation; (5) the  
19 sidewalk built along the southerly portion of Niantic Street between Panama Street and Saint  
20 Charles Avenue has been constructed in accordance with all City codes, regulations, and  
21 standards, and is ready for its intended use; (6) the width of the Panama Street right-of-way  
22 shall be adjusted in the official public right-of-way width maps in accordance with PW SUR  
23 Map No. 5010; and (7) it is a policy matter for the Board to quitclaim the City's interest in the  
24 Vacation Area.  
25

1 (g) In PW Order No. 186,818, the PW Director also recommended that the  
2 effectiveness of the street vacation be conditioned upon simultaneous recordation of the City's  
3 quitclaim deed if the Board of Supervisors elects to quitclaim the City's interest in the Vacation  
4 Area.

5 (h) The Board adopts as its own, the findings and recommendations of the PW  
6 Director as set forth in PW Order No. 186,818 concerning the summary vacation of the  
7 Vacation Area and other actions in furtherance thereof, and the Board hereby incorporates  
8 herein such recommendations and findings by reference.

9 (i) The Board acknowledges the recommendation of the Director of the Division of  
10 Real Estate as referenced in PW Order No. 186,818 to approve a quitclaim of the City's  
11 interest in the Vacation Area. A draft quitclaim deed is on file with the Clerk of the Board of  
12 Supervisors in File No. 180031.

13  
14 **Section 2. Summary Vacation of a Portion of Panama Street.**

15 (a) The Board finds that the Vacation Area is unnecessary for present or prospective  
16 public use, subject to the conditions described in this ordinance as well as adopting and  
17 approving the other findings presented in PW Order No. 186,818.

18 (b) The Board adopts as its own the General Plan and Planning Code Section 101.1  
19 consistency findings of the Planning Letter for purposes of this street vacation and conveying  
20 the City's interest in the Vacation Area as set forth in Section 4 of this ordinance.

21 (c) The Board hereby summarily vacates the Vacation Area, as shown on SUR Map  
22 No. 5010, pursuant to California Street and Highways Code Section 8300 et seq. and San  
23 Francisco Public Works Code Section 787(a), and in particular Streets and Highways Code  
24 Sections 8334 and 8334.5.

1 (d) The Street Vacation shall be effective automatically and without the requirement for  
2 further action whatsoever as to all of the Vacation Area upon satisfaction of the simultaneous  
3 recordation of the City's quitclaim deed in substantially the same form as the deed on file with  
4 the Clerk of the Board of Supervisors in File No. 180031.

5 (e) The Board directs the PW Director to modify the official public right-of-way maps for  
6 Panama Street to reflect the width change to the street as identified in PW SUR Map No.  
7 5010.

8  
9 **Section 3. Acceptance of the Offer for Public Sidewalk on Niantic Street,**  
10 **Dedication of the Sidewalk Infrastructure for Open Public Right-of-Way and Related**  
11 **Actions, and Sidewalk Establishment.**

12 (a) The Board has reviewed and approves PW Order No. 186,818, including the PW  
13 Director's recommendation concerning the acceptance of the Offer for a portion of sidewalk  
14 on Niantic Street between Panama Street and Saint Charles Avenue.

15 (b) The Board hereby (1) accepts the Offer; (2) dedicates this area for pedestrian use;  
16 (3) designates this area for right-of-way and roadway purposes; and (4) accepts this area for  
17 maintenance and liability.

18 (c) The Board adopts as its own the General Plan and Planning Code Section 101.1  
19 consistency findings of the Planning Letter for purposes of its actions related to the sidewalk  
20 establishment.

21 (d) In accordance with PW Order No. 186,818, Board of Supervisors Ordinance No.  
22 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board  
23 of Supervisors Book of General Ordinances, in effect May 11, 1910, is hereby amended by  
24 adding thereto a new section to read as follows:  
25

1           Section 1613. The official sidewalk width on the southerly portion of Niantic Street from  
2 Panama Street to Saint Charles Avenue shall be as shown on Public Works drawing Q-20-927, a copy  
3 of which is on file with the Clerk of the Board of Supervisors in File No. 180031.

4           (e) The Board of Supervisors hereby directs the PW Director to revise the official  
5 sidewalk width maps in accordance with this ordinance.

6  
7           **Section 4. Real Property Conveyance.**

8           (a) An appraisal was performed of the fair market value of the Vacation Area. The  
9 Director of Property has reviewed it and analyzed the cost of improvements to Niantic Street,  
10 and has opined that the fair market value of the sidewalk improvements is greater than the  
11 appraised value of the Vacation Area.

12           (b) The Board approves conveying the City's interest in the Vacation Area to the owner  
13 of 10 Niantic Street in substantially the same form as the draft quitclaim deed on file with the  
14 Clerk of the Board of Supervisors.

15           (c) The Board delegates to the Director of the Division of Real Estate, in consultation  
16 with the City Attorney's Office, the authority to finalize and execute the quitclaim deed on  
17 behalf of the City and County of San Francisco in accordance with the terms set forth in this  
18 ordinance.

19  
20           **Section 5. Official Acts in Connection with the Legislation.**

21           The Mayor, Clerk of the Board, Director of the Division of Real Estate, County  
22 Surveyor, and PW Director are hereby authorized and directed to take any and all actions  
23 which they or the City Attorney may deem necessary or advisable in order to effectuate the  
24 purpose and intent of this ordinance (including, without limitation, revising official public right-  
25 of-way and sidewalk maps; the filing of this ordinance in the Official Records of the City and

1 County of San Francisco; confirmation of satisfaction of the conditions to the effectiveness of  
2 the vacation of the Vacation Area hereunder; and execution and delivery of any evidence of  
3 the same).

4  
5 Section 6. **Effective Date.** This ordinance shall become effective 30 days after  
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
8 of Supervisors overrides the Mayor's veto of the ordinance.

9  
10 APPROVED AS TO FORM:  
11 DENNIS J. HERRERA, City Attorney

12 By:   
13 ANDREW SHEN  
14 Deputy City Attorney

15 n:\egana\as2017\1700639\01242328.docx



**LEGISLATIVE DIGEST**

[Street Vacation - Portion of Panama Street; Sidewalk Acceptance - Niantic Street]

**Ordinance ordering the summary street vacation of a portion of Panama Street tangent to Niantic Street and Interstate Highway 280, in the Oceanview neighborhood; conveying the City's interest in the street vacation area to the owner of 10 Niantic Street (Assessor's Parcel Block No. 7178, Lot No. 014); accepting an irrevocable offer for a public sidewalk on Niantic Street between Panama Street and Saint Charles Avenue; dedicating the public sidewalk for pedestrian use, designating it for public right-of-way and roadway purposes, and accepting it for City maintenance and liability; establishing a new official sidewalk on Niantic Street by amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks;" affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

Existing Law

1. Street vacation

Public Works Code Section 787 and California Streets and Highways Code Sections 8300, et seq., establish the process and procedures for the City's vacation of streets and easements. California Streets and Highways Code Sections 8334 and 8334.5, respectively, allow for a summary vacation if the subject area is excess right-of-way and when there are no in-place functioning utilities.

2. Official sidewalks

Board of Supervisors Ordinance No. 1061 establishes the official sidewalks in San Francisco. Ordinance No. 1061 is uncodified, but is available in the Clerk of the Board of Supervisors' Book of General Ordinances, on file with the Clerk's Office.

Amendments to Current Law

1. Street vacation

This ordinance would summarily vacate a portion of Panama Street (near Niantic Street and Interstate Highway 280), fronting the development at 10 Niantic Street, in the Oceanview neighborhood. The ordinance would also authorize the Division of Real Estate to convey the City's interest in the vacated portion of Panama Street the owner of 10 Niantic Street.

2. Establishing new sidewalk

This legislation would accept an offer of a new public sidewalk from the owner of 10 Niantic Street. The new sidewalk is located on the southerly portion of Niantic Street (between Panama Street and Saint Charles Avenue). This legislation would also amend Ordinance No. 1061 to establish a new public sidewalk on that portion of Niantic Street.

The legislation would also 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.

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# ASSESSOR'S BLOCK No. 7178

## GRAPHIC SCALE



1 inch = 20 feet

### LEGEND

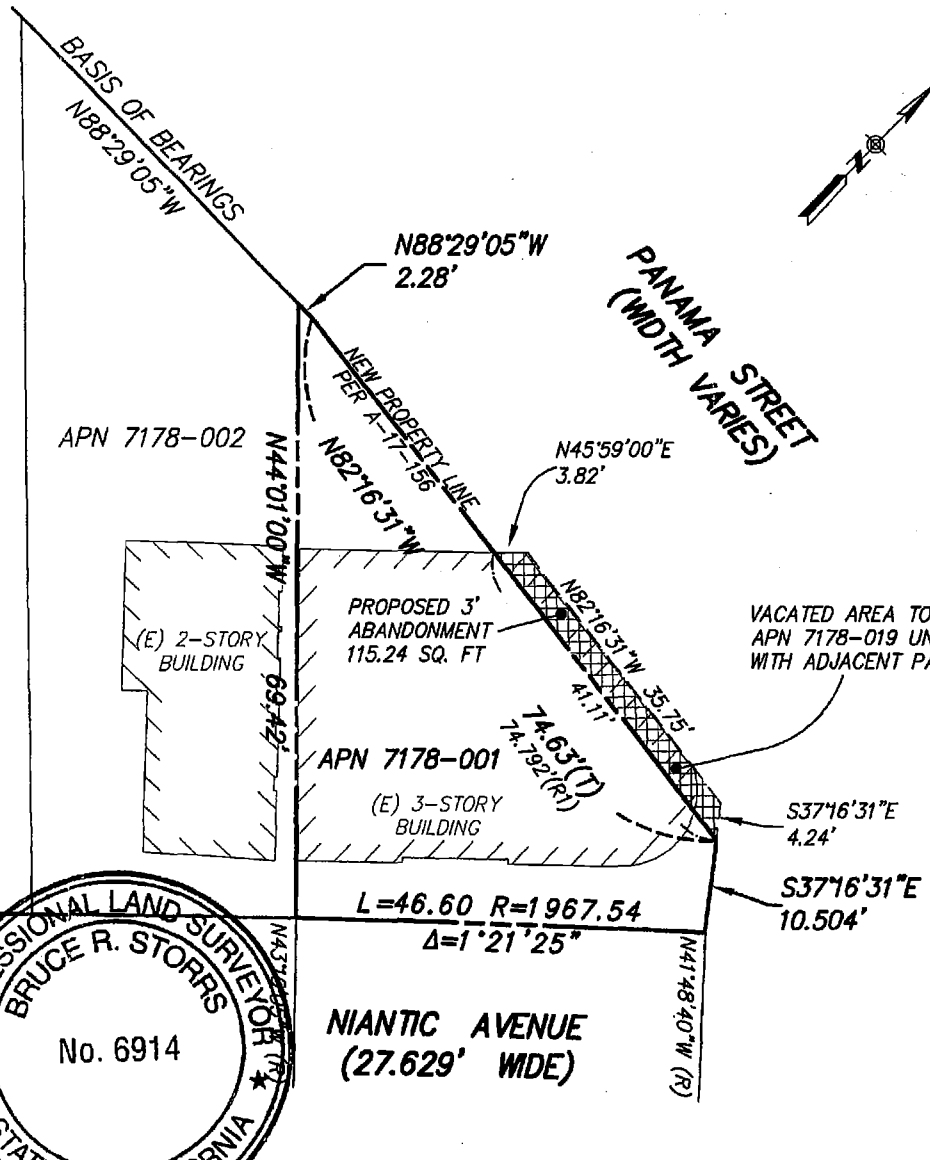
- PROPERTY LINE (P.I.Q.)
- PROPERTY LINE (OTHERS)
- PROPOSED NEW LINE
- BUILDING LINE
- STREET AREA PROPOSED TO BE VACATED

### BASIS OF BEARINGS

THE ORIGINAL SOUTHERLY LINE OF PANAMA STREET AS SAID STREET APPEARS ON A-17-156 "THE MAP SHOWING THE WIDENING OF THE RIGHT OF WAY OF PANAMA STREET WEST OF NIANTIC AVENUE"

### REFERENCE

- (R1) A-17-156  
MAP SHOWING THE WIDENING OF THE RIGHT OF WAY OF PANAMA STREET WEST OF NIANTIC AVENUE
- (R2) BOOK "E" & "F", PAGE 132  
MAP OF HILLCREST - SHOWING PORTION OF SUBDIVISION LYING IN THE CITY AND COUNTY OF SAN FRANCISCO

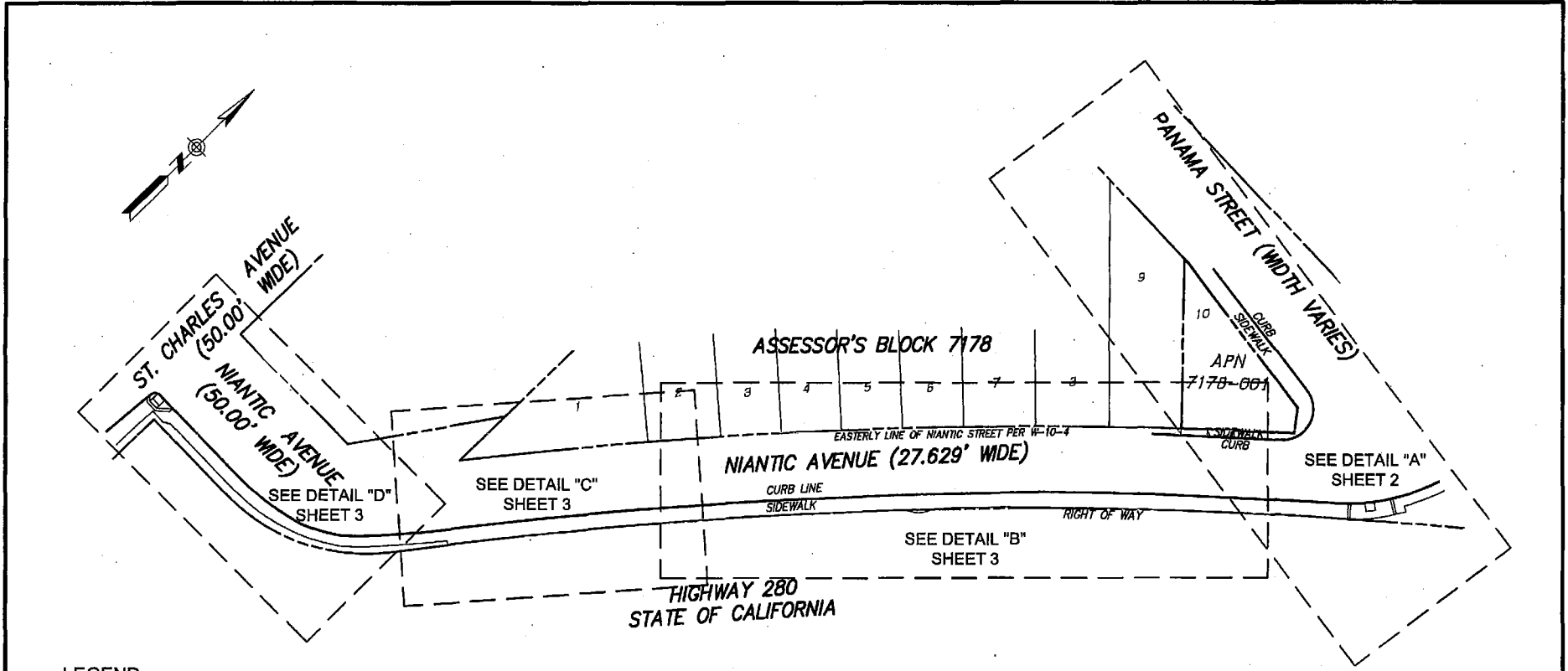


APPROVED: *Bruce R. Storrs*  
 BRUCE R. STORRS  
 CITY & COUNTY SURVEYOR

DATE: 6/12/2017

CITY AND COUNTY OF SAN FRANCISCO  
 DEPARTMENT OF PUBLIC WORKS  
 OFFICIAL SIDEWALK CHANGE OF NIANTIC AVENUE  
 AND A PORTION OF PANAMA STREET

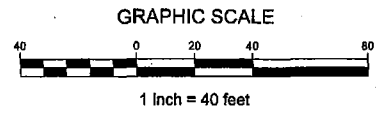
FILE: SUR-5010      SHEET 1 OF 1      SCALE: 1:20      CHANGE



**LEGEND**

- PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- NEW CURB LINE

**KEY MAP**



APPROVED

*Bruce R. Storrs*

BRUCE R. STORRS  
CITY & COUNTY SURVEYOR

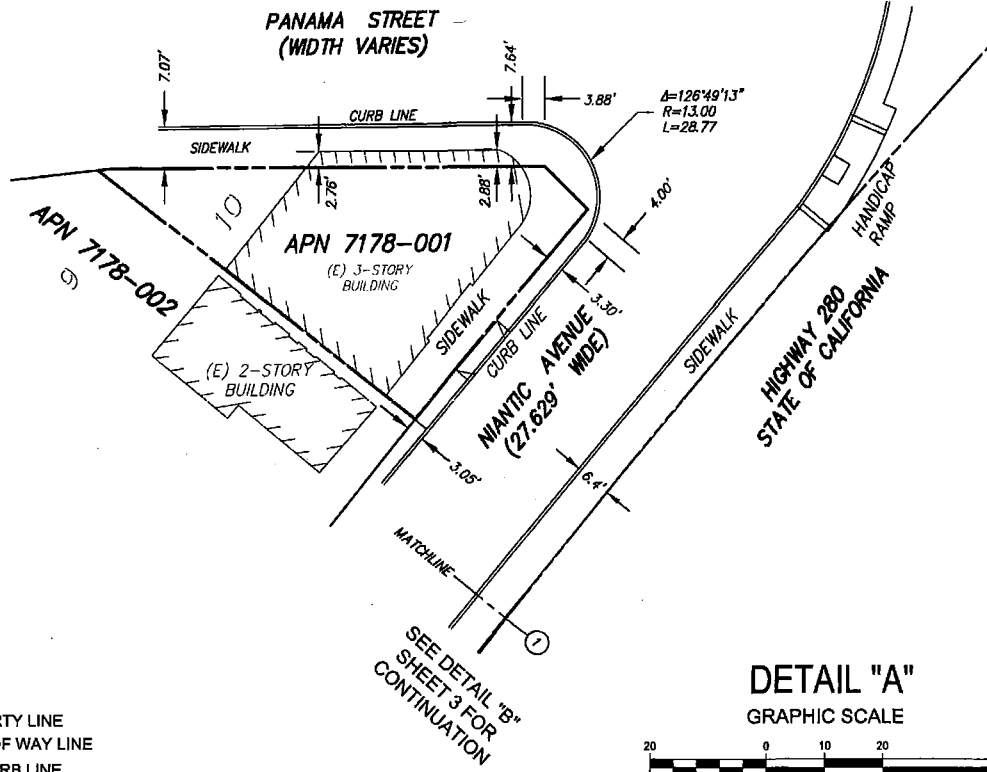
6/12/2017

DATE

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

OFFICIAL SIDEWALK CHANGE ALONG PANAMA & NIANTIC STREETS  
FRONTING APN 7178-001

FILE:	Q-20-927	SHEET 1 OF 3	SCALE: 1" = 40'	CHANGE
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**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- NEW CURB LINE

**DETAIL "A"**

GRAPHIC SCALE



1 Inch = 20 feet



APPROVED

*BRS*  
BRUCE R. STORRS  
CITY & COUNTY SURVEYOR

6/12/17  
DATE

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE ALONG PANAMA & NANTIC STREETS  
FRONTING APN 7178-001

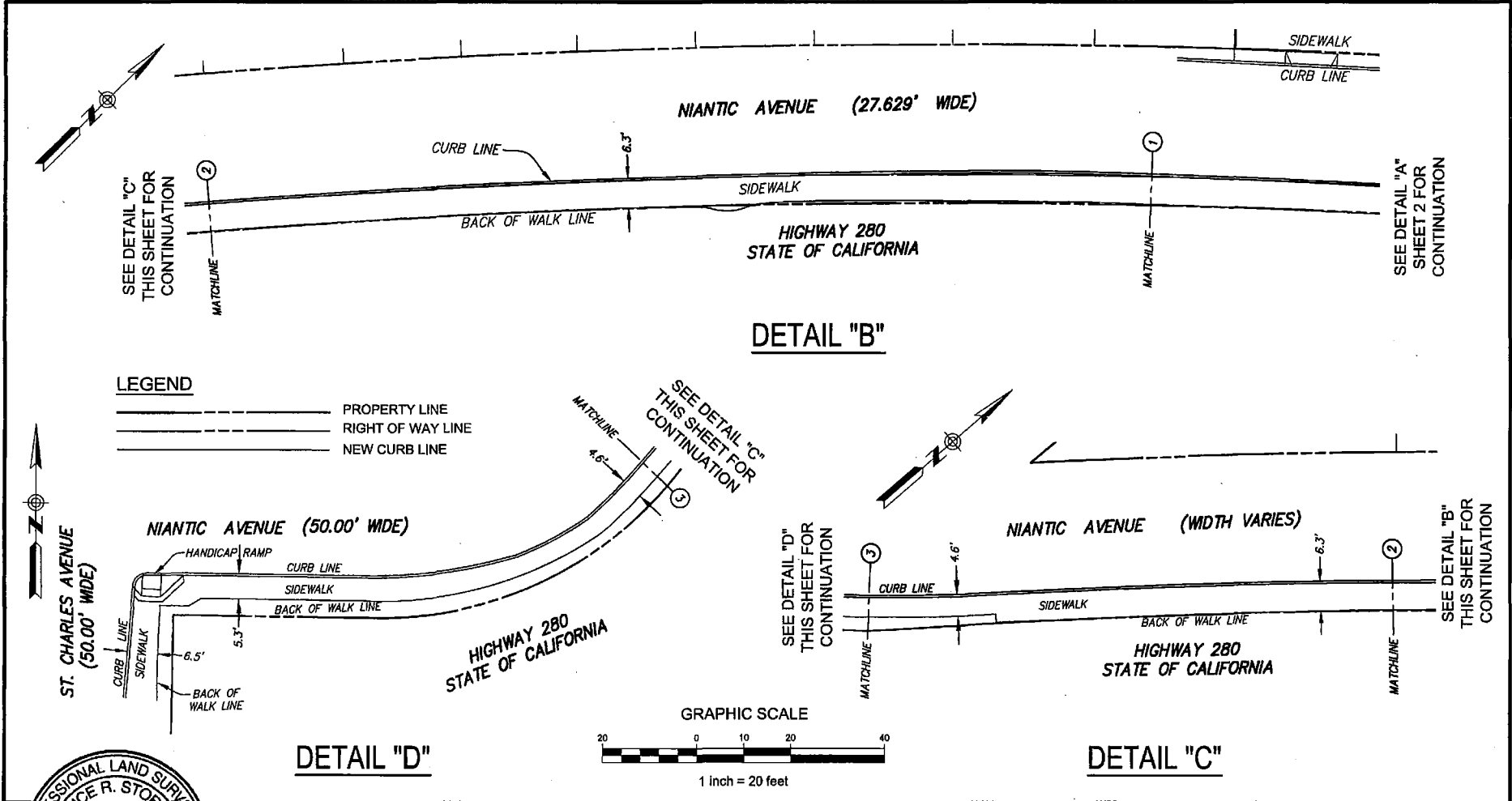
FILE:

Q-20-927

SHEET 2 OF 3

SCALE: 1" = 20'

CHANGE



APPROVED

*[Signature]*  
 BRUCE R. STORRS  
 CITY & COUNTY SURVEYOR

*6/12/17*  
 DATE

CITY AND COUNTY OF SAN FRANCISCO			
DEPARTMENT OF PUBLIC WORKS			
OFFICIAL SIDEWALK CHANGE ALONG PANAMA & NIANTIC STREETS			
FRONTING APN 7178-001			
FILE:	Q-20-927	SHEET 3 OF 3	SCALE: 1" = 20'
			CHANGE



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* September 9, 2014  
*Case No.* Case No. 2014.0840R  
**Panama Street Vacation**

*Block/Lot No.:* 7178/001  
*Project Sponsor:* Lee Yun Ling  
21 Cook Street  
San Francisco, CA 94118

*Applicant:* Walter Wong  
Jaidin Consulting Group, LLC  
205 13<sup>th</sup> Street  
San Francisco, CA 94103

*Staff Contact:* Claudia Flores – (415) 558-6473  
[claudia.flores@sfgov.org](mailto:claudia.flores@sfgov.org)

*Recommendation:* Finding the project with the listed public improvements is, on balance, **in conformity** with the General Plan.

*Recommended By:*   
John Rahaim, Director of Planning

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 sponsor proposes to vacate a City-owned portion of Panama Street adjacent to AB 7178/001, and as part of the proposed street vacation the owner of 10 Niantic will construct the following public improvements in the right of way:

- Re-grind and re-pave of the east half of Panama Street from the beginning of the property line of block and lot 7178/001 on Panama Street to the intersection of Niantic.
- A sidewalk along Panama Street (under the bay windows) and curbing around the subject (10 Niantic) property to the Niantic Street side. The sidewalk dimensions should be 8 feet – the 3' closest to the 10 Niantic building should be landscaping and the remaining 5' should be paving (Panama Street should be a minimum of 14' wide). A raised crosswalk at the intersection of Panama Street with Niantic should also be provided (see attached site plan notes).

These improvements are in addition to the curb ramp and a 4'6" wide sidewalk starting at the intersection of Panama Street and Niantic Avenue to the intersection of Niantic Avenue and St. Charles Avenue that the project sponsor already constructed.

The property with address 10 Niantic is built over the City property due to a surveyor error. The encroachment and proposed street vacation is of a portion of the street 3' by 25' long. The Department of Public Works has jurisdiction over the property and has been working with the project sponsor to address the encroachment into the right of way to provide a safe path of travel for pedestrians and to protect the bay windows from vehicles. 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.

The Urban Design Element of the General Plan, written at a time when many public rights-of-way were being closed as part of development projects, contains clear language admonishing against any closure or vacating of a street if it contravenes one the 12 criteria listed *and* unless it fulfills one of the five listed criteria, including (relevant to this case) a clear, *significant* public benefit or if it is consistent with the public values of the Urban Design Element. (See Policy 2.9 of the Urban Design Element below.) The construction of private property and subsequent vacation of a portion of a public right of way is therefore, not an ideal scenario and not consistent with the General Plan unless a significant public benefit is provided. Therefore the outlined public improvements must be fully completed. Should the public improvements not be carried out there might also be a consideration of a structure modification to move the ground floor wall back to the property line, providing an architectural solution to the construction error.

#### ENVIRONMENTAL REVIEW

On June 25, 2-14 the Environmental Planning Division of the Planning Department determined that the right-of-way vacation is not a project under CEQA Guidelines Section 15060.

#### 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, **in-conformity** 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****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 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;
  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:

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;
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.

*The Project will include the construction of public improvements to improve vehicular and pedestrian access to mitigate the surveyor error but otherwise the vacation does not meet the necessary criteria for vacation of a street.*

## 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.

#### FUNDAMENTAL PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT

These fundamental principles and their illustrations reflect the needs and characteristics with which this Plan is concerned, and describe measurable and critical urban design relationships in the neighborhood environment:

4. Open space and landscaping can give neighborhoods an identity, a visual focus and a center for activity.

*The proposed Project will increase personal safety by providing better access for pedestrians and for safe vehicular movement. These improvements are consistent with General Plan policies.*

#### 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.

##### **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 through 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:

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 not be negatively affected. The public improvements will improve the neighborhood character.*

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.

*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 10 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.*

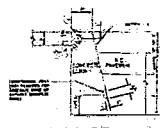
<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
------------------------	---

**Attachments:**

Site Plan of Proposed Public Improvements

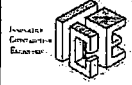
cc: Javier Rivera, SFDPW / BSM

I:\Citywide\General Plan\General Plan Referrals\2014\2014.0840R Panama Street Vacation.doc



LIST OF DRAWINGS  
SI-1 SITE PLAN, GENERAL NOTES AND DETAILS

GENERAL NOTES  
1. THE SITE PLAN IS TO BE CONSIDERED AS A GENERAL GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.



OWNER  
10 NIANTIC AVENUE  
SAN FRANCISCO, CA 94132

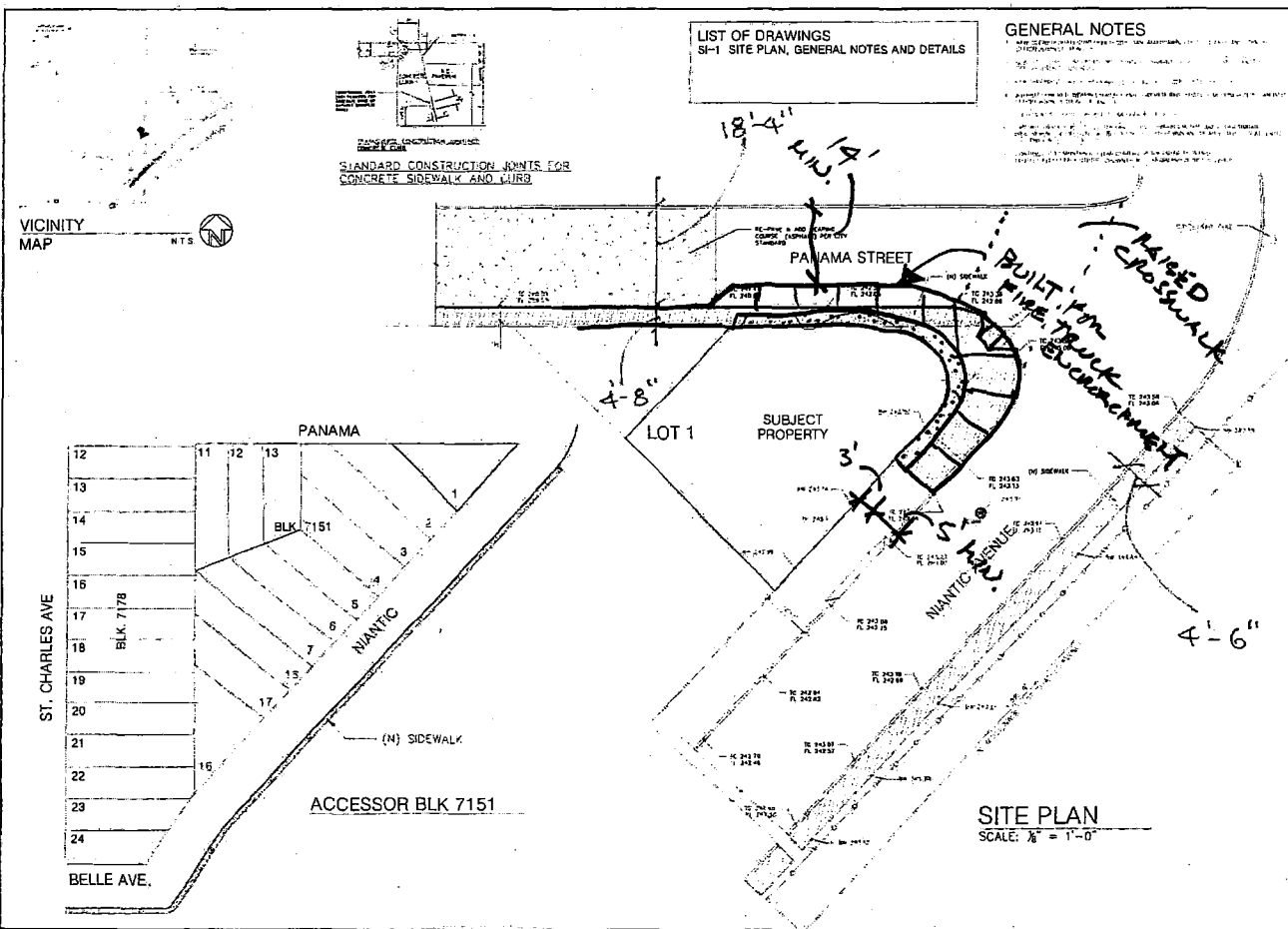
SITE PLAN AND GENERAL NOTES AND DETAILS

10 NIANTIC AVENUE  
SAN FRANCISCO, CA 94132  
BLOCK 7178 LOT 001



REVISIONS	BY

SI-1  
DATE



RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Real Estate Division  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, California 94102  
Attn: Director of Property

The undersigned hereby declares this instrument to be exempt from Recording Fees (CA Govt. Code §27383) and Documentary Transfer Tax (CA Rev. & Tax Code § 11922)

(Space above this line reserved for Recorder's use only)

**IRREVOCABLE OFFER OF IMPROVEMENTS  
(Easterly side of Niantic Ave.)**

Tam Yin Kwan ("Grantor"), as owner of 10 Niantic Avenue, does hereby irrevocably offer to the City and County of San Francisco, a municipal corporation ("City"), and its successors and assigns, the sidewalk improvements on the easterly side of Niantic Avenue, generally bounded by Panama Street to the north and Saint Charles Avenue to the west and opposite to Assessor's Block 7178 and Assessor's Block 7151 more particularly described and depicted in Public Works Permit No. 13IE-0657 and as shown on site diagrams, attached as **Exhibit A-1**, to this instrument.

With respect to this offer of improvements, it is understood and agreed that: (i) upon acceptance of this offer of public improvements, the City shall own and be responsible for public facilities and improvements, subject to the maintenance obligation of fronting property owners or other permittees pursuant to the Public Works Code, including, but not limited to, Public Works Code Sections 706 and 786, and (ii) the City and its successors and assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and, except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been formally accepted by the Director of Public Works or the Board of Supervisors.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns and personal representatives of the respective parties hereto.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on

    Sep. 25<sup>th</sup>    , 2017

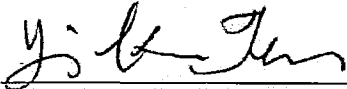
**CITY:**

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: \_\_\_\_\_  
JOHN UPDIKE  
Director of Property

**GRANTOR:**

TAM YIN KWAN, an individual

By:  \_\_\_\_\_  
TAM YIN KWAN  
Owner of 10 Niantic Avenue

**APPROVED AS TO FORM:**

DENNIS HERRERA,  
City Attorney

By: \_\_\_\_\_

Deputy City Attorney

**DESCRIPTION CHECKED/APPROVED:**

\_\_\_\_\_  
Bruce Storrs P.L.S.  
City and County Surveyor  
City and County of San Francisco  
LS 6914



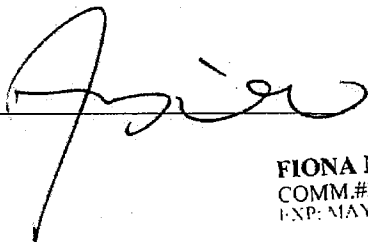
**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

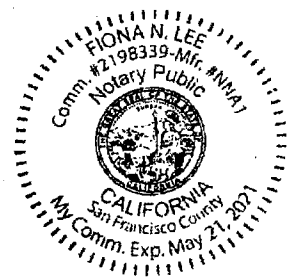
State of California            )  
  ) ss  
County of San Francisco    )

On Sep. 25, 2017, before me, Fiona N. Lee, a notary public in and for said State, personally appeared Yin Kwan Tam, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)  
**FIONA N. LEE**  
COMM.#2198339  
EXP. MAY 21, 2021



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in public improvements conveyed by this deed dated \_\_\_\_\_, from the grantor to the City and County of San Francisco, a charter city and county, is hereby accepted by order of its Board of Supervisors' Ordinance No. \_\_\_\_\_, adopted on \_\_\_\_\_, 20\_\_\_\_, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY AND COUNTY OF SAN FRANCISCO

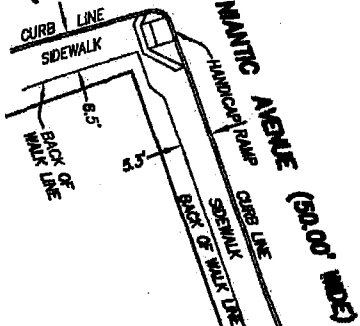
By: \_\_\_\_\_

JOHN UPDIKE  
Director of Property



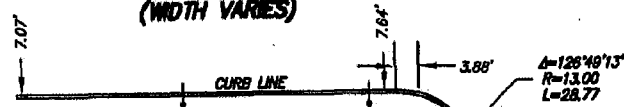


ST. CHARLES AVENUE  
(80.00' WIDE)



NIAN TIC AVENUE  
(80.00' WIDE)

PANAMA STREET  
(WIDTH VARIES)



APN 7178-002

APN 7178-001  
(E) 3-STORY BUILDING

(E) 2-STORY BUILDING

NIAN TIC AVENUE  
(27.629' WIDE)

STATE OF CALIFORNIA  
HIGHWAY 280

STATE OF CALIFORNIA  
HIGHWAY 280

DETAIL "D"

DETAIL "A"

GRAPHIC SCALE



1 inch = 30 feet

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- NEW CURB LINE



OFFER OF DEDICATION OF NEWLY  
CONSTRUCTED SIDEWALK  
SOUTHEASTERLY ALONG  
NIANTIC BLVD ADJACENT TO AB 7178

SAN FRANCISCO

CALIFORNIA

SCALE: 1" = 20'

SHEET No.: 2 OF 3

DATE: NOVEMBER 2017

SURVEYED BY: J.B.

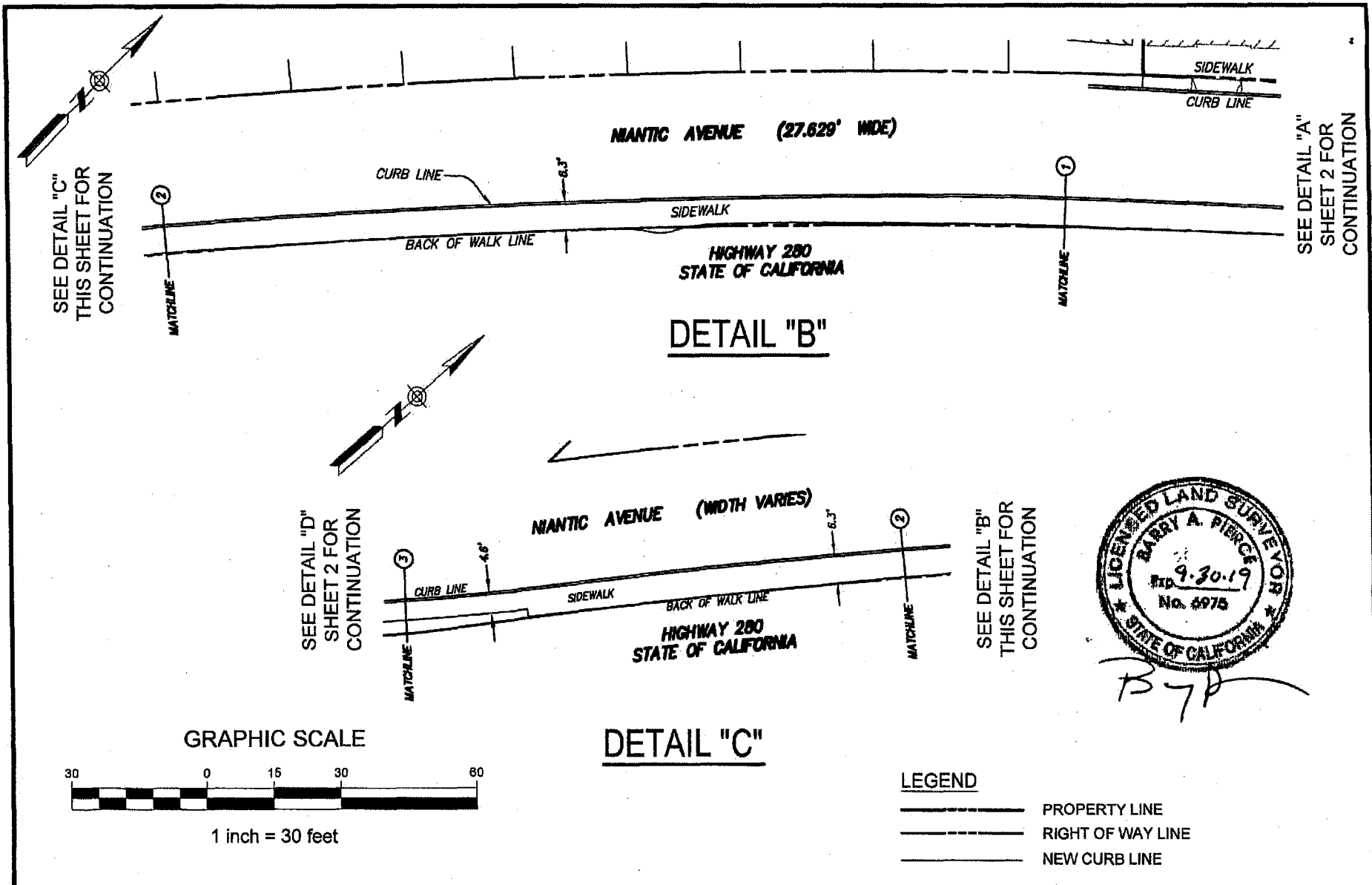
DRAWN BY: B.P.

CHECKED BY: B.P.

JOB No.: 5323

TRANSAMERICAN ENGINEERS  
Fox Plaza, 1390 Market St., Suite 201  
San Francisco, CA 94102  
415-553-4092 FAX: 415-553-4071

EXHIBIT "A"



SEE DETAIL "C"  
THIS SHEET FOR  
CONTINUATION

SEE DETAIL "A"  
SHEET 2 FOR  
CONTINUATION

SEE DETAIL "D"  
SHEET 2 FOR  
CONTINUATION

SEE DETAIL "B"  
THIS SHEET FOR  
CONTINUATION

GRAPHIC SCALE



1 inch = 30 feet

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- NEW CURB LINE



**TRANSAMERICAN ENGINEERS**  
Fox Plaza, 1390 Market St., Suite 201  
San Francisco, CA 94102  
415-553-4092 FAX: 415-553-4071

**OFFER OF DEDICATION OF NEWLY  
CONSTRUCTED SIDEWALK  
SOUTHEASTERLY ALONG  
NIANTIC BLVD ADJACENT TO AB 7178**

SAN FRANCISCO

CALIFORNIA

**EXHIBIT "A"**

SURVEYED BY: J.B.

DRAWN BY: B.P.

CHECKED BY: B.P.

SCALE: 1" = 20'

SHEET No.: 3 OF 3

DATE: NOVEMBER 2017

JOB No.: 5323



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, Ca 94103

2018 JAN -4 PM 3: 56

(415) 554-5827 ■ www.SFPublicWorks.org

BY AS



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**Public Works Order No: 186818**

**Determination to recommend 1) the summary street vacation of a portion of Panama Street in the Oceanview neighborhood; 2) conveying the City's interest to the owner of 10 Niantic Street, Assessor's Block No. 7178, Lot No. 014; 3) accepting an irrevocable offer for a public sidewalk on Niantic Street associated with the 10 Niantic Street development; 4) dedicating this area to be open public right-of-way sidewalk use, designating it for public right-of-way and roadway purposes, and accepting it for City maintenance and liability; and 5) establishing a new official sidewalk on Niantic Street.**

WHEREAS, The owner of 10 Niantic Street (Assessor's Block No. 7178, Lot No. 014) inadvertently built over City property during the construction of its building at the intersection of Niantic and Panama Streets, and consequently to accommodate a public sidewalk adjacent to 10 Niantic Street, the vacation of a portion of Panama Street became necessary; and

WHEREAS, In exchange for the City property immediately adjacent to 10 Niantic Street, the owner of 10 Niantic Street agreed to construct a sidewalk on the southerly, unimproved portion of Niantic Street and offer that sidewalk to the City to be dedicated as a public right-of-way; and

WHEREAS, The portion of Panama Street to be vacated, fronting 10 Niantic Street (the "Vacation Area"), is specifically shown on SUR Map 5010, dated June 12, 2017; and

WHEREAS, On September 9, 2014, the Planning Department (Case No. 2014.0840R) found that the proposed vacation of Panama Street is consistent with the General Plan and Planning Code Section 101.1, and determined that the proposed vacation is not a project under the California Environmental Quality Act; and

WHEREAS, The California Street and Highways Code allows for a summary vacation if the subject area is excess right-of-way and the vacation would not disturb functioning utilities; and

WHEREAS, Public Works has determined that the Vacation Area is excess right-of-way, and also has determined 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, Public Works sent notice of the proposed street vacation to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Comcast, Sprint, San



Francisco Fire Department, San Francisco Public Utilities Commission, and Pacific Gas and Electric, and no City agency or utility objected to the proposed vacation; and

WHEREAS, The consent of all property owners adjacent to the Vacation Area for the street vacation was obtained by the applicant; and

WHEREAS, On September 25, 2017, the owner of 10 Niantic also made an irrevocable offer to the City for a new sidewalk along the southerly, unimproved portion of Niantic Street for pedestrian use and public right-of-way (the "Offer"), as shown on Public Works map Q-20-927, dated June 12, 2017; and

WHEREAS, the San Francisco Public Utilities Commission have consented to the street vacation identified in a letter, dated June 20, 2014; and

WHEREAS, The Public Works Director determines and the City Engineer certifies that the sidewalk built along the easterly portion of Niantic Street has been constructed in accordance with all City codes, regulations, and standards, and that it is ready for its intended use; and

WHEREAS, The Public Works Director 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. 5010.
4. The public interest, convenience, and necessity do not require any easements or other rights be reserved for any public or private utility facilities in the Vacation Area because there are no such facilities and that if there were any implied rights for any such public or private utility facilities these shall be extinguished automatically upon the effectiveness of the vacation.
5. Pursuant to the California 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 Vacation Area qualifies for a summary vacation because it is excess right-of-way and there are no in place functioning utilities in accordance with Streets and Highways Code Sections 8334 and 8334.5, respectively.
7. The consent of all property owners adjacent to the Vacation Area for the street vacation was obtained by the applicant.
8. The width of the Panama Street right-of-way shall be adjusted in the official public right-of-way width maps in accordance with SUR Map No. 5010.
9. 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,**



San Francisco Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

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

1. SUR Map NO. 2015-003, dated October 15, 2015.
2. Map of sidewalk width change, Public Works drawing Q-20-937

The Director recommends that the Board of Supervisors 1) adopt legislation to vacate said Vacation Area; 2) accept the Offer of sidewalk improvements; 3) dedicate the sidewalk improvements for public right-of-way; 4) accept the sidewalk improvements for maintenance and liability; and 5) convey the City's interest in the Vacation Area through a quitclaim deed to the owner of 10 Niantic Street.

The Director recommends that the effectiveness of the street vacation be conditioned upon simultaneous recordation of the City's quitclaim deed if the Board of Supervisors elects to quitclaim the City's interest in the Vacation Area.

The Director recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of the Division of Real Estate, County Surveyor, and Public Works Director 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 the proposed Ordinance.

Attachments:

1. SUR Map NO. 5010, dated June 12, 2017.
2. Planning Department letter, dated September 9, 2014.
3. Public Works drawing Q-20-927.
4. City Quitclaim deed for the Vacation Area
5. Irrevocable offer for sidewalk

12/8/2017

12/8/2017

X Bruce R. Storrs

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

12/8/2017

X 

Thomas, John  
Deputy Director & City Engineer  
Signed by: Thomas, John

X Mohammed Nuru

Nuru, Mohammed  
Director  
Signed by: Nuru, Mohammed





RECORDING REQUESTED BY,  
AND WHEN RECORDED RETURN TO:

Director of Property  
Real Estate Division  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94120

MAIL TAX STATEMENTS TO:

Cindy Z. Hou Lee/Yin K. Wan Tam  
1320 Marin Street  
San Francisco, California, 94124

The undersigned hereby declares this  
instrument to be exempt from Recording  
Fees (CA Govt. Code § 27383)

(Space above this line reserved for Recorder's use only)

Documentary Transfer Tax of \$ 46.00.

**QUITCLAIM DEED**  
(Portion of Assessor's Parcel No. 7178, Lot 019)

FOR VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City"), pursuant to Ordinance No. \_\_\_\_\_, adopted by the Board of Supervisors on \_\_\_\_\_, and approved by the Mayor on \_\_\_\_\_, hereby RELEASES, REMISES AND QUITCLAIMS to CINDY Z. HOU LEE and YIN KWAN TAM (together "Grantee"), any and all right, title and interest City may have in and to the real property located in the City and County of San Francisco, State of California, depicted and described on Exhibits A and B attached hereto and made a part hereof, commonly known as a portion of Panama Avenue (approximately 115.24 square feet), San Francisco, California.

Executed as of this \_\_\_\_\_ day of January, 2018.

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
JOHN UPDIKE  
Director of Property

APPROVED AS TO FORM:

DENNIS J. HERRERA,  
City Attorney

By: \_\_\_\_\_  
Andrew Shen  
Deputy City Attorney

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

State of California )  
 ) ss  
County of San Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a notary public in and for said State, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

Signature \_\_\_\_\_ (Seal)

**EXHIBIT A**

Map of the Property

**EXHIBIT B**

Legal Description of the Property

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, March 19, 2018

**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. 180031.** Ordinance ordering the summary street vacation of a portion of Panama Street tangent to Niantic Street and Interstate Highway 280, in the Oceanview neighborhood; conveying the City's interest in the street vacation area to the owner of 10 Niantic Street (Assessor's Parcel Block No. 7178, Lot No. 014); accepting an irrevocable offer for a public sidewalk on Niantic Street between Panama Street and Saint Charles Avenue; dedicating the public sidewalk for pedestrian use, designating it for public right-of-way and roadway purposes, and accepting it for City maintenance and liability; establishing a new official sidewalk on Niantic Street by amending Ordinance No. 1061 entitled, "Regulating the Width of Sidewalks;" affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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 B. 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, March 16, 2018.

  
Angela Calvillo  
Clerk of the Board

DATED: March 1, 2018  
PUBLISHED: March 4 & 11, 2018  
POSTED ON-SITE: March 5, 2018

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. 180031

Description of Items:

Ordinance ordering the summary street vacation of a portion of Panama Street tangent to Niantic Street and Interstate Highway 280, in the Oceanview neighborhood; conveying the City's interest in the street vacation area to the owner of 10 Niantic Street (Assessor's Parcel Block No. 7178, Lot No. 014); accepting an irrevocable offer for a public sidewalk on Niantic Street between Panama Street and Saint Charles Avenue; dedicating the public sidewalk for pedestrian use, designating it for public right-of-way and roadway purposes, and accepting it for City maintenance and liability; establishing a new official sidewalk on Niantic Street by amending Ordinance No. 1061 entitled, "Regulating the Width of Sidewalks;" affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

I, MIGUEL GUZMAN, 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: 02-28-2018

Time: 3:30 pm

Location: Niantic Street

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Miguel", written over a horizontal line.

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

# CALIFORNIA NEWSPAPER SERVICE BUREAU

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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 - 03.19.18 Land Use - 180031 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 any 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):

03/04/2018 , 03/11/2018

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# 3106249

NOTICE OF PUBLIC  
HEARING  
BOARD OF SUPERVISORS  
OF THE CITY AND  
COUNTY OF SAN FRAN-  
CISCO  
LAND USE AND TRANS-  
PORTATION COMMITTEE  
MONDAY, MARCH 19, 2018  
- 1:30 PM  
LEGISLATIVE CHAMBER,  
ROOM 250, CITY HALL  
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. 180031. Ordinance ordering the summary street vacation of a portion of Panama Street tangent to Niantic Street and Interstate Highway 280, in the Oceanview neighborhood; conveying the City's interest in the street vacation area to the owner of 10 Niantic Street (Assessor's Parcel Block No. 7178, Lot No. 014); accepting an irrevocable offer for a public sidewalk on Niantic Street between Panama Street and Saint Charles Avenue; dedicating the public sidewalk for pedestrian use, designating it for public right-of-way and roadway purposes, and accepting it for City maintenance and liability; establishing a new official sidewalk on Niantic Street by amending Ordinance No. 1061 entitled, "Regulating the Width of Sidewalks;" affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. 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 B. 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, March 16, 2018. - Angela Calvillo, Clerk of the Board



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London Breed  
Acting Mayor

Mohammed Nuru  
Director

Jerry Sanguinetti  
Bureau of Street Use & Mapping  
Manager

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

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January 4, 2018

Ms. Angela Calvillo  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, Ca. 94102-4689

Ms. Calvillo,

On behalf of Public Works I would like to submit the attached legislation ordering the summary street vacation of a portion of Panama Street tangent to Niantic Street and Interstate Highway 280, in the Oceanview neighborhood; conveying the City's interest in the street vacation area to the owner of 10 Niantic Street (Assessor's Block No. 7178, Lot No. 014); accepting an irrevocable offer for a public sidewalk on Niantic Street between Panama Street and Saint Charles Avenue; dedicating the public sidewalk for pedestrian use, designating it for public right-of-way and roadway purposes, and accepting it for City maintenance and liability; establishing a new official sidewalk on Niantic Street by amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks"; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

The following items are attached:

1. Ordinance – signed by the city attorney's office (original plus 2 copies)
2. SUR map 5010
3. Q-map Q-20-927
4. General plan approval 2014.0840R
5. Offer of dedication document dated 12/8/2017
6. PW Order 186818

Electronic versions of the attached documents have been submitted via email.

Thank you for your time.

A handwritten signature in cursive script that reads "Javier Rivera".

Javier Rivera, P.E.  
Associate Engineer  
Office of the City & County Surveyor