



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Coastal Zone Permit

HEARING DATE: 2/21/19

Record No.: **2016-011101CTZ**
Project Address: **Great Highway Reroute**
Zoning: P (Public) Zoning District
OS (Open Space) Height and Bulk District
Western Shoreline Area Plan
Block/Lot: 7281/006,007,009,010
7282/008,009
Applicant: Boris Deunert
SF Public Works
30 Van Ness Avenue
San Francisco, CA 94102
Staff Contact: Bridget Hicks – (415) 575-9054
bridget.hicks@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The Project includes the approval of a Coastal Zone Permit to allow the rerouting of the Great Highway between Sloat Boulevard and Skyline Boulevard in the (P) Public Zoning District. The proposal will remove the two existing southbound lanes. The Project will convert the two existing northbound travel lanes to one southbound travel lane and one northbound travel lane for a distance of .6 miles. No changes are proposed to the configuration of the intersections at Sloat Boulevard and Skyline Boulevard. The existing shared roadway for bicycle traffic will be retained and additional signage will be added. All existing parking lots and access will be retained. The Project includes eight (8) foot shoulders on either side of the travel lanes. The Project also includes roadway drainage improvements.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Coastal Zone Permit to permit the rerouting of the Great Highway between Sloat Boulevard and Skyline Boulevard in the Public Zoning District and the Coastal Zone, pursuant to Planning Code Sections 330.4(a) and 330.2(e)(3).

ISSUES AND OTHER CONSIDERATIONS

- **Project Background** This project is one phase of the larger Western Shoreline Area Plan (which was previously reviewed and approved by the Planning Commission and adopted by the Board

of Supervisors) which will eventually eliminate vehicular traffic on the Great Highway from Sloat Boulevard to Skyline Boulevard. This area will include a multi-use public access pathway along the shoreline which will serve as an extension of the coastal trail to Fort Funston and Lake Merced.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Public Zoning District controls for a Coastal Zone Permit, and the Objectives and Policies of the General Plan, including the Western Shoreline Area Plan.

ATTACHMENTS:

Draft Motion – Coastal Zone Permit
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E - Public Correspondence
Exhibit F - Project Application



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion HEARING DATE: FEBRUARY 21, 2019

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ADOPTING FINDINGS RELATING TO THE GRANTING OF A COASTAL ZONE PERMIT PURSUANT TO PLANNING CODE SECTION 330, TO PERMIT THE REROUTING OF THE GREAT HIGHWAY BETWEEN SLOAT AND SKYLINE BOULEVARDS, PRESERVING THE ROADWAY'S FUNCTION WHILE CONVERTING THE TWO EXISTING NORTHBOUND LANES BETWEEN SKYLINE AND SLOAT BOULEVARDS INTO A SINGLE NORTHBOUND AND A SINGLE SOUTHBOUND TRAVEL LANE, WITHIN LOTS 006, 007, 009 AND 010 IN ASSESSOR'S BLOCK 7821 AND LOTS 008 AND 009 IN ASSESSOR'S BLOCK 7282, IN THE P (PUBLIC) ZONING DISTRICT AND AN OS HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 15, 2018, Boris Deunert of San Francisco Public Works (hereinafter "Project Sponsor") filed Application No. 2016-011101CTZ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Coastal Zone Permit to re-route the Great Highway between Sloat and Skyline Boulevards (hereinafter "Project") on Lots 006, 007, 009, 010 in Assessor's Block 7821 and Lots 008 and 009 in Assessor's Block 7282 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-011101CTZ is located at 1650 Mission Street, Suite 400, San Francisco, California.

On February 21, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Coastal Zone Permit Application No. 2016-011101CTZ.

On December 20, 2016 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Coastal Zone Permit as requested in Application No. 2016-011101CTZ, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes to preserve the roadway's function while implementing a portion of the Western Shoreline Area Plan. The Project will convert .6 miles (3168 feet) of the existing Great Highway northbound lane segment (2 lanes) into a single northbound lane and a single southbound lane. The existing Great Highway southbound lane between Sloat Boulevard and Skyline Boulevard will be removed. This area has been subject to intense slip-out of the supporting bluffs over the last decade. In the winter of 2009/2010 the southbound lane was undermined and the pavement collapsed which necessitated the temporary closure of the southbound lanes and the reroute of one southbound lane to the median. This is one phase of the larger Western Shoreline Area Plan and Ocean Beach Master Plan which will eventually eliminate vehicular traffic on the Great Highway from Sloat Boulevard to Skyline Boulevard. This area will include a multi-use public access pathway along the shoreline which will serve as an extension of the coastal trail to Fort Funston and Lake Merced and will include circulation and safety improvements.

The existing configurations at the intersections will be maintained. At the northern transition to single-lane traffic, the right-hand southbound lane will merge into the existing left-hand northbound lane alignment. At the southern transition from one-lane to two-lane traffic, a new 12 foot-wide southbound lane will shift traffic back onto the existing southbound alignment and split into two 12 foot-wide southbound lanes.

Between the intersections, the existing right-hand northbound lane will remain operating northbound, while the existing left-hand northbound lane will be converted to a southbound lane. These lanes will be separated only by double yellow line striping due to the need to accommodate emergency vehicle passage. The new single lane northbound and single lane southbound road will have 8-foot wide shoulders on either side.

The existing Class III shared lanes between bicyclists and vehicles will be maintained in both directions. Bicycle travel signage will be installed.

The Project also includes roadway drainage improvements with two cross drains (drains running perpendicular to and under the roadway) and a lined V-ditch (a drainage ditch with a V-shaped cross-section).

The Project will retain all existing parking. This includes the existing 85 parking spaces provided at 2801 Great Highway as well as the 32 spaces at 3500 Great Highway. The Project will also maintain the existing access to the parking area of the San Francisco Zoo which provides 483 spaces and the roadway connecting to a lot at the rear of the zoo.

3. **Site Description and Present Use.** The Project spans six lots in two Assessor's Blocks. The portion of the Great Highway that will be rerouted as a part of this project runs .6 miles (3168 feet) from Sloat Boulevard south to Skyline Boulevard. Currently this stretch of roadway contains two northbound lanes and two southbound lanes. There are shoulders on either side of the roadway and shared roadway bike lanes in both directions. This stretch of roadway experiences a weekday average daily traffic of 8,756 vehicles and 8,507 vehicles daily on weekends (as of 2010).
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Public Zoning District along the Western Shoreline from Sloat Boulevard south to Skyline Boulevard. Immediately to the east is the San Francisco Zoo, National Guard Armory and the Oceanside Water Pollution Control Plant which are zoned P, Public. East of the Zoo and Plant is Lake Merced, and Fort Funston is to the south, both of which are zoned P, Public. To the north of the site is the Parkside Neighborhood of the Outer Sunset which is zoned mostly RH-1 and RH-2 with some Neighborhood Commercial Districts.
5. **Public Outreach and Comments.** The Department has received two letters of correspondence in which the authors expressed concern with the "lack of vision for transit improvement" in terms of congestion and connectivity of this area with the rest of the City and potential traffic congestion as a result of the proposed changes.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

Pursuant to Planning Code Section 330, the Project is consistent with the Coastal Zone Permit process and conforms to the requirements and objectives of the San Francisco Local Coastal Program.
7. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1:

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

Policy 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

Policy 1.2

Prioritize renovation in highly-utilized open spaces and recreational facilities and in high needs areas.

Policy 1.3

Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

Policy 1.5

Prioritize the better utilization of McLaren Park, Ocean Beach, the Southeastern Waterfront and other underutilized significant open spaces.

Policy 1.10

Ensure that open space is safe and secure for the City's entire population.

OBJECTIVE 2:

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

Policy 2.4

Support the development of signature public open spaces along the shoreline.

Policy 2.7

Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.

Policy 2.8

Consider repurposing underutilized City-owned properties as open space and recreational facilities.

OBJECTIVE 3:

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

Policy 3.1

Creatively develop existing publicly-owned right-of-ways and streets into open space.

Policy 3.2

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

Policy 3.3

Develop and enhance the City's recreational trail system, linking to the regional hiking and biking trail system and considering restoring historic water courses to improve storm water management.

Policy 3.4

Encourage non-auto modes of transportation – transit, bicycle and pedestrian access—to and from open spaces while reducing automobile traffic and parking in public open spaces.

OBJECTIVE 5:

ENGAGE COMMUNITIES IN THE STEWARDSHIP OF THEIR RECREATION PROGRAMS AND OPEN SPACES

Policy 5.2

Increase awareness of the City's open space system.

This project will preserve, enhance, and restore the open space at the Ocean Beach Shoreline to promote a variety of uses while protecting public access. This Project will protect public access, bicycle lanes, and critical public infrastructure while encouraging non-auto modes of transportation.

TRANSIT ELEMENT

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.2

Reduce pollution, noise, and energy consumption.

Policy 2.3

Design and locate facilities to preserve the historic city fabric and the natural landscape, and to protect views.

Policy 2.5

Provide incentives for the use of transit, carpools, vanpools, walking, bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

OBJECTIVE 3:

MAINTAIN AND ENHANCE SAN FRANCISCO'S POSITION AS A REGIONAL DESTINATION WITHOUT INDUCING A GREATER VOLUME OF THROUGH AUTOMOBILE TRAFFIC.

Policy 3.1

The existing capacity of bridges, highways and freeways entering the city should not be increased for single-occupant vehicles, and should be reduced where possible. Changes, retrofits, and replacements to existing bridges and highways should include dedicated priority for high-occupancy vehicles and transit, and all bridges should feature access for bicyclist and pedestrians.

OBJECTIVE 8:

MAINTAIN AND ENHANCE REGIONAL PEDESTRIAN, HIKING, AND BIKING ACCESS TO THE COAST, THE BAY, AND RIDGE TRAILS.

Policy 8.1

Ensure that the Coast Trail, the Bay Trail and the Ridge Trail remain uninterrupted and unobstructed where they pass through San Francisco.

Policy 8.2

Clearly identify the Citywide Pedestrian and Bicycle Networks where they intersect with the Coast, Bay, and Ridge Trails.

OBJECTIVE 12:

DEVELOP AND IMPLEMENT PROGRAMS IN THE PUBLIC AND PRIVATE SECTORS, WHICH WILL SUPPORT CONGESTION MANAGEMENT AND AIR QUALITY OBJECTIVES, MAINTAIN MOBILITY AND ENHANCE BUSINESS VITALITY AT MINIMUM COST.

Policy 12.1

Develop and implement strategies which provide incentives for individuals to use public transit, ridesharing, bicycling and walking to the best advantage, thereby reducing the number of single occupant auto trips.

Policy 12.5

Phase program implementation in a manner that is most cost effective and most reasonable in terms of the availability of alternative travel modes and types of trips to be served.

OBJECTIVE 18:

ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

Policy 18.5

Mitigate and reduce the impacts of automobile traffic in and around parks and along shoreline recreation areas.

OBJECTIVE 29:

CITY GOVERNMENT SHOULD PLAY A LEADERSHIP ROLE IN INCREASING BICYCLE USE.

Policy 29.1

Consider the needs of bicycling and the improvement of bicycle accommodations in all city decisions.

Policy 29.2

Integrate bicycle planning into regular short-range and long-range planning activities for all city departments.

This Project is one phase of the larger Western Shoreline Area Plan and will incentivize the use of bicycle travel along the Western Shoreline. This Project will reduce the impacts of automobile traffic along shoreline recreation areas by decreasing the vehicular road capacity. At the same time, it will maintain existing bicycle lanes.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 1:

ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES

Policy 1.1

Conserve and protect the natural resources of San Francisco.

Policy 1.2

Improve the quality of natural resources.

Policy 1.3

Restore and replenish the supply of natural resources.

OBJECTIVE 2:

IMPLEMENT BORAD AND EFFECTIVE MANAGEMENT OF NATURAL RESOURCES.

Policy 2.1

Coordinate regional and local management of natural resources.

OBJECTIVE 3:

MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN, AND SHORELINES AREAS.

Policy 3.1

Cooperate with and otherwise support regulatory programs of existing regional, State, and Federal agencies dealing with the Bay, Ocean, and Shorelines.

Policy 3.2

Promote the use and development of shoreline areas consistent with the General Plan and the best interest of San Francisco.

OBJECTIVE 7:

ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO ARE USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS

Policy 7.1

Preserve and add to public open space in accordance with the objectives and policies of the recreation and Open Space Element.

Policy 7.2

Protect land from changes that would make it unsafe or unsightly.

Policy 7.4

Assure the correction of landslide and shore erosion conditions where it is in the public interest to do so.

OBJECTIVE 9:

REDUCE TRANSPORTATION-RELATED NOISE.

Policy 9.2

Impose traffic restrictions to reduce transportation noise.

This Project is a part of the larger Western Shoreline Area Plan (part of the City's General Plan) and the Ocean Beach Master Plan (a collaborative effort between local and regional government agencies, as well as a variety of other stakeholders). This Project will improve the quality of the Western shoreline natural resources by decreasing the intensity of public infrastructure. The Project will protect public infrastructure affected by landslide and shore erosion conditions. This Project will reduce traffic noise by decreasing the roadway's vehicular capacity.

COMMUNITY SAFETY ELEMENT

OBJECTIVE 1:

REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS

Policy 1.6

Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope stability.

Policy 1.7

Consider information about geologic hazards whenever City decisions are made that will influence land use, building density, building configurations, or infrastructure are made.

Policy 1.18

Identify and replace vulnerable infrastructure and critical service lifelines in high-risk areas.

This Project will remove and replace infrastructure affected by geologic hazards, liquefaction, and slope instability.

WESTERN SHORELINE AREA PLAN

OBJECTIVE 2:

REDESIGN THE GREAT HIGHWAY TO ENHANCE ITS SCENIC QUALITIES AND RECREATIONAL USE

Policy 2.1

Develop the Great Highway right-of-way as a four lane straight highway with recreational trails for bicycle, pedestrian, landscaping, and parking. Emphasize slow pleasure traffic and safe pedestrian access to the beach.

Policy 2.5

Locate parking for users of Ocean Beach and other coastal recreational areas so that the Great Highway need not be crossed. Provide limited parking east of the highway for park use. Design parking to afford maximum protection to the dune ecosystem.

Policy 2.6

Provide permanent parking for normal use required by beach users in the Great Highway corridor (taking into account the increased accessibility by transit); provide multiple areas which could be used for parking at peak times, but could be used for recreational uses when not needed for parking.

OBJECTIVE 12

PRESERVE, ENHANCE, AND RESTORE THE OCEAN BEACH SHORELINE WHILE PROTECTING PUBLIC ACCESS, SCENIC QUALITY, NATURAL RESOURCES, CRITICAL PUBLIC INFRASTRUCTURE, AND EXISTING DEVELOPMENT FROM COASTAL HAZARDS.

Policy 12.1

Adopt Managed retreat Adaptation measures between Sloat Boulevard and Skyline Drive.

This Project will implement the first phase of managed retreat adaptation measures for this area with a goal of closing the Great Highway between Sloat and Skyline Boulevards and better accommodating bicycle and pedestrian use. This Project will emphasize slow pleasure traffic and maintain parking access; there will be no adverse effects on any pedestrian crossings.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The Project Site does not possess any neighborhood-serving retail uses and is not zoned for retail development.

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

The Project Site does not possess any existing housing and is not zoned for residential development.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing and is not zoned for residential development.

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

This project does not affect any MUNI transit service as no lines run along this stretch of the Great Highway. A traffic analysis was done as a part of the 2016 CEQA determination, and it was found that this project will not overburden our streets or neighborhood parking.

- E. 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 resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development and does not eliminate any industrial or service uses.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Public Works Code.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not propose any development that would inhibit the access to sunlight and vistas for existing parks and open space.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the Coastal Zone Permit would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Coastal Zone Permit Application No. 2016-011101CTZ** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 15, 2018 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Coastal Zone Permit to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1650 Mission Street, Suite 304, San Francisco, CA 94103.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Coastal Zone Permit to the California Coastal Commission within ten (10) working days after the California Coastal Commission receives notice of final action from the Planning Department pursuant to the provisions of Section 330.9. Appeals to the California Coastal Commission are subject to the aggrieved party provisions in Section 330.2(a). An applicant is required to exhaust local appeals before appealing to the California Coastal Commission. For further information about appeals to the California Coastal Commission, including current fees, contact the North Central Coast District Office at (415) 904 - 5260.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion constitutes the conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 21, 2019.

Jonas P. Ionin
Commission Secretary

**Draft Motion
February 21, 2019**

**RECORD NO. 2016-011101CTZ
Great Highway Reroute**

AYES:

NAYS:

ABSENT:

ADOPTED: February 21, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a **Coastal Zone Permit** to allow the SFPW Great Highway Reroute located in lots **006, 007, 009** and **010** in Assessor's Block **7821** and lots **008** and **009** in Assessor's Block **7282** pursuant to Planning Code Section 330 within the **Public** Zoning District and a **OS** Height and Bulk District; in general conformance with plans, dated **November 15, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2016-011101CTZ** and subject to conditions of approval reviewed and approved by the Commission on **February 21, 2019** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **XXXXXX** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Expiration and Renewal.** Pursuant to Planning Code Section 330.14 a Coastal Zone Permit shall expire one year from the date of issuance unless otherwise explicitly modified by approval conditions for the project.

Pursuant to Planning Code Section 330.13(a) A final decision on an application for an appealable project shall become effective after a 10 working day appeal period to the California Coastal Commission has expired, unless either of the following occur: (1) a valid appeal is filed in accordance with City and State regulations, or (2) local government requirements are not met per Section [330.6\(b\)](#). When either of the above occur, the California Coastal Commission shall, within five calendar days of receiving notice of that circumstance, notify the local government and the applicant that the local government action has been suspended. The applicant shall cease construction immediately if that occurs.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Extension.** The Zoning Administrator may extend a Coastal Zone Permit prior to its expiration for up to 12 months from its original date of expiration. Coastal Zone Permit extensions may be granted upon findings that the project continues to be in conformance with the Local Coastal program.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PARKING AND TRAFFIC

4. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

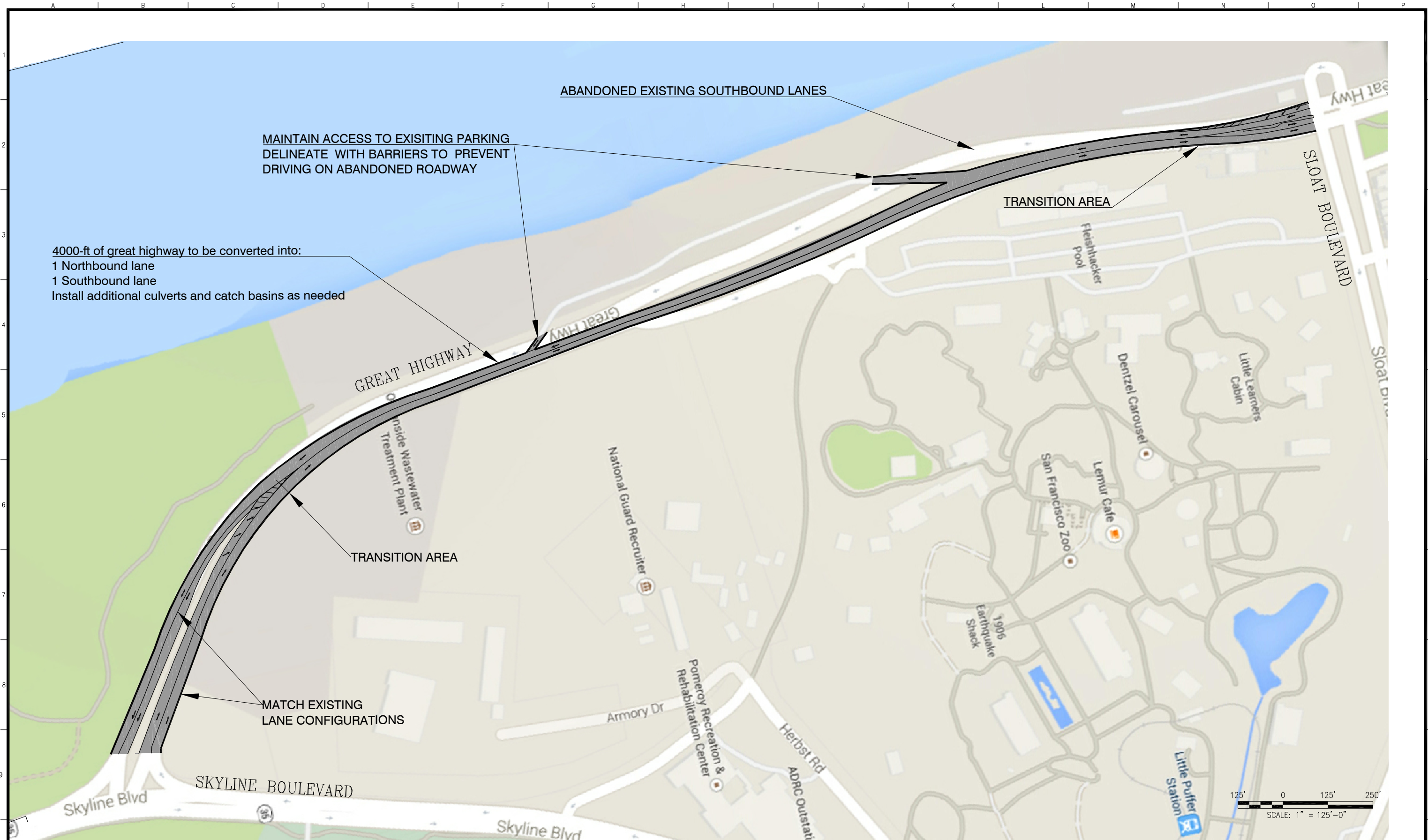
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



EXHIBIT B

Plans and Renderings

Coastal Zone Permit
Case No. 2016-011101CTZ
Great Highway Reroute

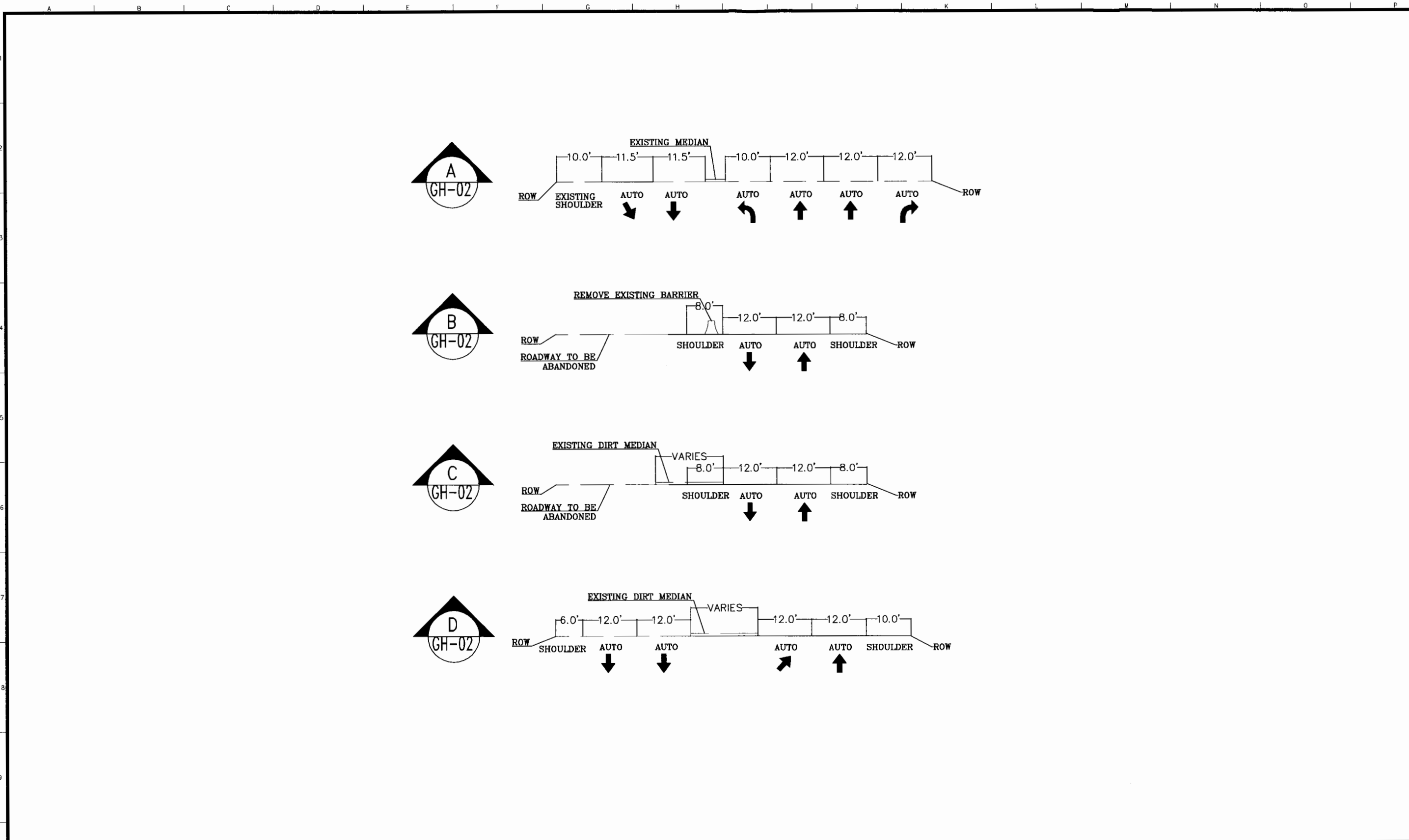






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											Deputy Division Mgr: FERNANDO CISNEROS		DRAWN: _____ DATE: _____					DRAWING NO. _____		
TABLE OF REVISIONS											Division Mgr: PATRICK RIVERA		CHECKED: _____ DATE: _____					FILE NO. _____		
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Drawing Path: C:\Users\esquino2\Desktop\2410\GREEN HIGHWAY REROUTE.dwg, User: esquino2
Plot Time: Wed, 09 Mar 2016 - 3:14pm
Xrefs: V:\1710\Gred_Highway_Toe_Stabilization\2_Design\Working_Drawings\ESH\BOE Title Block.dwg
x-base.dwg
C:\Users\esquino2\Desktop\2410\001_TBD.dwg
Dimension Scale: 10
Model Units: Feet
Measurement Units are English



NO.		DATE	DESCRIPTION	BY	APP.
THIS DRAWING WAS LAST MODIFIED: 07/01/16 16:59, BY: equino2					
REFERENCE INFORMATION & FILE NO. OF SURVEYS					
					
					
DESIGN & ENGINEERING PUBLIC WORKS CITY & COUNTY OF SAN FRANCISCO 30 VAN NESS AVENUE, 6TH FLOOR SAN FRANCISCO, CA 94102 - 6028					
Section Mgr:		Date:		DESIGNED: DATE:	
Deputy Division Mgr: FERNANDO CISNEROS				DRAWN: DATE:	
Division Mgr: PATRICK RIVERA				CHECKED: DATE:	
SCALE: NOT TO SCALE				SHEET OF SHEETS	
GREAT HIGHWAY REROUTE PROJECT				CONTRACT NO.	
GREAT HIGHWAY FROM SKYLINE BOULEVARD TO SLOAT BOULEVARD				DRAWING NO. GH-02	
				FILE NO.	
				REV. NO.	

Xrefs: V:\1710_Great_Highway_Toe_Stabilization\2_Design\Working_Drawings\ESH\BOE Title Block.dwg
x-base.dwg
C:\Users\equino2\Desktop\2410\DE1_TBD.dwg
Dimension Scale: 10
Model Units: Feet
Drawing Path: C:\Users\equino2\Desktop\2410\GREAT HIGHWAY REROUTE.dwg, Login: equino2
Plot Time: Tue, 05 Jul 2016 - 1:45pm
Measurement Units are English

EXHIBIT C

**Environmental Determination:
CEQA Categorical Exemption**

Coastal Zone Permit
Case No. 2016-011101CTZ
Great Highway Reroute



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
SFPW - Great Highway Reroute		n/a	
Case No.	Permit No.	Plans Dated	
2016-011101ENV		09/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. <small>The San Francisco Public Works (SFPW) proposes to implement the Great Highway Reroute Project. The proposed project will preserve the roadway's function while converting the existing Great Highway northbound lane segment (2 lanes) between Skyline and Sloat Boulevards into a single northbound and a single southbound travel lane. The proposed northbound and southbound travel lanes would include 6-foot wide shoulders, but no separation other than double yellow line striping, to preserve emergency vehicle access. The project would include new catch basins and culverts to be installed as needed for proper drainage of the roadway, and would be connected to the existing sewer main. The existing Class III bicycle lanes would be maintained in both directions. Bicycle lane signage would be installed along the roadway.</small>			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input checked="" type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): The proposed project would include the conversion of the existing two-lane NB roadway to a one-lane NB and one-lane SB roadway. The existing SB lanes would be removed, however existing access to NPS parking lots and restrooms would be maintained. Attachment A provides traffic volumes along the project limits and shows the existing roadway exceeds capacity and is a low-volume roadway (less than 1500 vehicles during the PM Peak). Project would not create any new hazards to vehicle, transit, peds, or bikes along the project limits.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

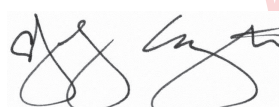
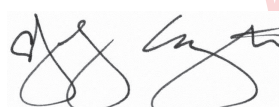
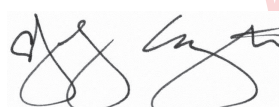
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>Other (SFPW - Direction to Proceed)</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> <div style="text-align: center;">  </div> <p>Digitally signed by Christopher Espiritu Date: 2016.12.20 13:26:40 -08'00'</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>Other (SFPW - Direction to Proceed)</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <div style="text-align: center;">  </div> <p>Digitally signed by Christopher Espiritu Date: 2016.12.20 13:26:40 -08'00'</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>Other (SFPW - Direction to Proceed)</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <div style="text-align: center;">  </div> <p>Digitally signed by Christopher Espiritu Date: 2016.12.20 13:26:40 -08'00'</p>			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

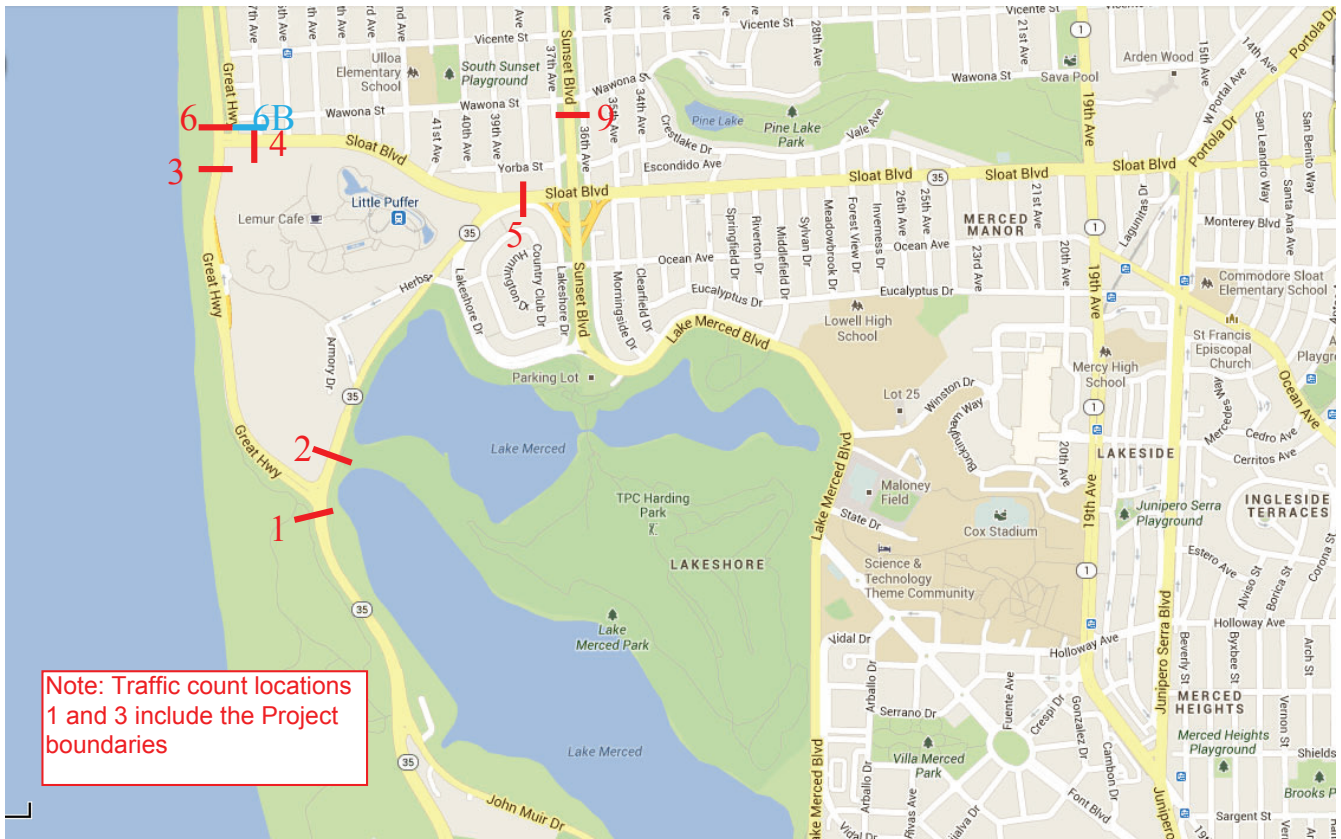
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. ATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

ATTACHMENT A

Traffic Count Locations



Traffic Volume Totals (per Intersection)

Intersection*	Direction	Daily Volume Totals		Difference	
		G.H Closed	G.H Open	Volume	%
1	NB	12,688	13,409	721	6%
	SB	11,145	12,444	1,299	12%
2	NB	7,163	7,174	11	0%
	SB	6,289	5,844	-445	-7%
3	NB	7,434	8,041	607	8%
	SB	6,322	7,318	996	16%
4	EB	0	4,399	4,399	-
	WB	0	5,126	5,126	-
5	EB	8,973	8,582	-391	-4%
	WB	0	9,082	9,082	-
6	NB	6,691	7,052	361	5%
	SB	7,496	7,740	244	3%
6b	NB	3,252	2,035	-1,217	-37%
	SB	2,145	1,454	-691	-32%
7	NB	7,100	8,387	1,287	18%
	SB	9,106	8,698	-408	-4%
8	NB	1,658	1,135	-523	-32%
	SB	1,495	932	-563	-38%
9	NB	17,932	18,887	955	5%
	SB	18,086	18,709	623	3%
10	NB	9,334	9,749	415	4%
	SB	8,774	8,536	-238	-3%
11	EB	6,808	5,364	-1,444	-21%
	WB	3,439	3,916	477	14%
12	NB	35,180	35,461	281	1%
	SB	36,329	35,041	-1,288	-4%
13	NB	4,416	5,400	984	22%
	SB	6,416	5,730	-686	-11%
14	NB	3,344	3,083	-261	-8%
	SB	3,469	2,748	-721	-21%
14b	NB	0	0	0	-
	SB	193	0	-193	-100%
15	NB	4,346	5,240	894	21%
	SB	6,534	5,358	-1,176	-18%
Total		263,557	282,074	18,517	7%

*Intersections

- 1 Skyline Boulevard immediately south of Great Highway
- 2 Skyline Boulevard immediately south of Great Highway
- 3 Great Highway immediately south of Sloat Boulevard
- 4 Sloat Boulevard immediately west of 47th Avenue
- 5 Sloat Boulevard immediately west of Sunset Boulevard
- 6 Great Highway immediately south of Wawona Street
- 6b Great Highway (Frontage) immediately south of Wawona Street
- 7 Great Highway immediately south of Fulton Street
- 8 La Playa Street immediately south of Lincoln Way
- 9 Sunset Boulevard immediately south of Wawona Street
- 10 Sunset Boulevard immediately south of Irving Street

- 11 Martin Luther King Jr. Drive immediately east of 25th Avenue
- 12 Crossover Drive immediately north of MLK
- 13 Great Highway immediately north of Fulton Street
- 14 Chain of Lakes immediately south of Fulton Street (w)
- 14b Chain of Lakes immediately south of Fulton Street
- 15 Chain of Lakes immediately north of MLK

Date	7-Jul-13 Sunday				7-Jul-13 Sunday				7-Jul-13 Sunday				7-Jul-13 Sunday				7-Jul-13 Sunday			
Location	1. Skyline Boulevard immediately south of Great Highway				2. Skyline Boulevard immediately north of Great Highway				3. Great Highway immediately south of Sloat Boulevard				4. Sloat Boulevard immediately west of 47th Avenue **				5. Sloat Boulevard immediately west of Sunset Boulevard			
Direction	NB		SB		NB		SB		NB		SB		EB		WB		EB		WB	
Time	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN
1200	49	0	45	0	16	0	19	0	19	0	49	0	0	0	0	0	31	0	0	0
1215	32	0	57	0	10	0	16	0	7	0	17	0	0	0	0	0	23	0	0	0
1230	21	0	41	0	13	0	14	0	11	0	16	0	0	0	0	0	24	0	0	0
1245	23	125	26	169	17	56	15	64	20	57	10	92	0	0	0	0	18	96	0	0
100	29	105	33	157	6	46	12	57	10	48	10	53	0	0	0	0	13	78	0	0
115	19	92	22	122	8	44	4	45	13	54	11	47	0	0	0	0	16	71	0	0
130	21	92	15	96	11	42	6	37	8	51	15	46	0	0	0	0	14	61	0	0
145	18	87	19	89	9	34	10	32	15	46	13	49	0	0	0	0	9	52	0	0
200	16	74	17	73	11	39	6	26	6	42	10	49	0	0	0	0	5	44	0	0
215	21	76	19	70	8	39	9	31	3	32	3	41	0	0	0	0	10	38	0	0
230	11	66	11	66	3	31	7	32	5	29	9	35	0	0	0	0	14	38	0	0
245	8	56	13	60	7	29	4	26	8	22	8	30	0	0	0	0	8	37	0	0
300	10	50	11	54	7	25	2	22	6	22	5	25	0	0	0	0	9	41	0	0
315	10	39	13	48	5	22	5	18	6	25	5	27	0	0	0	0	7	38	0	0
330	14	42	5	42	7	26	6	17	6	26	7	25	0	0	0	0	7	31	0	0
345	12	46	10	39	5	24	1	14	3	21	7	24	0	0	0	0	7	30	0	0
400	9	45	14	42	4	21	5	17	3	18	7	26	0	0	0	0	6	27	0	0
415	8	43	3	32	3	19	3	15	1	13	4	25	0	0	0	0	7	27	0	0
430	1	30	9	36	4	16	2	11	11	18	3	21	0	0	0	0	2	22	0	0
445	9	27	6	32	0	11	1	11	4	19	1	15	0	0	0	0	6	21	0	0
500	10	28	4	22	2	9	3	9	5	21	7	15	0	0	0	0	7	22	0	0
515	4	24	4	23	11	17	6	12	13	33	14	25	0	0	0	0	5	20	0	0
530	11	34	9	23	15	28	14	24	16	38	12	34	0	0	0	0	9	27	0	0
545	20	45	21	38	14	42	17	40	16	50	9	42	0	0	0	0	6	27	0	0
600	36	71	21	55	15	55	12	49	8	53	16	51	0	0	0	0	8	28	0	0
615	23	90	23	74	19	63	13	56	17	57	17	54	0	0	0	0	12	35	0	0
630	19	98	26	91	19	67	20	62	19	60	27	69	0	0	0	0	14	40	0	0
645	35	113	29	99	32	85	19	64	31	75	31	91	0	0	0	0	19	53	0	0
700	44	121	42	120	33	103	24	76	30	97	26	101	0	0	0	0	18	63	0	0
715	55	153	43	140	44	128	26	89	29	109	36	120	0	0	0	0	35	86	0	0
730	54	188	42	156	53	162	32	101	39	129	35	128	0	0	0	0	29	101	0	0
745	74	227	57	184	53	183	42	124	34	132	54	151	0	0	0	0	44	126	0	0
800	83	266	57	199	69	219	39	139	42	144	49	174	0	0	0	0	55	163	0	0
815	84	295	83	239	86	261	48	161	43	158	52	190	0	0	0	0	55	183	0	0
830	106	347	81	278	94	302	61	190	59	178	65	220	0	0	0	0	73	227	0	0
845	111	384	96	317	88	337	59	207	68	212	73	239	0	0	0	0	71	254	0	0
900	140	441	107	367	116	384	68	236	83	253	64	254	0	0	0	0	95	294	0	0
915	140	497	110	394	103	401	64	252	85	295	86	288	0	0	0	0	94	333	0	0
930	186	577	113	426	123	430	107	298	98	334	99	322	0	0	0	0	112	372	0	0
945	173	639	124	454	125	467	77	316	113	379	92	341	0	0	0	0	127	428	0	0
1000	213	712	167	514	121	472	107	355	110	406	129	406	0	0	0	0	130	463	0	0
1015	230	802	121	525	161	530	112	403	117	438	121	441	0	0	0	0	129	498	0	0
1030	228	844	198	610	118	525	111	407	130	470	88	430	0	0	0	0	162	548	0	0
1045	278	949	209	695	137	537	153	483	130	487	54	392	0	0	0	0	159	580	0	0
1100	255	991	182	710	150	566	143	519	146	523	67	330	0	0	0	0	166	616	0	0
1115	271	1032	169	758	121	526	153	560	141	547	75	284	0	0	0	0	154	641	0	0
1130	269	1073	148	708	133	541	124	573	136	553	65	261	0	0	0	0	160	639	0	0
1145	243	1038	174	673	147	551	154	574	167	590	91	298	0	0	0	0	159	639	0	0
1200	257	1040	166	657	175	576	159	590	160	604	98	329	0	0	0	0	156	629	0	0
1215	263	1032	179	667	148	603	143	580	203	666	96	350	0	0	0	0	197	672	0	0
1230	276	1039	183	702	145	615	158	614	210	740	90	375	0	0	0	0	181	693	0	0
1245	292	1088	203	731	157	625	188	648	191	764	97	381	0	0	0	0	196	730	0	0
1300	265	1096	182	747	160	610	140	629	205	809	93	376	0	0	0	0	194	768	0	0
1315	290	1123	236	804	166	628	156	642	188	794	92	372	0	0	0	0	207	778	0	0
1330	283	1130	207	828	152	635	156	640	173	757	81	363	0	0	0	0	198	795	0	0
1345	297	1135	190	815	138	616	137	589	154	720	83	349	0	0	0	0	177	776	0	0
1400	261	1131	201	834	156	612	135	584	174	689	87	343	0	0	0	0	206	788	0	0
1415	262	1103	183	781	167	613	151	579	196	697	92	343	0	0	0	0	196	777	0	0
1430	247	1067	169	743	147	608	139	562	177	701	73	335	0	0	0	0	200	779	0	0
1445	253	1023	201	754	153	623	151	576	163	710	107	359	0	0	0	0	195	797	0	0
1500	286	1048	177	730	143	610	136	577	152	688	92	364	0	0	0	0	210	801	0	0
1515	259	1045	199	746	150	593	140	566	184	676	98	370	0	0	0	0	183	788	0	0
1530	233	1031	220	797	148	594	162	589	178	677	171	468	0	0	0	0	182	770	0	0
1545	246	1024	204	800	157	598	141	579	150	664	256	617	0	0	0	0	200	775	0	0
1600	250	988	245	868	156	611	142	585	159	671	218	743	0	0	0	0	221	786	0	0
1615	247	976	309	978	134	595	121	566	181	668	201	846	0	0	0	0	189	792	0	0
1630	249	992	369	1127	141	588	130	534	165	655	197	872	0	0	0	0	234	844	0	0
1645	224	970	318	1241	133	564	118	511	197	702	178	794	0	0	0	0	200	844	0	0
1700	209	929	299	1295	129	537	120	489	150	693	189	765	0	0	0	0	201	824	0	0
1715	245	927	276	1262	135	538	105	473	109	621	164	728	0	0	0	0	229	864	0	0
1730	195	873	290	1183	139	536	124	467	116	572	154	685	0	0	0	0	186	816	0	0
1745	229	878	262	1127	128	531	98	447	99	474	166	673	0	0	0	0	209	825	0	0

1800	190	859	268	1096	102	504	93	420	101	425	139	623	0	0	0	0	168	792	0	0
1815	210	824	259	1079	112	481	69	384	107	423	125	584	0	0	0	0	164	727	0	0
1830	200	829	249	1038	94	436	63	323	74	381	105	535	0	0	0	0	142	683	0	0
1845	188	788	193	969	89	397	48	273	99	381	113	482	0	0	0	0	117	591	0	0
1900	172	770	181	882	94	389	58	238	83	363	75	418	0	0	0	0	134	557	0	0
1915	170	730	155	778	78	355	52	221	70	326	84	377	0	0	0	0	115	508	0	0
1930	165	695	147	676	56	317	65	223	74	326	72	344	0	0	0	0	92	458	0	0
1945	156	663	123	606	83	311	47	222	62	289	63	294	0	0	0	0	103	444	0	0
2000	133	624	126	551	53	270	44	208	62	268	63	282	0	0	0	0	82	392	0	0
2015	127	581	131	527	56	248	38	194	76	274	72	270	0	0	0	0	78	355	0	0
2030	125	541	93	473	57	249	55	184	56	256	49	247	0	0	0	0	86	349	0	0
2045	108	493	109	459	46	212	51	188	58	252	60	244	0	0	0	0	69	315	0	0
2100	124	484	101	434	52	211	46	190	40	230	30	211	0	0	0	0	68	301	0	0
2115	96	453	91	394	48	203	26	178	53	207	57	196	0	0	0	0	59	282	0	0
2130	89	417	103	404	47	193	32	155	35	186	26	173	0	0	0	0	58	254	0	0
2145	90	399	72	367	31	178	36	140	38	166	36	149	0	0	0	0	50	235	0	0
2200	94	369	86	352	33	159	22	116	43	169	32	151	0	0	0	0	50	217	0	0
2215	72	345	61	322	24	135	26	116	35	151	30	124	0	0	0	0	50	208	0	0
2230	68	324	60	279	19	107	25	109	25	141	34	132	0	0	0	0	48	198	0	0
2245	72	306	56	263	20	96	20	93	29	132	14	110	0	0	0	0	40	188	0	0
2300	55	267	46	223	17	80	14	85	24	113	14	92	0	0	0	0	42	180	0	0
2315	43	238	56	218	18	74	9	68	27	105	22	84	0	0	0	0	22	152	0	0
2330	47	217	38	196	13	68	12	55	20	100	44	94	0	0	0	0	20	124	0	0
2345	40	185	24	164	8	56	33	68	19	90	26	106	0	0	0	0	26	110	0	0
TOTAL	12,688	50,263	11,145	44,086	7,163	28,503	6,289	24,921	7,434	29,530	6,322	24,903	0	0	0	0	8,973	35,589	0	0
AM		639		454		467		316		379		341		0		0		428		0
NOON		1,135		834		635		648		809		441		0		0		797		0
PM		1,048		1,295		611		589		702		872		0		0		864		0
EVEN		624		551		270		208		274		282		0		0		392		0

** east of San Francisco Zoo parking entrance

Great Highway Permanent Restoration Project Detailed Project Description

Background

Storm Damage

In the winter of 2009/2010, a section of the Great Highway, between Sloat Boulevard and Skyline Boulevard (California State Route-35), was subjected to intense slip-out of the supporting bluffs. In the area with the most severe bluff slip-out, the southbound lane was undermined and the pavement collapsed. The southbound lane was closed and traffic was temporarily rerouted. The closure caused severe backups at the Sloat Boulevard/Great Highway intersection for southbound vehicles. Travel times for southbound travelers were increased dramatically during peak hours.

Emergency Repairs

Following an assessment of the storm damage, local and state officials adopted emergency declarations. In January 2010, the Federal Highway Administration (FHWA), through the Emergency Relief Program, and the California Governor's Office of Emergency Services (CalOES), through the California Disaster Assistance Act Program, funded emergency repair work performed by San Francisco Public Works (SFPW).

The emergency repair, as approved by FHWA included reducing a portion of the southbound lanes from two lanes to one lane, and relocating the reduced southbound lane east into the existing median on a temporary basis to increase the setback between the edge of roadway and the edge of the bluff. A rock revetment was also installed at the most critical erosion spot.

Final actions for emergency repair reimbursement were completed by FHWA in October 2013 and CalOES in March 2014.

Existing Functions

The southbound lanes south of Sloat Boulevard currently serve multiple functions. The lanes provide direct access to Skyline Boulevard and to National Park Service (NPS) parking lots and restrooms. In 2010, the weekday average daily traffic (ADT) was 8,756 vehicles and the weekend ADT was 8,507. In addition, Great Highway, between Sloat Boulevard and Skyline Boulevard, is a designated Class III bicycle facility (Bicycle Route 95). Although there is no formal sidewalk along the west side of the Great Highway southbound lanes, the shoulder provides lateral access to the beach and Fort Funston.

Permanent restoration would need to improve the resiliency of the roadway to future damage. The emergency response phase addressed the immediate threat and the most severely impacted segments south of Sloat Boulevard. However, other segments of the roadway, in their current physical location, continue to be threatened by potential slip-outs and severe erosion of the coastline.

Proposed Project Description

The proposed project will preserve the roadway's function while converting the existing Great Highway northbound lane segment (2 lanes) between Skyline and Sloat Boulevards into a single northbound and a single southbound travel lane. These northbound and southbound travel lanes will have 6-foot wide shoulders, but no separation other than double yellow line striping due to the need to accommodate emergency vehicle passage. New catch basins and culverts will be installed as needed for proper drainage of the roadway, and will be connected to the existing sewer main. The existing Class III bicycle lanes will be maintained in both directions. Bicycle lane signage will be installed along both the north and

APPLICATION FOR Environmental Evaluation

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: San Francisco Public Works	
PROPERTY OWNER'S ADDRESS: 30 Van Ness Avenue, 5th Floor San Francisco, CA 94102	TELEPHONE: (415) 558-4582
	EMAIL: oscar.gee@sfdpw.org

APPLICANT'S NAME, COMPANY/ORGANIZATION (IF APPLICABLE): Oscar Gee, Project Manager, SF Public Works		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 30 Van Ness Avenue, 5th Floor San Francisco, CA 94102	TELEPHONE: (415) 558-4582	
	EMAIL: oscar.gee@sfdpw.org	

CONTACT FOR PROJECT INFORMATION: Maureen Zogg, Regulatory Affairs, SF Public Works		Same as Above <input type="checkbox"/>
ADDRESS: 30 Van Ness Avenue, 5th Floor San Francisco, CA 94102	TELEPHONE: (415) 558-4064	
	EMAIL: maureen.zogg@sfdpw.org	

2. Location and Classification

STREET ADDRESS OF PROJECT: Great Highway Reroute	ZIP CODE: 94116
CROSS STREETS: Sloat Boulevard to Skyline Boulevard	

ASSESSORS BLOCK/LOT: N/A / N/A	LOT DIMENSIONS: N/A	LOT AREA (SQ FT): N/A	ZONING DISTRICT: N/A	HEIGHT/BULK DISTRICT: N/A
COMMUNITY PLAN AREA (IF ANY):				

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify: lane narrowing	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Highway	
		PROPOSED USE: Highway	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
Retail				
Office				
Industrial				
PDR Production, Distribution, & Repair				
Parking				
Other ()				
Other ()				
Other ()				
TOTAL GSF				
Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. THIS SECTION MUST BE COMPLETED.				

The above project summary table is not applicable to this project. Please see attached project description for additional details.

5. Environmental Evaluation Project Information

1. Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district? ☐ YES ☒ NO

If yes, submit the *Supplemental Information for Historic Resource Evaluation* application.

2. Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district? ☐ YES ☒ NO

If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with Preservation Planning staff.

3. Would the project result in excavation or soil disturbance/modification? ☒ YES ☐ NO

If yes, please provide the following:

Depth of excavation/disturbance below grade (in feet): 2 feet

Area of excavation/disturbance (in square feet): 19,125 square feet

Amount of excavation (in cubic yards): 1,420 cubic yards

Type of foundation to be used (if known) and/or other information regarding excavation or soil disturbance modification:

The roadway foundation: 12" aggregate sub-base under 9" concrete base under 3" surface asphalt. New signage, catch basins and culverts to connect with existing sewer main. Maximum depth of excavation will be 7.5 feet.

Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

- The project involves a lot split located on a slope equal to or greater than 20 percent.
- The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either
 - excavation of 50 or more cubic yards of soil, or
 - building expansion greater than 1,000 square feet outside of the existing building footprint.

A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

4. Would the project involve any of the following: (1) construction of a new building, (2) relocation of an existing building, (3) addition of a new dwelling unit, (4) addition of a garage or parking space, (5) addition of 20 percent or more of an existing building's gross floor area, or (6) paving or repaving of 200 or more square feet of an existing building's front setback? ☐ YES ☒ NO

If yes, please submit a *Tree Planting and Protection Checklist*.

5. Would the project result in any construction over 40 feet in height?

☐ YES ☒ NO

If yes, please submit a *Shadow Analysis Application*. This application should be filed at the PIC and should not be included with the Environmental Evaluation Application. (If the project already underwent Preliminary Project Assessment, this application may not be needed. Please refer to the shadow discussion in the PPA letter.)

6. Would the project result in a construction of a structure 80 feet or higher?

☐ YES ☒ NO

If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, please refer to the wind discussion in the PPA letter.)

7. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?

☐ YES ☒ NO

If yes, please submit a Phase I Environmental Site Assessment (ESA) prepared by a qualified consultant. If the project is subject to Health Code Article 22A, Planning staff will refer the project sponsor to the Department of Public Health for enrollment in DPH's Maher program.

8. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?

☐ YES ☒ NO

If yes, please describe.

9. Is the project related to a larger project, series of projects, or program?

☐ YES ☒ NO

If yes, please describe.


Estimated Construction Costs

TYPE OF APPLICATION: Environmental Evaluation	
OCCUPANCY CLASSIFICATION: N/A	
BUILDING TYPE: Highway	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: N/A	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$2,637,700	
ESTIMATE PREPARED BY: Oscar Gee, Project Manager, SF Public Works	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: 

Date: 8/10/16

Print name, and indicate whether owner, or authorized agent:

Oscar Gee
Owner / Authorized Agent (circle one)

Environmental Evaluation Application Submittal Checklist

APPLICATION MATERIALS	PROVIDED	NOT APPLICABLE
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	<input checked="" type="checkbox"/>	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	<input checked="" type="checkbox"/>	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically. (e.g., geotechnical report)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	<input checked="" type="checkbox"/>	
Check payable to San Francisco Planning Department.	<input checked="" type="checkbox"/> Note: Pay by Journal Entry	
Letter of authorization for agent.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Supplemental Information for Historic Resource Evaluation</i> , as indicated in Part 5 Question 1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two (2) hard copies of the <i>Historic Resource Evaluation</i> , as indicated in Part 5 Question 2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical report, as indicated in Part 5 Question 3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Planting and Protection Checklist</i> , as indicated in Part 5 Question 4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 5 Question 7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



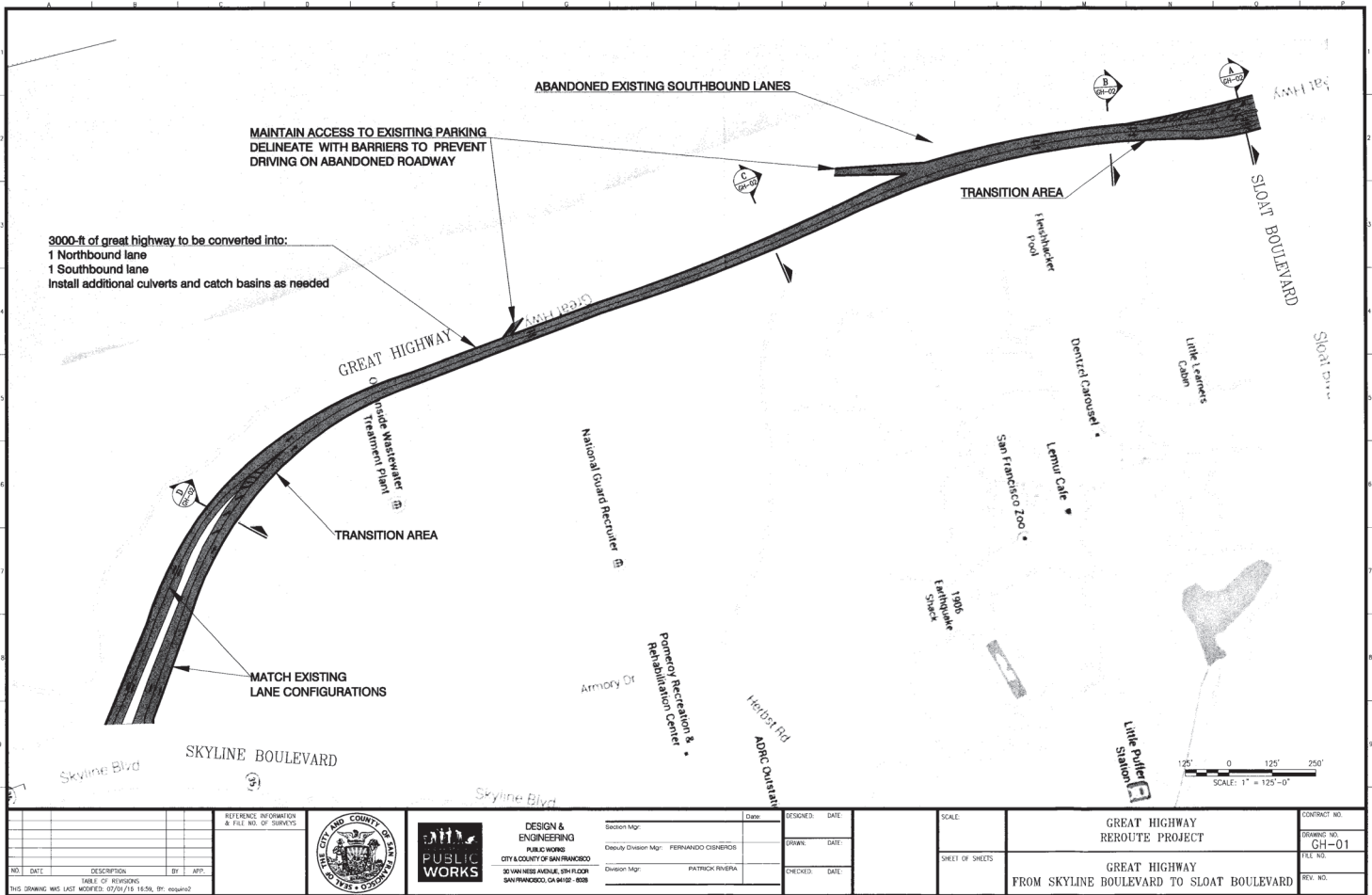
FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

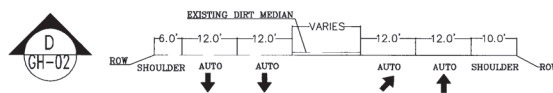
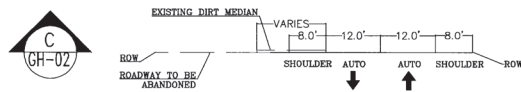
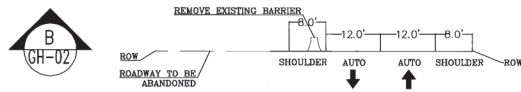
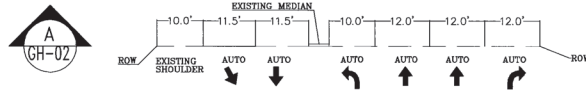
Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



REFERENCE INFORMATION & FILE NO. OF SURVEYS				DESIGN & ENGINEERING PUBLIC WORKS CITY & COUNTY OF SAN FRANCISCO 30 VANNESS AVENUE, 3RD FLOOR SAN FRANCISCO, CA 94102-8008				GREAT HIGHWAY REROUTE PROJECT FROM SKYLINE BOULEVARD TO SLOAT BOULEVARD				CONTRACT NO. GH-01
NO.	DATE	DESCRIPTION	BY	APP.	Section Mgr.	Date	DESIGNED	DATE	SCALE	SHEET OF SHEETS	REV. NO.	REV. NO.
					Deputy Division Mgr. FERNANDO GONZALEZ							
					Division Mgr. PATRICK RIVERA							

Drawing Title: C:\Users\jgonzalez\Documents\Projects\GH-01\GH-01.dwg
 Plot Date: Tue, 05 Jul 2011 11:45:00 AM
 Plot Scale: 1" = 125'-0"
 Drawing Path: C:\Users\jgonzalez\Documents\Projects\GH-01\GH-01.dwg
 Plot Path: C:\Users\jgonzalez\Documents\Projects\GH-01\GH-01.dwg



NO DATE DESCRIPTION BY APP THIS DRAWING WAS LAST MODIFIED: 07/01/16 16:59 BY: msp202		REFERENCE INFORMATION & FILE NO. OF SURVEY			Section Mgr: _____ Deputy Section Mgr: FERNANDO CISNEROS Division Mgr: PATRICIA RIVERA	DESIGNED: DATE: _____ DRAWN: DATE: _____ CHECKED: DATE: _____	SCALE: NOT TO SCALE	GREAT HIGHWAY REROUTE PROJECT FROM SKYLINE BOULEVARD TO SLOAT BOULEVARD	CONTRACT NO. SHEET OF SHEETS	DRAWING NO. GH-02 REV. NO.
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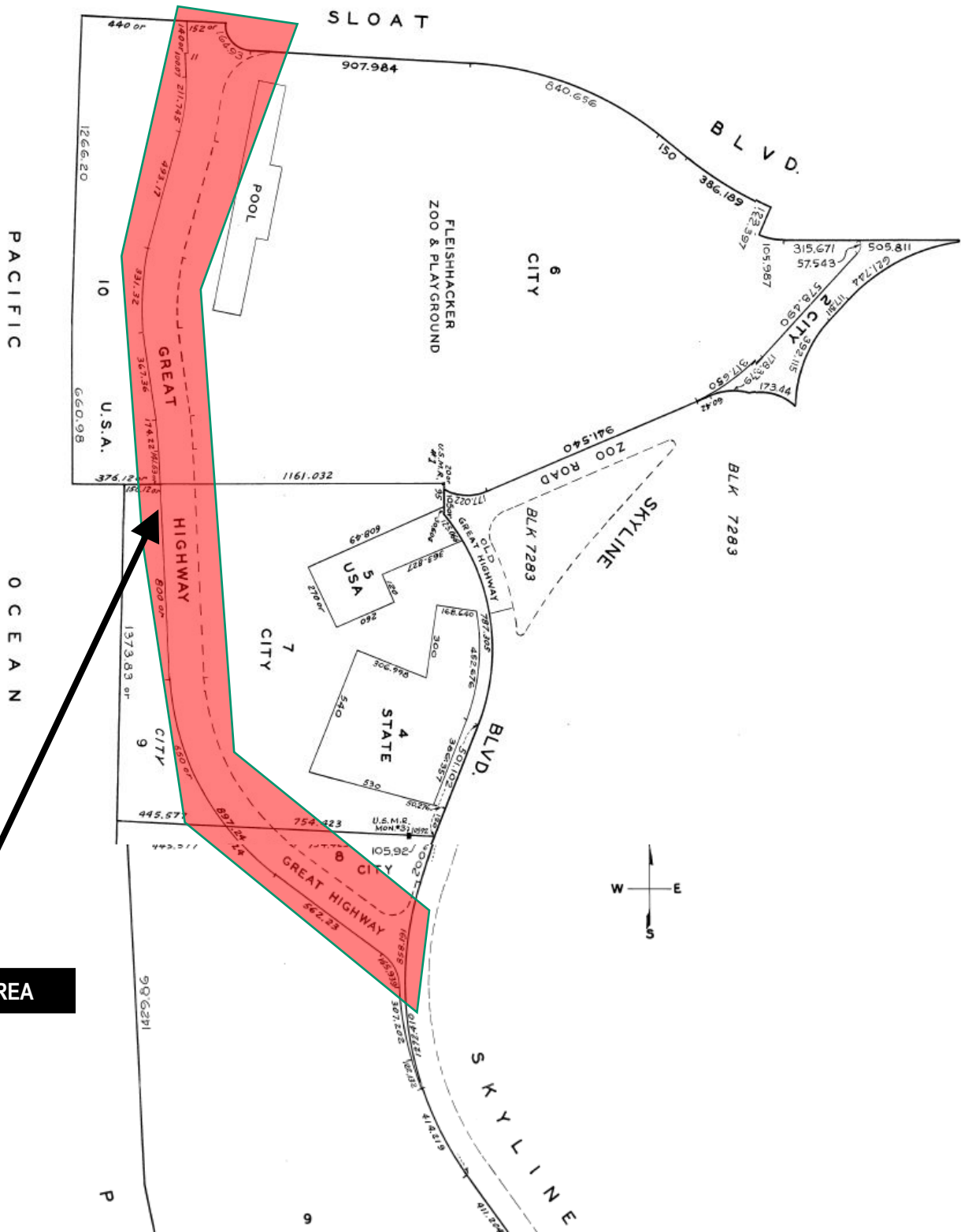
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 Description: Great Highway Reroute Project
 Drawing No: GH-02
 Rev: 01

EXHIBIT D

Maps and Context Photos

Coastal Zone Permit
Case No. 2016-011101CTZ
Great Highway Reroute

Parcel Map



SUBJECT AREA

Coastal Zone Permit Hearing
Case Number 2016-011101CTZ
 P, Public Zoning District
 Western Shoreline Area Plan
 Great Highway Reroute

Coastal Zone Map

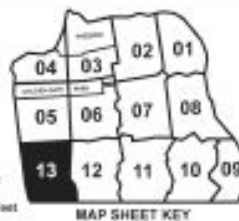
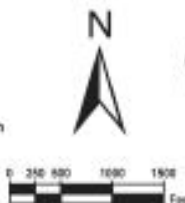


SUBJECT AREA

COASTAL ZONE AREA

- Local Coastal Zone Permit Area
- Area Appealable to the California Coastal Commission *
- Jurisdiction Retained by the California Coastal Commission

* If a parcel is bisected by the appeal area boundary, only that portion within the appeal area is subject to the California Coastal Commission.



THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 185 AND 186 OF THE PLANNING CODE. A PART OF THE SAN FRANCISCO MUNICIPAL CODE. COASTAL ZONE AREAS ARE ESTABLISHED IN SECTION 330 AND FOLLOWING OF THE PLANNING CODE. MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAP 2806.

SHEET
CZ13

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT



Aerial / Site Photo



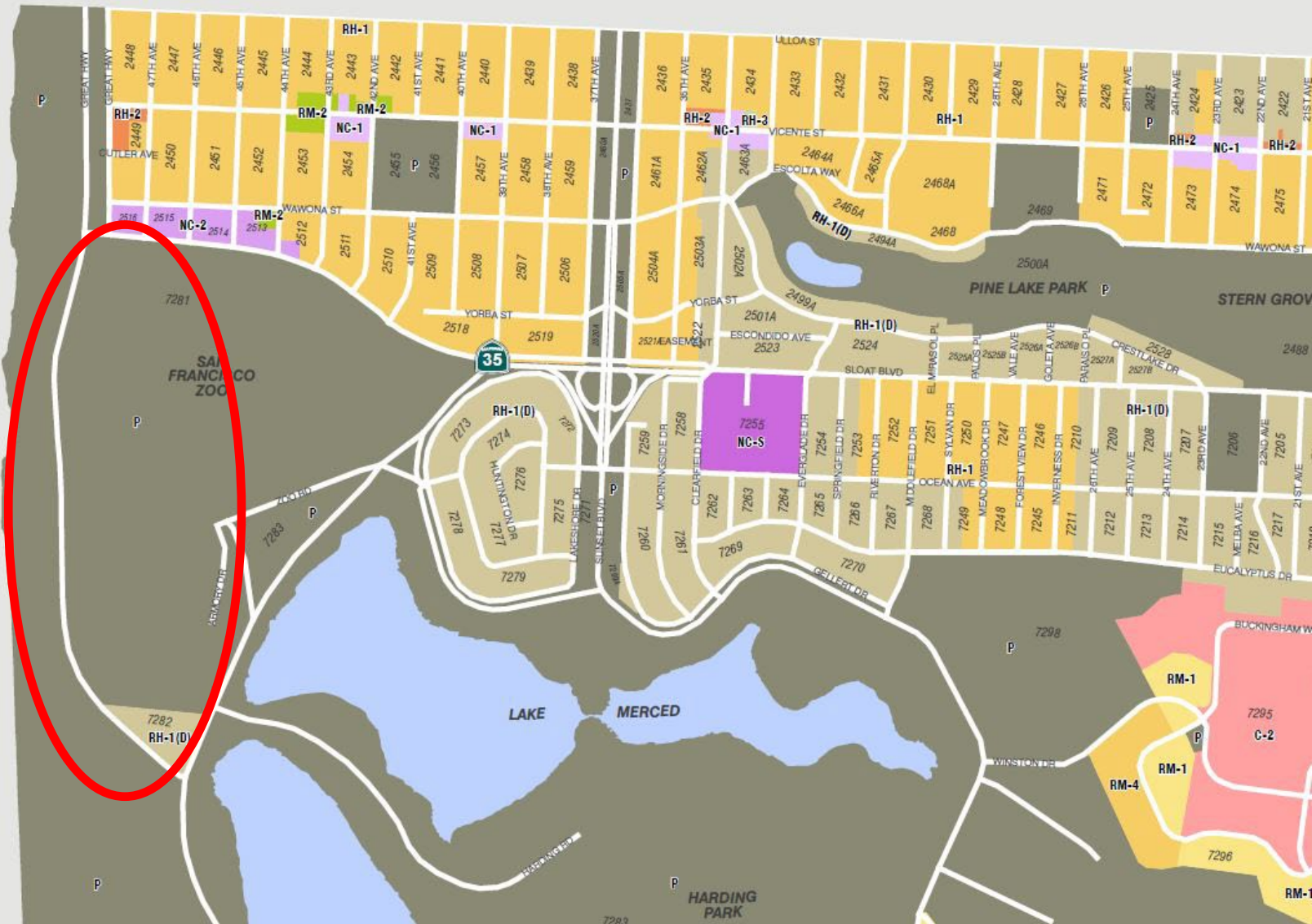
SUBJECT AREA

SAN FRANCISCO
PLANNING DEPARTMENT



Coastal Zone Permit Hearing
Case Number 2016-011101CTZ
P, Public Zoning District
Western Shoreline Area Plan
Great Highway Reroute

Zoning Map



Site Photos



Great Highway / Sloat Boulevard Intersection, looking South

Site Photos



Driving South along Great Highway

Site Photos



Driving South on Great Highway – Adjacent to Zoo

Site Photos



Driving South on Great Highway –
Adjacent to Wastewater Treatment Plant

Site Photos



Driving South on Great Highway –
Approaching Intersection with Skyline Boulevard

Site Photos



Driving North on Skyline Boulevard at intersection with Great Highway

Site Photos



Entering Great Highway from Skyline Boulevard – Driving North

Site Photos



Driving North on Great Highway – Adjacent to Wastewater Treatment Plant

Site Photos



Driving North on Great Highway – Zoo entrance to right

Site Photos



Driving North on Great Highway – Adjacent to Zoo

Site Photos



Driving North on Great Highway –
Approaching intersection with Sloat Boulevard

EXHIBIT E

Public Correspondence

Coastal Zone Permit
Case No. 2016-011101CTZ
Great Highway Reroute

Aaron Goodman

District 11 Resident

E: amgodman@yahoo.com

January 27, 2019

SF Planning Commissioners

I would like to submit my comments and thoughts on the following projects and hearing items as I will not be able to attend the meetings on their discussion.

- 1) Public Hearing – Thursday Jan 31, 2019 / Case No. 2016-011101CTZ – Reroute of the Great Highway Between Sloat and Skyline Blvd.
 - a. The proposal to re-route the great highway for a green-walkway feature and dealing with the sea-rise and coastal changes is fine, the problem is the lacking “vision” for transit improvement to solve the traffic and congestion that comes from multiple west-side projects, and lacking connectivity of transit on the west-side of SF.
 - b. Equity wise we are not seeing adequate investment in transit linkages outside the downtown areas. A simple re-link 1.8 miles up sloat would directly connect the L-Taraval line, back up Sloat to St. Francis Circle and the West Portal Tunnel. Providing a new link/loop that can transform or begin to transform the conversation on west-side housing density and transit improvements.
 - c. The L-Taraval proposal was to cross Sloat and turn back in a loop, but by extending up Sloat to Sunset Blvd. and heading north or south to Daly City along Stonestown, SFSU-CSU and Parkmerced’s western edge, could help also alleviate transit and traffic issues.
 - d. We need to consider the fact that more traffic will run along Sloat, and pedestrian improvements and bike lane recent changes, though nice small improvements, ignore the larger growth the west-side will see soon due to pipeline and SFSU-CSU projects. Additional proposed CASA and density per ABAG and Scott Wiener’s legislation also demand a better and more futuristic solution to west-side transit woes.
 - e. Sunset Blvd. alone is a large 4-6-4 freeway of traffic lanes, that can easily support a below grade, above grade, or at grade transit link and transit solution that would connect north to south, from the SW entry gate of SF at I-280 19th Ave. up to and including the Golden Gate Park and Presidio, possibly linking to the F-line and downtown around the northern hub inclusive of Geary BRT and other system changes to make a better all-around solution.

- f. Please consider the best and most forward thinking solution here for the future of SF. And do not ignore the transit impacts (The 19th Ave Transit Study was a prime example of a document lacking teeth or enforcement for development impacts that are cumulative in D7 and adjoining districts.

By Hand

695 John Muir Dr
San Francisco, CA 94132

February 13, 2019

Planning Commission
City and County of San Francisco
1650 Mission St. Suite 400
San Francisco, California 94103

Re: Proposed Great Highway Lane Reductions, Record 2016-011101CTZ, Hearing Feb. 21, 2019

Dear Commissioners:

I object to the proposed lane reductions for the following principal reasons:

- 1.) Reducing the number of lanes on Great Highway will result in additional and unnecessary traffic congestion on state highway #35 (Skyline Blvd.) and Great Highway itself;
- 2.) The additional traffic congestion will lead to an unnecessary increase in risk of injury or death to drivers and pedestrians;
- 3.) The additional traffic congestion will result in unnecessary additional emissions of pollutants from vehicles, including but not limited to carbon-dioxide, water vapor, carbon-monoxide and oxides of nitrogen.

I have just learned that San Francisco has a goal to reroute all traffic currently flowing between Skyline and Great Highway to bypass that portion of Great Highway between Lincoln Way and Skyline via Sloat Blvd. and that that goal is deemed "urgent" due to supposedly imminent sea level rise.¹

Coastal erosion is a normal and natural process unrelated to supposed man-made climate change and I would support well thought out efforts to prevent or minimize the consequences of such erosion. The predictions of near-term significant sea level rise associated with the activities of mankind are corrupted by political and economic interests. NOAA reports that the rate of sea level rise relative to the San Francisco coast between 1897 and 2006 was 2.1 mm per year.² That is equivalent to 7.9 inches per century. The lowest elevation above mean sea level of Great Highway between Lincoln and Skyline is 26 ft. (Google Earth). While the current and pending rates of sea level rise may be somewhat above the historic rate, it cannot be greatly so because the amount of carbon-dioxide in the atmosphere is still just a trace at 400 parts-per-million (by volume) and overshadowed by the other "green-house" gas: water vapor, which varies greatly by time and place but ranges over 23,000 ppm³ and has a greater spectrum of photon absorptivity⁴ yet has not caused the feared runaway warming despite its presence for millennia. So there is no reason to run scared for fear of some falsely perceived acceleration in the rate of sea level rise. Because the alternate traffic path already exists (Sloat Blvd.), I recommend "wait and see" before removing roadway that currently makes traffic flow more efficient and safe and might do so for another hundred-plus years with reasonable erosion mitigation.

P.S. Please test northbound lane closures for 21+ days with temporary barriers before making a final decision on permanent lane removal.

Sincerely,



Ross C. Wilkinsen

¹ <https://sf-planning.org/local-coastal-program-amendment> (Key move #1 in text enclosed in box)

² https://tidesandcurrents.noaa.gov/est/est_station.shtml?stnid=9414290

³ <http://www.asge-online.com/pdf/ASGEpg185.pdf>

⁴ http://funnel.sfsu.edu/courses/metr104/summaries/AbsorptionSpectra_Atmosphere.pdf

Sent: Wednesday, February 06, 2019 4:48 PM

To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>

Subject: Re: Record # 2016-011101CTZ Notice of Public Hearing for Thurs Feb 21, 2019

Bridget,

Thanks very much. This drawing is not signed or stamped. Also, it does not come close to matching the following words I just found at the below webpage:

"The two northbound lanes will be converted into a single northbound and a single southbound travel lane; and the two vacated southbound lanes will be converted to safer coastal access parking and a multi-use trail." <https://sf-planning.org/ocean-beach>

The drawing you provided does not show the existing southbound lanes being removed from service and converted to parking but maybe the drawing is more up to date than the website? If other drawings are available, particularly, the ones to be presented at the hearing, I would like to see them. This particular one was shaded over the entire paved area making the arrows and other information somewhat obscured to no benefit that I can see. I do not see any added bike lanes, which I read in the notice was part of the project. Is a hearing not premature if drawings are not even final enough to show the bike lanes?

Have any traffic analyses been made to predict the traffic congestion both on Skyline and Great Highway that might result from the proposed changes? The notice states that the 2nd lanes are being removed as part of "...the larger Local Coastal Program." Is part of the objective of this project to purposely cause traffic congestion so as to discourage commuters from using Great Highway?

Reading over the notice again I see the agenda for the meeting should be posted online but not necessarily until the Friday before. Will pdfs of all the hearing documents be posted along with the agenda?

Thanks,

Ross

From: [Aaron Goodman](#)
To: [Hicks, Bridget \(CPC\)](#)
Subject: Re: Case # 2016-011101CTZ Great Highway SFPW project.
Date: Friday, January 11, 2019 5:59:44 PM
Attachments: [image013.png](#)
[image014.png](#)
[image015.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Thank you for that update.

I am mostly concerned about the lacking transit infrastructure across the SW to SE portions of SF, and the possible alternative/option to route the L-Taraval back up Sloat Blvd. vs. a turn-around after crossing Sloat.

It seems a simple 1.7 mile fix to get a "loop" in the system to St. Francis Circle with stops at Sunset Blvd. over up at the Lakeshore Mall and Stern Grove.... Helps too for outsidelands traffic jams, maybe they get to pitch in financially on the impacts?

It can also route southbound on 20th through the YMCA and a redevelopment scheme with an option to link back up to the M-Line or go south on sunset blvd. to Daly City along the west side of Stonestown SFSU and Parkmerced...!!!

Makes a LOT of sense if you connect the dots..

A.Goodman D11

BPSACAC Chair

Draft Motion
February 21, 2019

RECORD NO. 2016-011101CTZ
Great Highway Reroute

EXHIBIT F

Project Applications

Coastal Zone Permit
Case No. 2016-011101CTZ
Great Highway Reroute



San Francisco Planning

COASTAL ZONE PERMIT (CTZ)

SUPPLEMENTAL APPLICATION

Property Information

Project Address: Great Highway between Skyline and Sloat Boulevards Block/Lot(s): n/a

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- Other information or applications may be required.

B. Deunert
Signature

Representative

415-558-4011

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Boris Deunert

Name (Printed)

boris.deunert@sfdpw.org

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

B. Deunert
Signature

11/6/18

Date

Boris Deunert

Name (Printed)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: Great Highway between Skyline and Sloat Boulevards



Block/Lot(s): n/a



Property Owner's Information

Name: San Francisco Public Works



Address: 30 Van Ness Ave. 5th Floor
San Francisco, CA 94102

Email Address: boris.deunert@sfdpw.org



Telephone: 415-558-4009



Applicant Information

☒ Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

☐ Owner

☐ Applicant

☐ Other (see below for details)

Name: Boris Deunert



Email: boris.deunert@sfdpw.org



Phone: 415-558-4009



Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

San Francisco Public Works proposes to implement the Great Highway Reroute Project. The proposed project will preserve the roadway's function while converting the existing Great Highway northbound lane segment (2 lanes) between Skyline and Sloat Boulevards into a single northbound and a single southbound travel lane. The proposed northbound and southbound travel lanes would include 6-foot wide shoulders, but no separation other than double yellow line striping, to preserve emergency vehicle access. The project would include new catch basins and culverts to be installed as needed for proper drainage of the roadway, and would be connected to the existing sewer main. The existing Class III bicycle lanes would be maintained in both directions. Bicycle lane signage would be installed along the roadway.

Project Details:

- ☐ Change of Use ☒ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
- ☒ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☒ Other: Roadway reduction

Residential: ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
 ☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
 ☐ Financial Service ☐ Massage Establishment ☒ Other: Public roadway

Estimated Construction Cost: 2,637,700

PROJECT AND LAND USE TABLES


		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		
Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Other: <u>Public road</u>	40000	+ 20000 +
Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.





If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	6
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .



Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): (7.5' max. excavation) <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? Area of excavation/disturbance (in square feet): 19125 Amount of excavation (in cubic yards): 1420	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> The project involves: <ul style="list-style-type: none"> excavation of 50 or more cubic yards of soil, or building expansion greater than 1,000 square feet outside of the existing building footprint. The project involves a lot split located on a slope equal to or greater than 20 percent. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

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

There are no neighborhood-serving retail uses on this section of Great Highway, and this section of Great Highway is not used to access any neighborhood-serving retail uses, so the project has no effect on these.

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

The project reduces roadway width in a non-residential area and as such has no impact on housing or neighborhood character.

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

The project reduces roadway width in a non-residential area and as such has no impact on housing stock.

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

As the project is not growth-inducing in any way, it can not become a trip generator for commuter traffic.

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 resident employment and ownership in these sectors be enhanced;

As the project does not impact land use, as there are no industrial or service areas in the project area, and the roadway is little used for goods transport, there is no effect on economic diversity.

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

The project does not propose to build any structures, and so does not increase seismic-related risk.

7. That landmarks and historic buildings be preserved; and

The project has no impact on landmarks or historic buildings, as it simply reduces the width of an existing roadway.

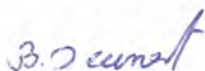
8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project represents a reduction of hardscaping in a coastal area, and constructs no structures capable of blocking sunlight or vistas.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

Boris Deunert

Name (Printed)

Representative

415-558-4009

boris.deunert@sfdpw.org

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Great Highway Permanent Restoration Project Narrative

Project Summary

The Great Highway Permanent Restoration Project consists of the conversion of the existing two Great Highway northbound lanes between Skyline and Sloat Boulevards into a single northbound and a single southbound travel lane. New catch basins and culverts will be installed and connected to a new longitudinal sewer connecting to existing sewer mains. The existing Class III bicycle lanes will be maintained in both directions. Bicycle lane signage and signage warning of the lane merges will be installed along both the north and southbound lanes. New pavement striping will be added at the lane transition areas to direct traffic to merge from two lanes into one lane. Parking access will be maintained along the southbound lane. All work will occur within existing City of San Francisco right-of-way.

In the winter of 2009/2010, a section of the Great Highway, between Sloat Boulevard and Skyline Boulevard (California State Route-35), was subjected to intense slip-out of the supporting bluffs. In the area with the most severe bluff slip-out, the southbound lane was undermined and the pavement collapsed. The southbound lane was closed and traffic was temporarily rerouted by reducing a portion of the southbound lanes from two lanes to one lane, and temporarily relocating the reduced southbound lane east into the existing median. A rock revetment was also installed to slow erosion.

Existing Condition

The Great Highway is a local road that follows Ocean Beach, part of the Golden Gate National Recreational Area, from Point Lobos Ave. in the north to Skyline Boulevard (State Route (SR) 35) in the south for a distance of approximately 3.5 miles. Inward of the coast, the road fronts Golden Gate Park, the San Francisco Zoo, and the Oceanside Wastewater Treatment Plant. In 2010, the weekday average daily traffic (ADT) was 8,756 vehicles and the weekend ADT was 8,507.

The roadway segment of Great Highway between the intersections with Skyline and Sloat Boulevards is currently two 12.0' lanes in each direction, with an unpaved median varying from 2'-49' in width, approximately 575' of safety-shape concrete barrier where there is no median, and an additional 460' of safety-shape concrete barrier along the median and a paved shoulder varying from 6.0' to 10.0' feet in width in each direction, each of which serves as an unmarked Class III bicycle lane. There is no sidewalk. The northbound (NB) lane provides access via a tangential connection to a loop-shaped access road to the parking area of the San Francisco Zoo. There is also a roadway connecting to a lot at the rear of a zoo building. The SB lane provides access to a one-lane 12.0' roadway leading to a National Park Service linear parking area facing the beach.

There are also some of the major sewer system infrastructures within the scope of the project or in its close proximity. They are: (1) 14 foot diameter Lake Merced Tunnel, (2) 7-foot diameter force main from Westside Pump Station, (3) 12-foot diameter Southwest Ocean Outfall.

Proposed Reconfiguration

The existing conditions at intersections will be maintained. At the northern transition to single-lane traffic, the right-hand SB lane will merge into the existing left-hand NB lane, resulting in one 12' SB lane, to be established on the existing left-hand NB lane alignment, with a new 8' paved shoulder. At the southern transition from one-lane to two-lane traffic, a new 12.0'-wide SB lane will shift traffic back onto existing SB alignment and split into two 12.0'-wide SB lanes. Between these two areas, the existing NB roadway will provide one 12.0' NB lane on the alignment of existing right-hand NB lane, and one 12.0' SB lane on the alignment of the existing left-hand NB lane, separated by double yellow line striping, with an 8.0' paved shoulder on either side. Existing access to Zoo parking will remain.

Approximately 300 square feet of new asphalt concrete wearing surface (ACWS) will be constructed at the transition sections over the existing median at the north conform and approximately 10,000 square feet of new asphalt concrete wearing surface (ACWS) will be constructed over the existing median at the south conform, consisting of compacted roadway base with a top layer of asphalt concrete, for a total excavation depth of 12". An additional 1,500 square feet of new ACWS will be constructed in the median for roadway extensions. Approximately 2,000 square feet of rework and repair of existing ACWS will also be required where new drainage facilities will be installed. Lanes and shoulders will be striped after the completion of the realignment, with a double yellow stripe separating the NB and SB lanes.

Drainage Improvements

The project will construct a new lateral lined V-ditch, and two new storm drains perpendicular to the roadway. The maximum depth of excavation is 8.5'. Intermediate sand traps may be provided if deemed necessary during design. An existing lateral storm drain will be abandoned in place. All existing major sewer infrastructure within the project scope, or within its vicinity, will not be relocated or modified by the project.

Barrier Placement

No median barrier will be constructed. The project will construct approximately 200' of new barrier in total, in four sections, across the existing SB alignment to direct traffic to use this portion of the existing SB alignment as an extension of the existing roadway leading to the existing National Park Service parking area. Barrier will be concrete safety-shape barrier meeting Caltrans specifications.

Signage

Class III bicycle-lane signage will be installed along the outside the shoulders of north and southbound lanes. Signage will consist of metal signs on wooden posts set in concrete at locations meeting Caltrans standards. Advisory signage directing motorists' attention to upcoming lane merges will be installed at the intersections with Sloat and Skyline Boulevards. All signage will be constructed within City right-of-way.

Construction Staging

Construction staging areas will be provided for the contractor on the paved surface of the roadway lane, shoulder, and median segments. Paving machines, small graders, and compactors will be used to construct new ACWS. New drainage facilities will be constructed using backhoes and temporary shoring. Sawcutting and coldplaning will be required at new ACWS conforms. The construction duration is anticipated to be 180 days, of which 130 will be occupied by active construction. Construction will occur from Monday to Friday, 7AM to 3PM.

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200



January 13, 2017

Oliver Iberien
Regulatory Affairs Specialist
Department of Public Works
City of San Francisco
30 Van Ness Ave., 5th Floor
San Francisco, CA 94102

Applicant: City of San Francisco, Department of Public Works
Location: Great Highway, from Sloat Blvd. to Skyline Blvd, San Francisco
Project: Realignment and modifications to the Great Highway

The Coastal Commission staff has received your request to identify Commission jurisdiction for the purposes of processing an application for federal funding from the federal Highway Administration. Pursuant to the federal Coastal Zone Management Act (CZMA) and the associated implementing regulations, FHWA cannot grant the subject funds to the City of San Francisco until the City has complied with the requirements of Section 307(d) of the CZMA (16 USC § 1456[d]) and the associated regulations (15 CFR Part 930, Subpart F). The applicant can meet these requirements by receiving a Commission concurrence with either (1) a consistency certification prepared by the applicant; or (2) a showing that the activity does not affect the coastal zone; or (3) a showing that regulatory processes are in place that will enable ultimate determinations, prior to construction, that the project is consistent with the Coastal Act.

The Coastal Commission declines to assert federal consistency jurisdiction at this time, due to the fact that: (1) the project involves federal funding for a project located within the coastal zone; (2) its location within the coastal zone means that it will need to receive one or more coastal development permits issued by the City; (3) such permit(s) would be appealable to the Commission because the project represents a major public works facility; (4) the project does not present any fundamental conflicts with Coastal Act policies at this time; and (5) if the Commission ultimately has any concerns over effects on coastal resources, it will have the opportunity to resolve those concerns through the permit and appeals review processes, as well as through its coordination with the City on managed retreat planning studies and programs.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark D. Delaplane".

MARK DELAPLAINE
Manager, Energy, Ocean Resources,
and Federal Consistency Division

cc: North Central District



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="margin-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="margin-left: 40px;">b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p style="font-size: small;">Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p style="font-size: small;">In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

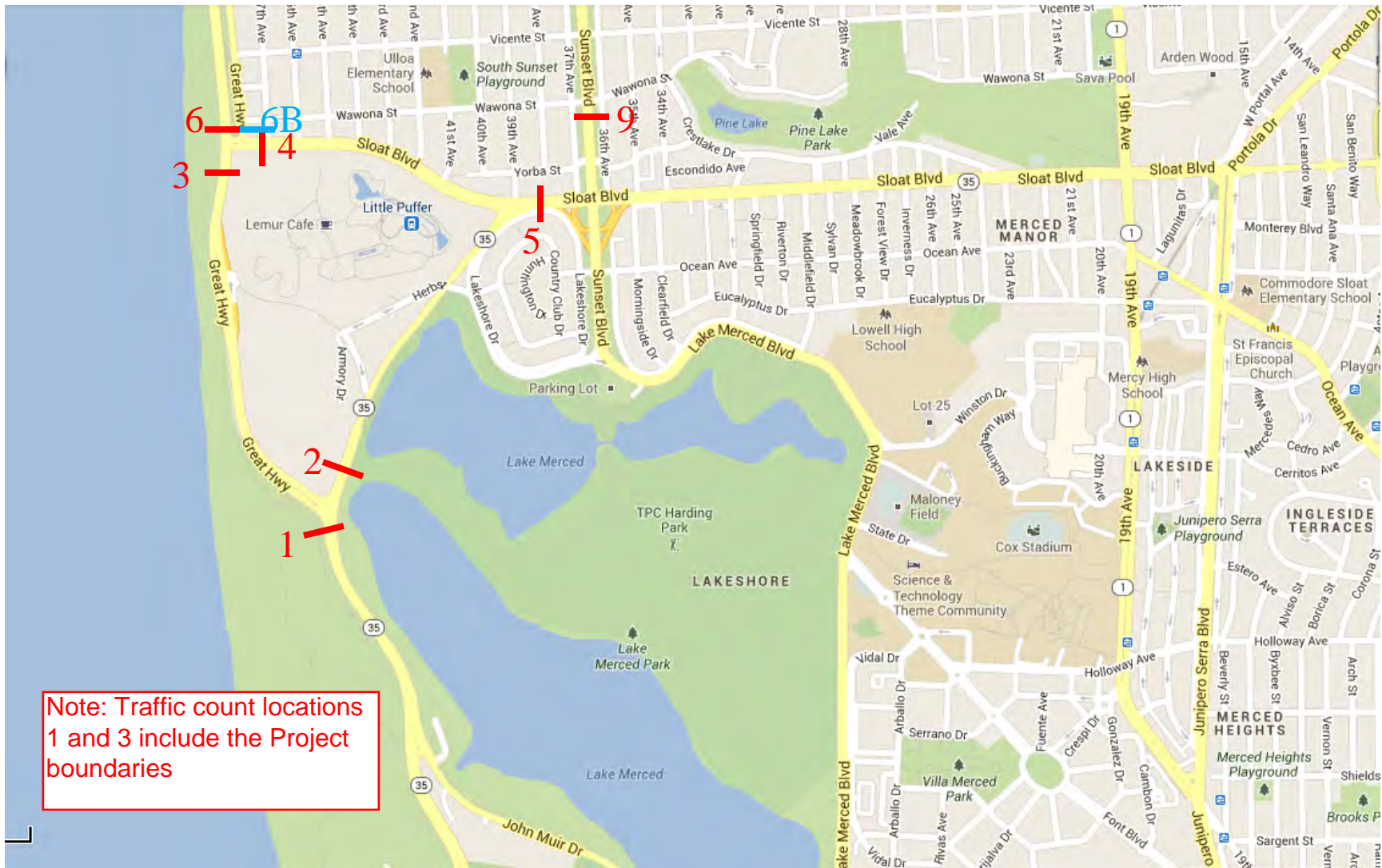
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

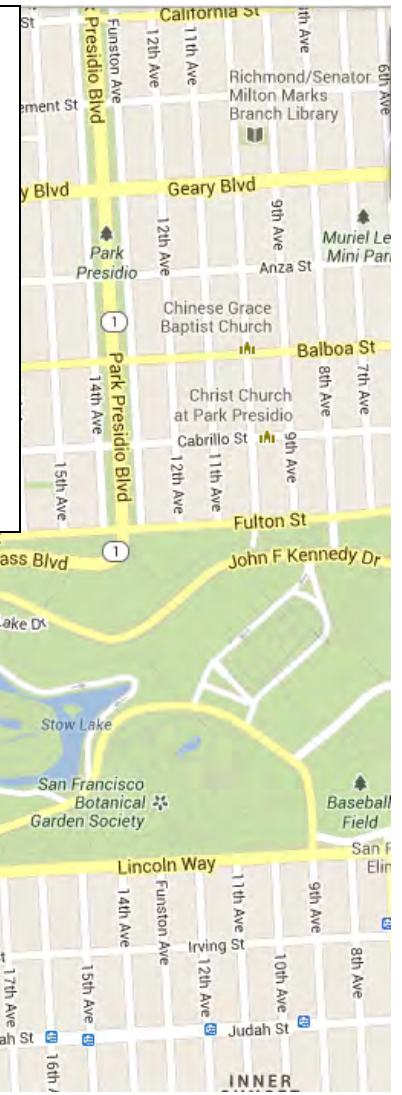
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

ATTACHMENT A

Traffic Count Locations



- 1 Skyline Blvd immediately south of Great Highway
- 2 Skyline Blvd immediately north of Great Highway
- 3 Great Highway immediately south of Sloat Blvd
- 4 Sloat Blvd immediately west of 47th Ave (east of San Francisco Zoo parking entrance)
- 5 Sloat Blvd immediately west of Sunset (needs to be west of the ramps)
- 6 Great Highway immediately south of Wawona Street
- 7 Great Highway immediately south of Fulton Street
- 8 La Playa Street immediately south of Lincoln Way
- 9 Sunset Blvd immediately south of Wawona Street
- 10 Sunset Blvd immediately south of Irving Street
- 11 MLK immediately east of 25th Ave
- 12 Crossover immediately north of MLK
- 13 Great Highway immediately north of Fulton St (south of parking entrance on east side of Great Highway)
- 14 Chain of Lakes Dr immediately south of Fulton Street
- 15 Chain of Lakes Dr immediately north of MLK



Traffic Volume Totals (per Intersection)

Intersection*	Direction	Daily Volume Totals		Difference	
		G.H Closed	G.H Open	Volume	%
1	NB	12,688	13,409	721	6%
	SB	11,145	12,444	1,299	12%
2	NB	7,163	7,174	11	0%
	SB	6,289	5,844	-445	-7%
3	NB	7,434	8,041	607	8%
	SB	6,322	7,318	996	16%
4	EB	0	4,399	4,399	-
	WB	0	5,126	5,126	-
5	EB	8,973	8,582	-391	-4%
	WB	0	9,082	9,082	-
6	NB	6,691	7,052	361	5%
	SB	7,496	7,740	244	3%
6b	NB	3,252	2,035	-1,217	-37%
	SB	2,145	1,454	-691	-32%
7	NB	7,100	8,387	1,287	18%
	SB	9,106	8,698	-408	-4%
8	NB	1,658	1,135	-523	-32%
	SB	1,495	932	-563	-38%
9	NB	17,932	18,887	955	5%
	SB	18,086	18,709	623	3%
10	NB	9,334	9,749	415	4%
	SB	8,774	8,536	-238	-3%
11	EB	6,808	5,364	-1,444	-21%
	WB	3,439	3,916	477	14%
12	NB	35,180	35,461	281	1%
	SB	36,329	35,041	-1,288	-4%
13	NB	4,416	5,400	984	22%
	SB	6,416	5,730	-686	-11%
14	NB	3,344	3,083	-261	-8%
	SB	3,469	2,748	-721	-21%
14b	NB	0	0	0	-
	SB	193	0	-193	-100%
15	NB	4,346	5,240	894	21%
	SB	6,534	5,358	-1,176	-18%
Total		263,557	282,074	18,517	7%

*Intersections

- 1 Skyline Boulevard immediately south of Great Highway
- 2 Skyline Boulevard immediately south of Great Highway
- 3 Great Highway immediately south of Sloat Boulevard
- 4 Sloat Boulevard immediately west of 47th Avenue
- 5 Sloat Boulevard immediately west of Sunset Boulevard
- 6 Great Highway immediately south of Wawona Street
- 6b Great Highway (Frontage) immediately south of Wawona Street
- 7 Great Highway immediately south of Fulton Street
- 8 La Playa Street immediately south of Lincoln Way
- 9 Sunset Boulevard immediately south of Wawona Street
- 10 Sunset Boulevard immediately south of Irving Street

- 11 Martin Luther King Jr. Drive immediately east of 25th Avenue
- 12 Crossover Drive immediately north of MLK
- 13 Great Highway immediately north of Fulton Street
- 14 Chain of Lakes immediately south of Fulton Street (w)
- 14b Chain of Lakes immediately south of Fulton Street
- 15 Chain of Lakes immediately north of MLK

Date	7-Jul-13 Sunday				7-Jul-13 Sunday				7-Jul-13 Sunday				7-Jul-13 Sunday				7-Jul-13 Sunday			
Location	1. Skyline Boulevard immediately south of Great Highway				2. Skyline Boulevard immediately north of Great Highway				3. Great Highway immediately south of Sloat Boulevard				4. Sloat Boulevard immediately west of 47th Avenue **				5. Sloat Boulevard immediately west of Sunset Boulevard			
Direction	NB		SB		NB		SB		NB		SB		EB		WB		EB		WB	
Time	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN	15 MIN	60 MIN
1200	49	0	45	0	16	0	19	0	19	0	49	0	0	0	0	0	31	0	0	0
1215	32	0	57	0	10	0	16	0	7	0	17	0	0	0	0	0	23	0	0	0
1230	21	0	41	0	13	0	14	0	11	0	16	0	0	0	0	0	24	0	0	0
1245	23	125	26	169	17	56	15	64	20	57	10	92	0	0	0	0	18	96	0	0
100	29	105	33	157	6	46	12	57	10	48	10	53	0	0	0	0	13	78	0	0
115	19	92	22	122	8	44	4	45	13	54	11	47	0	0	0	0	16	71	0	0
130	21	92	15	96	11	42	6	37	8	51	15	46	0	0	0	0	14	61	0	0
145	18	87	19	89	9	34	10	32	15	46	13	49	0	0	0	0	9	52	0	0
200	16	74	17	73	11	39	6	26	6	42	10	49	0	0	0	0	5	44	0	0
215	21	76	19	70	8	39	9	31	3	32	3	41	0	0	0	0	10	38	0	0
230	11	66	11	66	3	31	7	32	5	29	9	35	0	0	0	0	14	38	0	0
245	8	56	13	60	7	29	4	26	8	22	8	30	0	0	0	0	8	37	0	0
300	10	50	11	54	7	25	2	22	6	22	5	25	0	0	0	0	9	41	0	0
315	10	39	13	48	5	22	5	18	6	25	5	27	0	0	0	0	7	38	0	0
330	14	42	5	42	7	26	6	17	6	26	7	25	0	0	0	0	7	31	0	0
345	12	46	10	39	5	24	1	14	3	21	7	24	0	0	0	0	7	30	0	0
400	9	45	14	42	4	21	5	17	3	18	7	26	0	0	0	0	6	27	0	0
415	8	43	3	32	3	19	3	15	1	13	4	25	0	0	0	0	7	27	0	0
430	1	30	9	36	4	16	2	11	11	18	3	21	0	0	0	0	2	22	0	0
445	9	27	6	32	0	11	1	11	4	19	1	15	0	0	0	0	6	21	0	0
500	10	28	4	22	2	9	3	9	5	21	7	15	0	0	0	0	7	22	0	0
515	4	24	4	23	11	17	6	12	13	33	14	25	0	0	0	0	5	20	0	0
530	11	34	9	23	15	28	14	24	16	38	12	34	0	0	0	0	9	27	0	0
545	20	45	21	38	14	42	17	40	16	50	9	42	0	0	0	0	6	27	0	0
600	36	71	21	55	15	55	12	49	8	53	16	51	0	0	0	0	8	28	0	0
615	23	90	23	74	19	63	13	56	17	57	17	54	0	0	0	0	12	35	0	0
630	19	98	26	91	19	67	20	62	19	60	27	69	0	0	0	0	14	40	0	0
645	35	113	29	99	32	85	19	64	31	75	31	91	0	0	0	0	19	53	0	0
700	44	121	42	120	33	103	24	76	30	97	26	101	0	0	0	0	18	63	0	0
715	55	153	43	140	44	128	26	89	29	109	36	120	0	0	0	0	35	86	0	0
730	54	188	42	156	53	162	32	101	39	129	35	128	0	0	0	0	29	101	0	0
745	74	227	57	184	53	183	42	124	34	132	54	151	0	0	0	0	44	126	0	0
800	83	266	57	199	69	219	39	139	42	144	49	174	0	0	0	0	55	163	0	0
815	84	295	83	239	86	261	48	161	43	158	52	190	0	0	0	0	55	183	0	0
830	106	347	81	278	94	302	61	190	59	178	65	220	0	0	0	0	73	227	0	0
845	111	384	96	317	88	337	59	207	68	212	73	239	0	0	0	0	71	254	0	0
900	140	441	107	367	116	384	68	236	83	253	64	254	0	0	0	0	95	294	0	0
915	140	497	110	394	103	401	64	252	85	295	86	288	0	0	0	0	94	333	0	0
930	186	577	113	426	123	430	107	298	98	334	99	322	0	0	0	0	112	372	0	0
945	173	639	124	454	125	467	77	316	113	379	92	341	0	0	0	0	127	428	0	0
1000	213	712	167	514	121	472	107	355	110	406	129	406	0	0	0	0	130	463	0	0
1015	230	802	121	525	161	530	112	403	117	438	121	441	0	0	0	0	129	498	0	0
1030	228	844	198	610	118	525	111	407	130	470	88	430	0	0	0	0	162	548	0	0
1045	278	949	209	695	137	537	153	483	130	487	54	392	0	0	0	0	159	580	0	0
1100	255	991	182	710	150	566	143	519	146	523	67	330	0	0	0	0	166	616	0	0
1115	271	1032	169	758	121	526	153	560	141	547	75	284	0	0	0	0	154	641	0	0
1130	269	1073	148	708	133	541	124	573	136	553	65	261	0	0	0	0	160	639	0	0
1145	243	1038	174	673	147	551	154	574	167	590	91	298	0	0	0	0	159	639	0	0
1200	257	1040	166	657	175	576	159	590	160	604	98	329	0	0	0	0	156	629	0	0
1215	263	1032	179	667	148	603	143	580	203	666	96	350	0	0	0	0	197	672	0	0
1230	276	1039	183	702	145	615	158	614	210	740	90	375	0	0	0	0	181	693	0	0
1245	292	1088	203	731	157	625	188	648	191	764	97	381	0	0	0	0	196	730	0	0
1300	265	1096	182	747	160	610	140	629	205	809	93	376	0	0	0	0	194	768	0	0
1315	290	1123	236	804	166	628	156	642	188	794	92	372	0	0	0	0	207	778	0	0
1330	283	1130	207	828	152	635	156	640	173	757	81	363	0	0	0	0	198	795	0	0
1345	297	1135	190	815	138	616	137	589	154	720	83	349	0	0	0	0	177	776	0	0
1400	261	1131	201	834	156	612	135	584	174	689	87	343	0	0	0	0	206	788	0	0
1415	262	1103	183	781	167	613	151	579	196	697	92	343	0	0	0	0	196	777	0	0
1430	247	1067	169	743	147	608	139	562	177	701	73	335	0	0	0	0	200	779	0	0
1445	253	1023	201	754	153	623	151	576	163	710	107	359	0	0	0	0	195	797	0	0
1500	286	1048	177	730	143	610	136	577	152	688	92	364	0	0	0	0	210	801	0	0
1515	259	1045	199	746	150	593	140	566	184	676	98	370	0	0	0	0	183	788	0	0
1530	233	1031	220	797	148	594	162	589	178	677	171	468	0	0	0	0	182	770	0	0
1545	246	1024	204	800	157	598	141	579	150	664	256	617	0	0	0	0	200	775	0	0
1600	250	988	245	868	156	611	142	585	159	671	218	743	0	0	0	0	221	786	0	0
1615	247	976	309	978	134	595	121	566	181	668	201	846	0	0	0	0	189	792	0	0
1630	249	992	369	1127	141	588	130	534	165	655	197	872	0	0	0	0	234	844	0	0
1645	224	970	318	1241	133	564	118	511	197	702	178	794	0	0	0	0	200	844	0	0
1700	209	929	299	1295	129	537	120	489	150	693	189	765	0	0	0	0	201	824	0	0
1715	245	927	276	1262	135	538	105	473	109	621	164	728	0	0	0	0	229	864	0	0
1730	195	873	290	1183	139	536	124	467	116	572	154	685	0	0	0	0	186	816	0	0
1745	229	878	262	1127	128	531	98	447	99	474	166	673	0	0	0	0	209	825	0	0

1800	190	859	268	1096	102	504	93	420	101	425	139	623	0	0	0	0	168	792	0	0
1815	210	824	259	1079	112	481	69	384	107	423	125	584	0	0	0	0	164	727	0	0
1830	200	829	249	1038	94	436	63	323	74	381	105	535	0	0	0	0	142	683	0	0
1845	188	788	193	969	89	397	48	273	99	381	113	482	0	0	0	0	117	591	0	0
1900	172	770	181	882	94	389	58	238	83	363	75	418	0	0	0	0	134	557	0	0
1915	170	730	155	778	78	355	52	221	70	326	84	377	0	0	0	0	115	508	0	0
1930	165	695	147	676	56	317	65	223	74	326	72	344	0	0	0	0	92	458	0	0
1945	156	663	123	606	83	311	47	222	62	289	63	294	0	0	0	0	103	444	0	0
2000	133	624	126	551	53	270	44	208	62	268	63	282	0	0	0	0	82	392	0	0
2015	127	581	131	527	56	248	38	194	76	274	72	270	0	0	0	0	78	355	0	0
2030	125	541	93	473	57	249	55	184	56	256	49	247	0	0	0	0	86	349	0	0
2045	108	493	109	459	46	212	51	188	58	252	60	244	0	0	0	0	69	315	0	0
2100	124	484	101	434	52	211	46	190	40	230	30	211	0	0	0	0	68	301	0	0
2115	96	453	91	394	48	203	26	178	53	207	57	196	0	0	0	0	59	282	0	0
2130	89	417	103	404	47	193	32	155	35	186	26	173	0	0	0	0	58	254	0	0
2145	90	399	72	367	31	178	36	140	38	166	36	149	0	0	0	0	50	235	0	0
2200	94	369	86	352	33	159	22	116	43	169	32	151	0	0	0	0	50	217	0	0
2215	72	345	61	322	24	135	26	116	35	151	30	124	0	0	0	0	50	208	0	0
2230	68	324	60	279	19	107	25	109	25	141	34	132	0	0	0	0	48	198	0	0
2245	72	306	56	263	20	96	20	93	29	132	14	110	0	0	0	0	40	188	0	0
2300	55	267	46	223	17	80	14	85	24	113	14	92	0	0	0	0	42	180	0	0
2315	43	238	56	218	18	74	9	68	27	105	22	84	0	0	0	0	22	152	0	0
2330	47	217	38	196	13	68	12	55	20	100	44	94	0	0	0	0	20	124	0	0
2345	40	185	24	164	8	56	33	68	19	90	26	106	0	0	0	0	26	110	0	0
TOTAL	12,688	50,263	11,145	44,086	7,163	28,503	6,289	24,921	7,434	29,530	6,322	24,903	0	0	0	0	8,973	35,589	0	0
AM		639		454		467		316		379		341		0		0		428		0
NOON		1,135		834		635		648		809		441		0		0		797		0
PM		1,048		1,295		611		589		702		872		0		0		864		0
EVEN		624		551		270		208		274		282		0		0		392		0

** east of San Francisco Zoo parking entrance

APPLICATION FOR Environmental Evaluation

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: San Francisco Public Works	
PROPERTY OWNER'S ADDRESS: 30 Van Ness Avenue, 5th Floor San Francisco, CA 94102	TELEPHONE: (415) 558-4582
	EMAIL: oscar.gee@sfdpw.org

APPLICANT'S NAME, COMPANY/ORGANIZATION (IF APPLICABLE): Oscar Gee, Project Manager, SF Public Works Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 30 Van Ness Avenue, 5th Floor San Francisco, CA 94102	TELEPHONE: (415) 558-4582
	EMAIL: oscar.gee@sfdpw.org

CONTACT FOR PROJECT INFORMATION: Maureen Zogg, Regulatory Affairs, SF Public Works Same as Above <input type="checkbox"/>	
ADDRESS: 30 Van Ness Avenue, 5th Floor San Francisco, CA 94102	TELEPHONE: (415) 558-4064
	EMAIL: maureen.zogg@sfdpw.org

2. Location and Classification

STREET ADDRESS OF PROJECT: Great Highway Reroute	ZIP CODE: 94116
CROSS STREETS: Sloat Boulevard to Skyline Boulevard	

ASSESSORS BLOCK/LOT: N/A / N/A	LOT DIMENSIONS: N/A	LOT AREA (SQ FT): N/A	ZONING DISTRICT: N/A	HEIGHT/BULK DISTRICT: N/A
COMMUNITY PLAN AREA (IF ANY):				

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify: lane narrowing	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Highway	
		PROPOSED USE: Highway	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
Retail				
Office				
Industrial				
PDR Production, Distribution, & Repair				
Parking				
Other ()				
Other ()				
Other ()				
TOTAL GSF				
Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. THIS SECTION MUST BE COMPLETED.				

The above project summary table is not applicable to this project. Please see attached project description for additional details.

5. Environmental Evaluation Project Information

1. Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district? ☐ YES ☒ NO

If yes, submit the *Supplemental Information for Historic Resource Evaluation* application.

2. Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district? ☐ YES ☒ NO

If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with Preservation Planning staff.

3. Would the project result in excavation or soil disturbance/modification? ☒ YES ☐ NO

If yes, please provide the following:

Depth of excavation/disturbance below grade (in feet): 2 feet

Area of excavation/disturbance (in square feet): 19,125 square feet

Amount of excavation (in cubic yards): 1,420 cubic yards

Type of foundation to be used (if known) and/or other information regarding excavation or soil disturbance modification:

The roadway foundation: 12" aggregate sub-base under 9" concrete base under 3" surface asphalt. New signage, catch basins and culverts to connect with existing sewer main. Maximum depth of excavation will be 7.5 feet.

Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

- The project involves a lot split located on a slope equal to or greater than 20 percent.
- The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either
 - excavation of 50 or more cubic yards of soil, or
 - building expansion greater than 1,000 square feet outside of the existing building footprint.

A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

4. Would the project involve any of the following: (1) construction of a new building, (2) relocation of an existing building, (3) addition of a new dwelling unit, (4) addition of a garage or parking space, (5) addition of 20 percent or more of an existing building's gross floor area, or (6) paving or repaving of 200 or more square feet of an existing building's front setback? ☐ YES ☒ NO

If yes, please submit a *Tree Planting and Protection Checklist*.

5. Would the project result in any construction over 40 feet in height?

☐ YES ☒ NO

If yes, please submit a *Shadow Analysis Application*. This application should be filed at the PIC and should not be included with the Environmental Evaluation Application. (If the project already underwent Preliminary Project Assessment, this application may not be needed. Please refer to the shadow discussion in the PPA letter.)

6. Would the project result in a construction of a structure 80 feet or higher?

☐ YES ☒ NO

If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, please refer to the wind discussion in the PPA letter.)

7. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?

☐ YES ☒ NO

If yes, please submit a Phase I Environmental Site Assessment (ESA) prepared by a qualified consultant. If the project is subject to Health Code Article 22A, Planning staff will refer the project sponsor to the Department of Public Health for enrollment in DPH's Maher program.

8. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?

☐ YES ☒ NO

If yes, please describe.

9. Is the project related to a larger project, series of projects, or program?

☐ YES ☒ NO

If yes, please describe.

Estimated Construction Costs

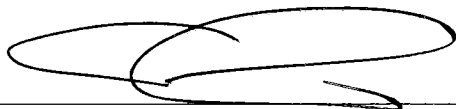
TYPE OF APPLICATION: Environmental Evaluation	
OCCUPANCY CLASSIFICATION: N/A	
BUILDING TYPE: Highway	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: N/A	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$2,637,700	
ESTIMATE PREPARED BY: Oscar Gee, Project Manager, SF Public Works	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____



Date: _____

8/10/16

Print name, and indicate whether owner, or authorized agent:

Oscar Gee

Owner / Authorized Agent (circle one)

Environmental Evaluation Application Submittal Checklist

APPLICATION MATERIALS	PROVIDED	NOT APPLICABLE
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	<input checked="" type="checkbox"/>	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	<input checked="" type="checkbox"/>	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically. (e.g., geotechnical report)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	<input checked="" type="checkbox"/>	
Check payable to San Francisco Planning Department.	<input checked="" type="checkbox"/> Note: Pay by Journal Entry	
Letter of authorization for agent.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Supplemental Information for Historic Resource Evaluation</i> , as indicated in Part 5 Question 1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two (2) hard copies of the <i>Historic Resource Evaluation</i> , as indicated in Part 5 Question 2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical report, as indicated in Part 5 Question 3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Planting and Protection Checklist</i> , as indicated in Part 5 Question 4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 5 Question 7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



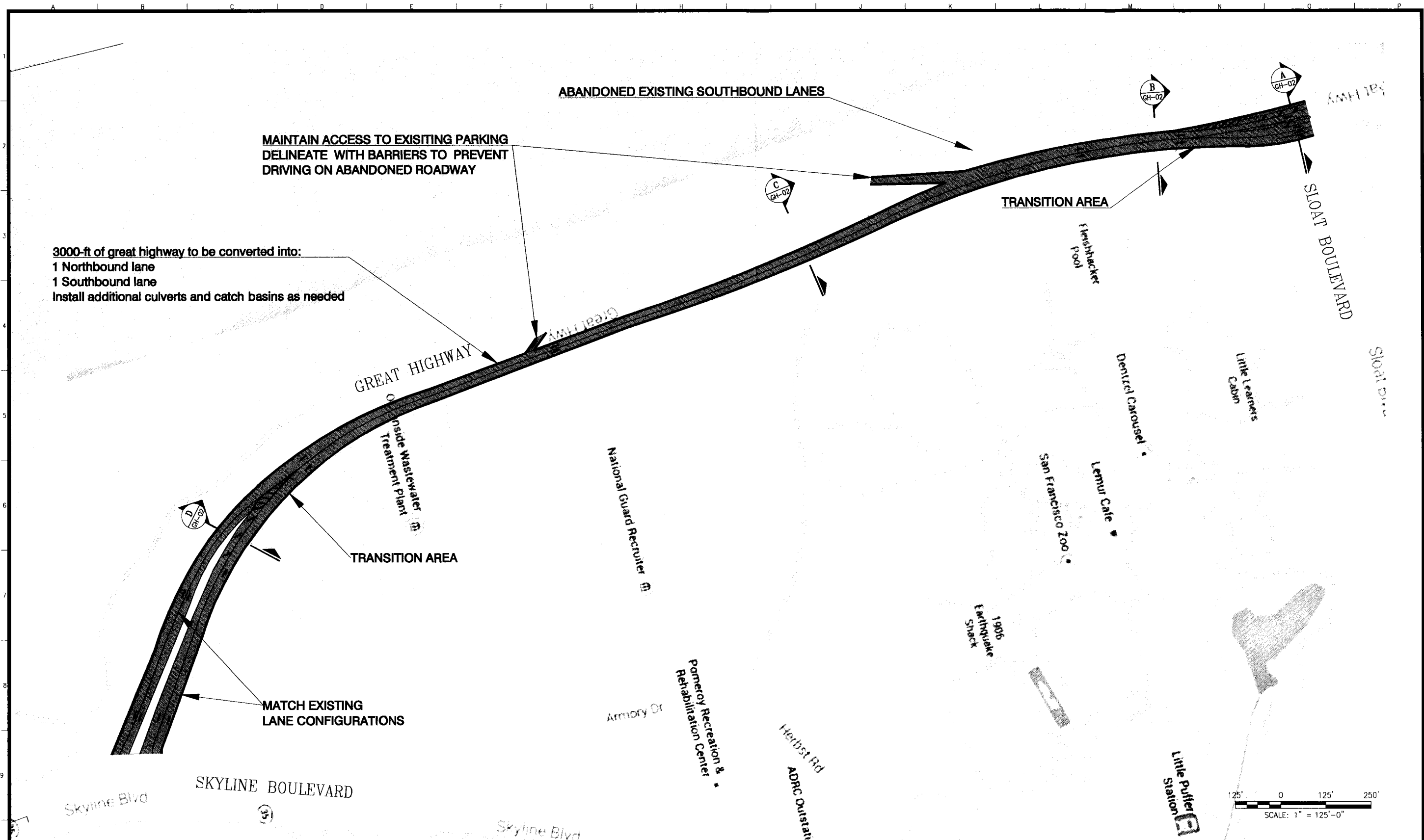
FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department



Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

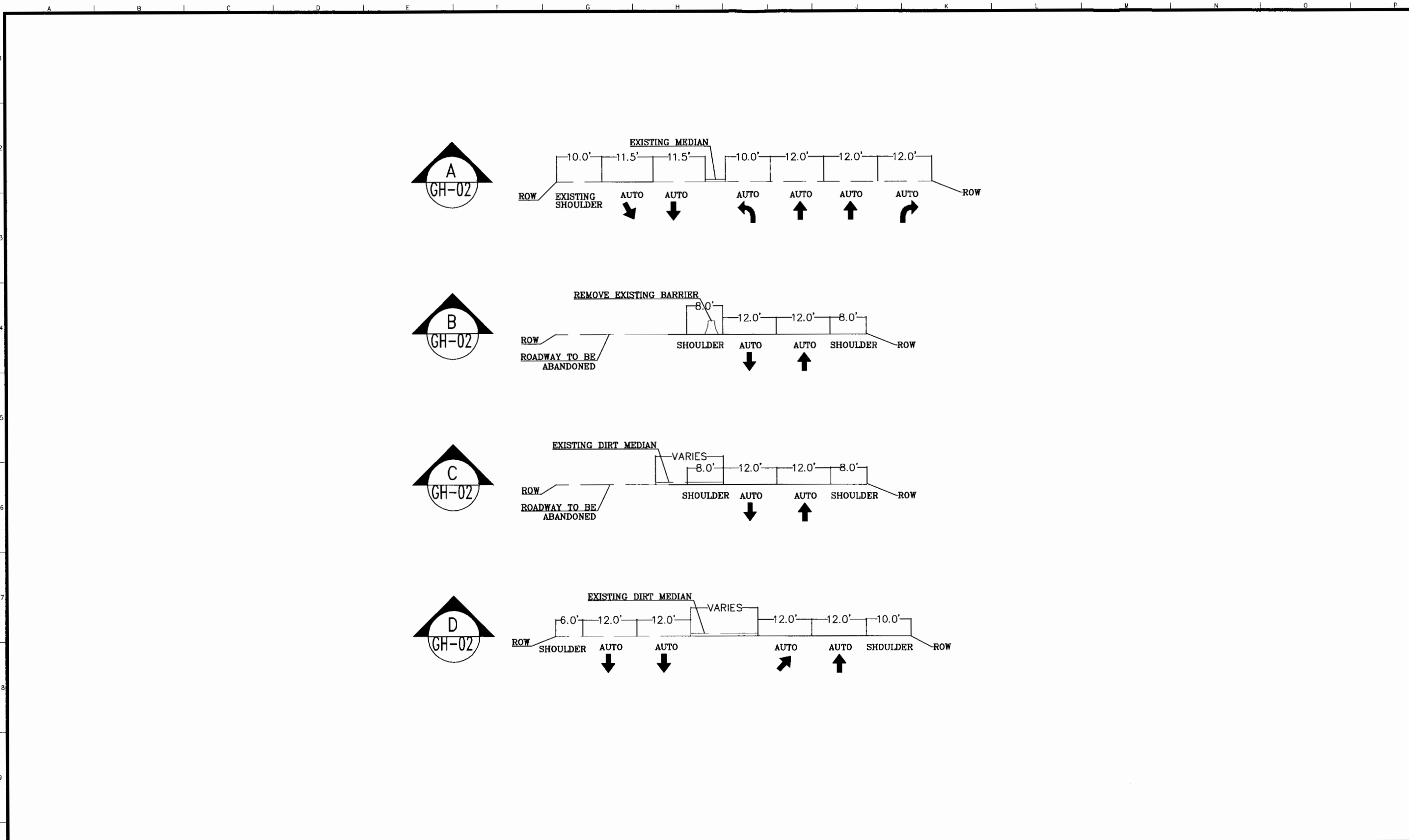
Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479



TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



NO.		DATE	DESCRIPTION	BY	APP.
THIS DRAWING WAS LAST MODIFIED: 07/01/16 16:59, BY: eqquino2					
REFERENCE INFORMATION & FILE NO. OF SURVEYS					
			DESIGN & ENGINEERING PUBLIC WORKS CITY & COUNTY OF SAN FRANCISCO 30 VAN NESS AVENUE, 5TH FLOOR SAN FRANCISCO, CA 94102 - 8028		
Section Mgr:			Date:		
Deputy Division Mgr: FERNANDO CISNEROS					
Division Mgr: PATRICK RIVERA					
DESIGNED: DATE:			DRAWN: DATE:		
CHECKED: DATE:					
SCALE:			SHEET OF SHEETS		
GREAT HIGHWAY REROUTE PROJECT			GREAT HIGHWAY FROM SKYLINE BOULEVARD TO SLOAT BOULEVARD		
CONTRACT NO.			DRAWING NO. GH-01		
FILE NO.			REV. NO.		

Drawing Path: C:\Users\eqquino2\Desktop\2410\GREAT HIGHWAY REROUTE.dwg, Login: eqquino2
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Model Units: Feet
Measurement Units are English
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X-base.dwg
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NO.		DATE	DESCRIPTION	BY	APP.
THIS DRAWING WAS LAST MODIFIED: 07/01/16 16:59, BY: equino2					
REFERENCE INFORMATION & FILE NO. OF SURVEYS					
					
					
DESIGN & ENGINEERING PUBLIC WORKS CITY & COUNTY OF SAN FRANCISCO 30 VAN NESS AVENUE, 6TH FLOOR SAN FRANCISCO, CA 94102 - 6028					
Section Mgr: _____ Date: _____					
Deputy Division Mgr: FERNANDO CISNEROS					
Division Mgr: PATRICK RIVERA					
DESIGNED: DATE: _____					
DRAWN: DATE: _____					
CHECKED: DATE: _____					
SCALE: NOT TO SCALE					
SHEET OF SHEETS					
GREAT HIGHWAY REROUTE PROJECT					
GREAT HIGHWAY FROM SKYLINE BOULEVARD TO SLOAT BOULEVARD					
CONTRACT NO.					
DRAWING NO. GH-02					
FILE NO.					
REV. NO.					

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