

## SFMTA - TASC SUMMARY SHEET

<p><b>PreStaff_Date:</b> 2/3/2021</p> <p><b>Requested_by:</b> SFPW-BSM <i>NW</i></p> <p><b>Handled:</b> Norman Wong 701-4600</p> <p><b>Section Head :</b> Bryant Woo <i>BW</i></p>	<p><input type="checkbox"/> <b>Public Hearing Consent</b></p> <p><input checked="" type="checkbox"/> <b>Public Hearing Regular</b></p> <p><input type="checkbox"/> <b>Informational / Other</b> PH - Regular</p>	<p><b>No objections:</b> _____</p> <p><b>Item Held:</b> _____</p> <p><b>Other:</b> _____</p>
<p><b>Location:</b> Stevenson Street, west of 3rd Street</p>		
<p><b>Subject:</b> Speed Table</p>		
<p><b>PROPOSAL / REQUEST:</b>          ESTABLISH – SPEED TABLE          Stevenson Street, mid-block between 3rd Street and western terminus of Stevenson Street</p> <p>(Supervisor District 6)          Norman Wong, norman.wong@sfmta.com</p> <p>The 706 Mission Street development project is constructing new street and sidewalk improvements along both sides of the Stevenson Street between 3rd Street and the western terminus of Stevenson Street by the Four Seasons hotel driveway. These improvements include the proposed speed table on Stevenson Street, west of 3rd Street.</p>		
<p><b>BACKGROUND INFORMATION / COMMENTS</b></p>		
<p><b>HEARING NOTIFICATION AND PROCESSING NOTES:</b></p>	<p><b>ENVIRONMENTAL CLEARANCE BY:</b>  <input type="checkbox"/> SFMTA <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Pending</p>	

706 MISSION STREET CO LLC  
735 Market Street, Suite 302  
San Francisco, CA 94103

January 5, 2018

**VIA HAND DELIVERY**

Mr. Mohammed Nuru, Director  
City and County of San Francisco Department of Public Works  
1155 Market Street, 3<sup>rd</sup> Floor  
San Francisco, California 94103

**RE: Application for Major Encroachment Permit  
Stevenson Street, West of Third Street, San Francisco, California 94103  
Assessor's Block 3706 / Adjacent Lot Nos. 061, 062, 064, 278, 074, 275, 276, 127 - 274**

Dear Mr. Nuru:

As project sponsor of the existing Stevenson Street improvements under prior DPW Order No. 172,788, Street Use Permit 98IE-134 and Street Improvement Permit No. 00IE-088 (the "Project"), located at Stevenson Street West of Third Street, Block 3706 adjacent to the above listed Lots (the "Property"), by this letter we request approval of a Major Encroachment Permit ("MEP") for the construction of new street and sidewalk improvements along both sides of the existing street and sidewalks including repaving, landscaping, public art, and lighting. Included with this MEP application is a General Plan Referral application.

Public Works Code Section 786.6 authorizes the Director of Public Works to forward to the Board of Supervisors a recommendation for approval, disapproval or modification, including applicable conditions, of an application for a revocable permit (Major Encroachment Permit, or MEP) for an encroachment of a public street or place. Here, approval of an MEP is sought for improvements to an existing publicly-accessible street and sidewalks, which will provide necessary repairs and improvements to the existing street, sidewalks, and associated streetscape elements including lighting, landscaping, and public art along both sides of the existing Stevenson Street and turnaround.

Six sets of plans showing the design, location and nature of the encroachment and proposed improvements are enclosed.

Approval of the MEP is warranted because the proposed improvements are improvement modifications to the existing Street Use and Improvement Permits listed

above, and since approval of the MEP to construct the proposed improvements will provide a unique and improved, exceptional public amenity to be enjoyed by the immediate neighborhood, businesses, cultural institutions, residents and visitors. We request you approve this MEP application and allow this proposal to proceed.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristin Gonsar', written in a cursive style.

Kristin Gonsar  
706 Mission Street Co LLC

Enclosures

Cc: Tony Sanchez-Corea III, ARS  
Nick Elsner, ARS



## NOTE TO THE ENVIRONMENTAL FILE

*Note to File Date:* February 23, 2021  
*Case No.:* 2008.1084E  
*Project Title:* 706 Mission Street, The Mexican Museum and Residential Tower Project, Stevenson Street Streetscape Improvements  
*Zoning:* C-3-R (Downtown - Retail) Use District  
400-I Height and Bulk District  
*Block/Lot:* 3706/123  
*Project Sponsor:* Kristin Gonsar, 706 Mission Street Co. LLC,  
[kgonsar@706missionco.com](mailto:kgonsar@706missionco.com) or (415) 593-1288  
*Staff Contact:* Debra Dwyer, Principal Environmental Planner  
[Debra.Dwyer@sfgov.org](mailto:Debra.Dwyer@sfgov.org) or (628) 652-7576

### Approved Project

This Note to the Environmental File addresses the environmental impacts that could result from implementation of design modifications to a proposed project at 706 Mission Street. The previous design of the proposed project consisted of a new 510-foot-tall tower connected to the existing and adjacent 144-foot-tall Aronson Building. The approved project included streetscape improvements along Mission and 3<sup>rd</sup> Streets.

The *706 Mission Street – The Mexican Museum and Residential Tower Project Final Environmental Impact Report (706 Mission Street FEIR)* concluded that the proposed project would result in significant and unavoidable impacts related to the topics of transportation and shadow. Impacts for all other topics analyzed in the *706 Mission Street FEIR*, were determined to be less than significant or less than significant with mitigation.

On March 21, 2013, the Planning Commission certified the *706 Mission Street FEIR* (San Francisco Planning Commission Motion 18829). Since the certification of the *706 Mission Street FEIR*, the project has undergone the following design modifications. In 2014, the chamfers at the northwest and southwest corners on the ground floor of the tower were removed and the ground floor of the tower is now rectangular. In 2014, an art screen was added to the south, west, and, north façades of the tower on Floors 2 through 4. The art screen would be 50 to 75 percent porous, and it would be flat and run parallel to the façades of the tower at a distance of approximately three feet from the façades. In 2019, the design of the art screen was modified to undulate in and out from the façades of the tower instead of being flat and parallel to the façades. These changes were reviewed by the Planning Department in 2019 and found not to alter the conclusions in the FEIR (See 2008.1084ENV-11).

## Modification to the Project

The project sponsor 706 Mission Street Co LLC proposes to implement streetscape improvements to Stevenson Street west of Third Street which were not previously proposed. The streetscape improvements include new paving with implementation of a speed table on Stevenson Street between Third Street and the entrance to the Jessie Square Garage, improvements to the vehicular turnaround plaza at the end of the street, street light fixtures, bollards, art, and landscaping including trees as shown in plans dated February 8, 2021.

The modified project consists of improvements to Stevenson Street between Third Street and the entrance to the Four Seasons garage at 757 – 765 Market Street. The project includes artwork, landscaping, and streetscape as specified here. Existing streetscape elements such as roadway hexagonal pavers, street lighting, sidewalk planters, signage, the traffic turnaround plaza, and localized removal of sidewalks, curb ramps, and pedestrian paving would be demolished. Existing artwork bollards, benches and a plaque would be removed and salvaged. The proposed improvements include the following artistic streetscape features: decorative 18-inch sidewalk band with inlaid flush poetry, metal bollards, custom streetlights with twisting bronze shroud, and street trees with custom tree grates. The vehicle turnaround plaza would include repaving and regrading, new curb cuts at the sidewalk, new landscaped border and plantings, new grass paver fire truck hammerhead extension, repaving and demarcation of pedestrian areas, new irrigation, relocated catch basins and storm drains, an illuminated handrail at the existing stair, and cladding for the existing monument sign. The improvements would also include directional and no parking signage. The garage ramp curb cut for the Jessie Square Garage would also be reconfigured including relocation of the existing fire hydrant the west side of the Jessie Square garage entrance to the east side. Following the construction of these elements, the street would be repaved and a speed table would be installed. In addition, the crosswalk at Third street would be restriped consistent with city specifications.

Construction of the changes are anticipated to take approximately 4 to 6 months. Construction would be phased such that use of the street and access to both the Jessie Square and Four Seasons garages would be maintained. The improvements are intended to better organize use of the turnaround area to the west of the Jessie Square garage entrance. Following the construction, the turnaround area would continue to be used for shared loading/unloading and short-term parking activities, similar to existing conditions.

The improvements require approval of a major encroachment permit from San Francisco Public Works.

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, “If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter.”

As demonstrated in this Note to the Environmental File, the Planning Department has determined that the modifications to the project on Stevenson Street would not cause a new significant impact or result in a substantial increase in the severity of the impacts identified in the EIR with implementation of measures identified in the EIR during construction of these improvements. Thus, no additional environmental review beyond the analysis in this note to the environmental file is required.

## Environmental Impacts from the Modified Project

Due to the scope of the proposed design modifications, no other topics besides transportation, cultural resources - archeology, and air quality as discussed in the *706 Mission Street FEIR* would be affected.

Stevenson Street is an east-west roadway that runs discontinuously between First Street and Tenth Street. In the vicinity of the project site, Stevenson Street runs one-way eastbound between Annie Street and Third Street, and two-way between Third Street and the passenger loading area for the Four Seasons Hotel and Residences (the Four Seasons) to the west (between Third and Fourth Streets). Stevenson Street provides primary access to the Jessie Square and Four Seasons Garages.

As described in the description of the modified project above, the installation of the improvements on Stevenson Street would be phased such that access to both the Jessie Square and Four Seasons garages would be maintained. During the approximately 4 to 6 months of construction, the project would be required to comply with the SFMTA's Blue Book regulations and San Francisco Public Works orders regarding regulations for excavation/construction in the public right-of-way. A Special Traffic Permit from the San Francisco Municipal Transportation Agency (SFMTA) would be required should the project not meet Blue Book regulations, which would address safety, access, and construction logistics. These requirements ensure that safety and access are maintained for all modes of transportation during construction.

With respect to operational transportation impacts, the proposed improvements would not alter the width of the public right-of-way, alter emergency access, or affect any transit operations or bicycle facilities. The short-term parking and passenger loading and unloading space at the existing turnaround plaza would be restored. Curb ramps, bollards, street trees, and street lighting would be installed pursuant to city specifications and meet Americans with Disabilities Act (ADA) requirements for accessibility, which would improve conditions for pedestrians. In addition, a speed table to reduce vehicle speeds would be implemented between the Jessie Square garage entrance and the intersection with Third Street. For the above reasons, the improvements would not result in hazardous transportation conditions and no significant transportation impacts would occur. In addition, the improvements were reviewed by the Transportation Advisory Staff Committee (TASC), which includes city staff from Public Works, the Fire Department, San Francisco Municipal Transportation Agency (SFMTA), and SFPUC without objection on February 11, 2021.

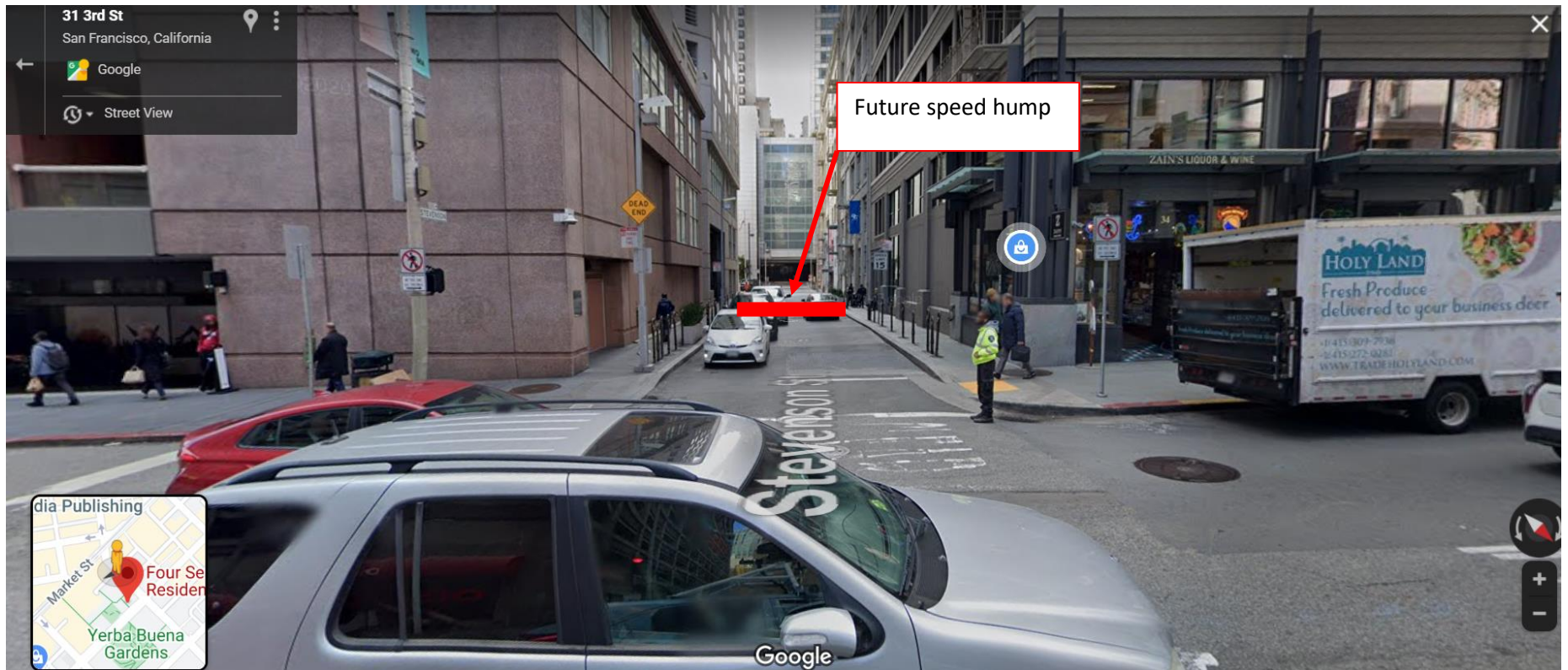
Construction of the proposed improvements would take approximately 4 to 6 months. The project site is within the Air Pollutant Exposure Zone and therefore, would be required to comply with mitigation measure M-AQ-3: Construction Emissions Minimization from the EIR to use low emission construction equipment. Measure M-AQ-3 as written is sufficient and applicable but would most easily be implemented if the project sponsor would use Tier 4 construction equipment. The measure allows for alternative measures subject to demonstrating a 65% reduction in diesel PM. This could be achieved simply by submitting a construction emissions minimization plan showing use of all Tier 4 equipment. With implementation of the mitigation measure no significant air quality impact would occur.

The improvements would result in excavation of approximately 55.5 cubic yards of material up to 4 feet deep, depending on the type of feature being installed. The improvements would be subject to mitigation measure M-CP-4: Accidental Discovery to reduce potential impacts to accidentally discovered buried or submerged

historical resources as defined in *CEQA Guidelines* Section 15064.5(a)(c). With this mitigation measure from the EIR, archeological impacts would be less than significant.

## **Conclusion**

Based on the foregoing discussion, the analysis and the conclusions in the *706 Mission Street FEIR* that was certified on March 21, 2013 remain valid, and no supplemental environmental review is required.



View of Stevenson west of 3<sup>rd</sup> St



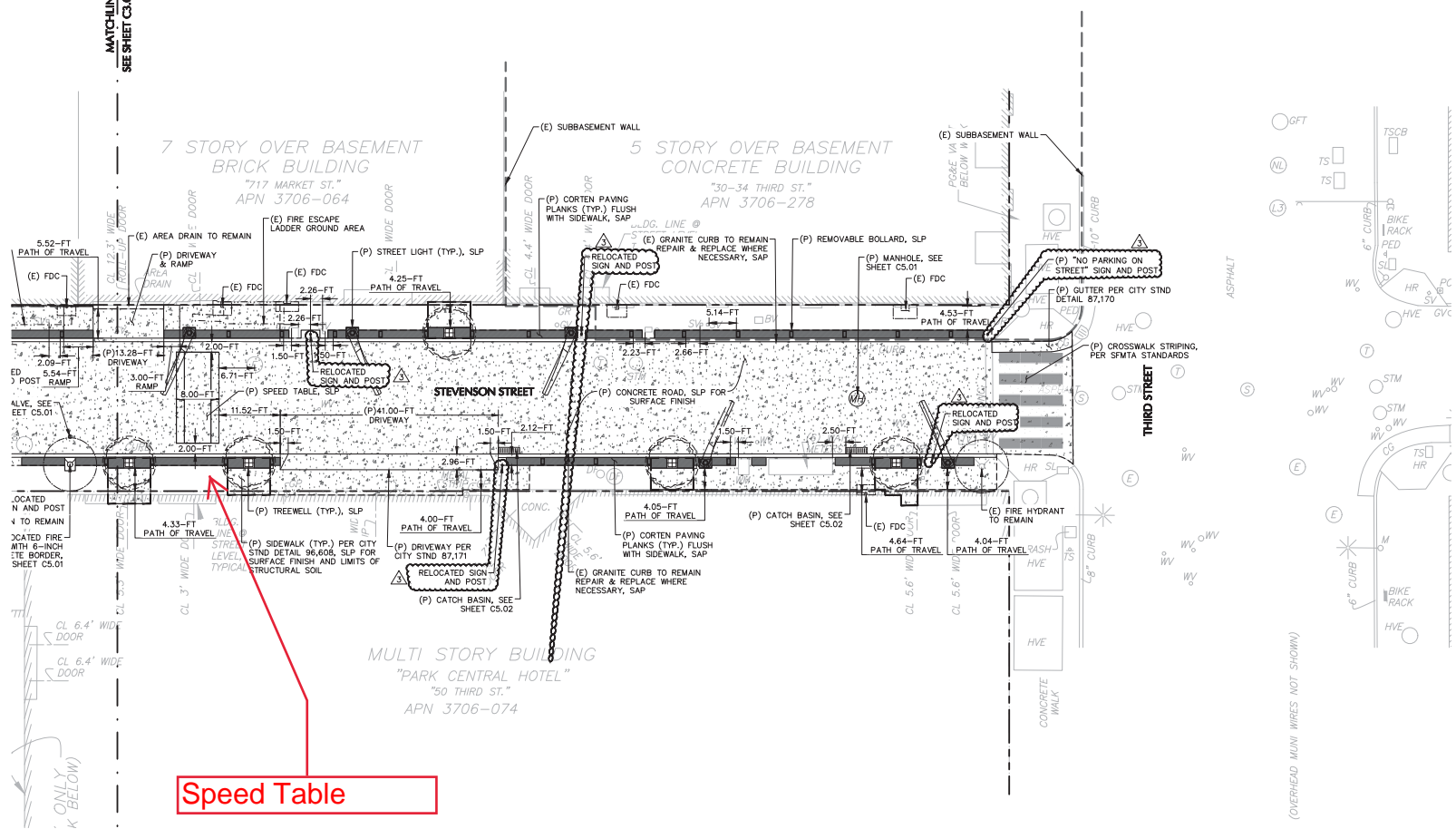
MATCHLINE  
SEE SHEET C3.01

7 STORY OVER BASEMENT  
BRICK BUILDING  
"717 MARKET ST."  
APN 3706-064

5 STORY OVER BASEMENT  
CONCRETE BUILDING  
"30-34 THIRD ST."  
APN 3706-278

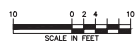
MULTI STORY BUILDING  
"PARK CENTRAL HOTEL"  
"50 THIRD ST."  
APN 3706-074

Speed Table



(OVERHEAD MUNI WIRES NOT SHOWN)

SITE PLAN - EAST  
SCALE 1" = 10'



LEGEND:

- PROPERTY LINE
- LIMIT OF WORK
- (E) SUBBASEMENT WALL
- (E) FIRE ESCAPE LADDER GROUND AREA
- (E) FDC 18-INCH CLEARANCE AND (E) FIRE HYDRANT 5-FT CLEARANCE
- (P) STREET TREE 5-FT CLEARANCE
- (P) FLUSH CURB

NOTE:

1. (E) UTILITY BOXES/VENTS TO MAINTAIN AT LEAST 6-INCH CONCRETE BORDER
2. SEE LANDSCAPE PLAN FOR (P) BOLLARD TYPE. PERMANENT STRUCTURES (LIGHT POLES, EMBEDDED BOLLARDS) ARE LOCATED AT LEAST 2-FT FROM THE OUTSIDE EDGE OF WATER/SEWER ASSETS PER SFPUC ASSET PROTECTION STANDARDS.
3. TEMPORARY STRUCTURES (SURFACE MOUNTED BOLLARDS) ARE LOCATED AT LEAST 18-INCH FROM THE OUTSIDE EDGE OF WATER/SEWER ASSETS PER SFPUC ASSET PROTECTION STANDARDS.
4. SMTA WILL RESTORE ALL STRIPING, COLOR CURB, AND SIDEWALK SIGN POSTS AT OWNER'S EXPENSE.

CIVIL ENGINEER  
LANCASH  
135 MAIN STREET, SUITE 1500  
SAN FRANCISCO, CA 94105  
(415) 955-5200

LANDSCAPE ARCHITECT  
CLIFF LOW ASSOCIATES  
1175 FOLSOM STREET  
SAN FRANCISCO, CA 94103  
(415) 431-0394

LANDSCAPE ARCHITECT  
MILDRED HOWARD  
3212 SAN PABLO AVENUE  
OAKLAND, CA 94608  
P: (510) 552-4148

STRUCTURAL ENGINEER  
STRAMBERG ENGINEERING  
1511 15TH STREET  
SAN FRANCISCO, CA 94103  
(415) 778-8726

LIGHTING DESIGNER  
MILLER DESIGN ARCHITECTURAL  
156 SOUTH PARK  
SAN FRANCISCO, CA 94107  
(415) 449-8532

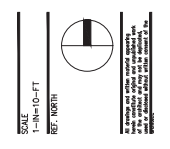
PROJECT DATA  
PROJECT: STEVENSON PLAZA  
ARTWORK BY: MILDRED HOWARD  
206 MARKET STREET  
SAN FRANCISCO, CA 94102  
APN: XXX-XX-XXXX

DATE: 10.10.17  
DATE SUBMITTAL DESIGN: J1/21  
DATE SUBMITTAL PERMIT DESIGN: J2/21  
DATE SUBMITTAL PERMIT DESIGN/REVISION: J2/21  
DATE SUBMITTAL PERMIT DESIGN/REVISION: J2/21

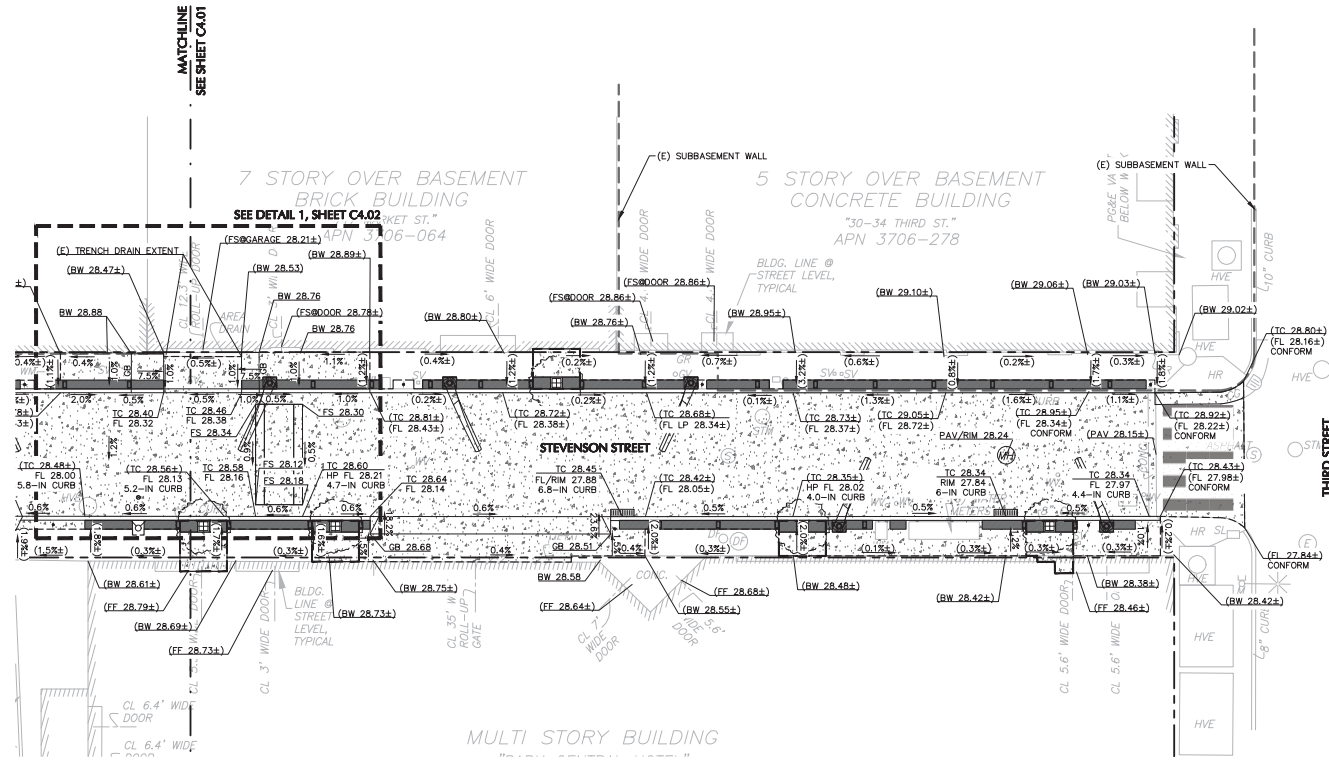
SCALE: 1" = 10'-FT  
REV: NORTH

SHEET: C3.02  
SHEET DESCRIPTION: SITE PLAN - EAST

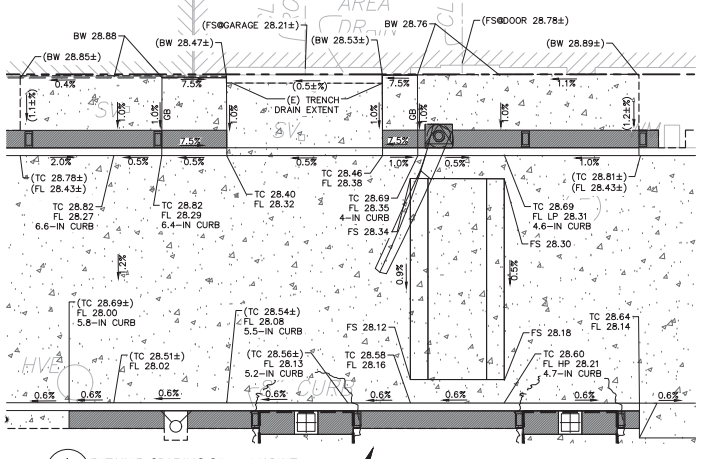
NOT FOR CONSTRUCTION



DATE: 10.10.17  
DATE SUBMITTAL DESIGN: J1/21  
DATE SUBMITTAL PERMIT DESIGN: J2/21  
DATE SUBMITTAL PERMIT DESIGN/REVISION: J2/21  
DATE SUBMITTAL PERMIT DESIGN/REVISION: J2/21



**GRADING PLAN - EAST**  
SCALE 1" = 10'



**1 DETAILED GRADING OF 717 MARKET**  
**C4.02 DRIVEWAY RAMP**  
SCALE 1" = 5'

- LEGEND:**
- PROPERTY LINE
  - LIMIT OF WORK
  - (E) SUBBASEMENT WALL
  - CONFORM TO (E) SPOT ELEVATION
  - (P) SPOT ELEVATION
- NOTE:**  
ALL EXISTING MANHOLE COVERS, UTILITY BOX COVERS, ETC TO BE ADJUSTED TO GRADE UNLESS OTHERWISE NOTED.

**CIVIL ENGINEER**  
LANCASHIRE ASSOCIATES  
1775 FOLSOM STREET, SUITE 1500  
SAN FRANCISCO, CA 94105  
(415) 955-5200

**LANDSCAPE ARCHITECT**  
CLIFF LOWE ASSOCIATES  
1775 FOLSOM STREET  
SAN FRANCISCO, CA 94103  
(415) 431-0394

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STRAMBERG ENGINEERING  
1511 15TH STREET  
SAN FRANCISCO, CA 94110  
(415) 776-8726

**LIGHTING DESIGNER**  
MULLER DESIGN ARCHITECTURAL  
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MILDRED HOWARD  
3712 SAN PABLO AVENUE  
OAKLAND, CA 94608  
P: (510) 652-4148

**PROJECT DATA**

**STEVENSON PLAZA**  
ARTWORK BY  
MILDRED HOWARD

706 MARKET STREET, SUITE 4102  
SAN FRANCISCO, CA 94102  
APN: 13XX-007-000X

NO.	DATE	DESCRIPTION	BY/CHKD
1	10.10.17	DATE SUBMITTAL DESIGN	JJ/ZJI
2	12.15.17	ENCROACHMENT PERMIT ISSUED	JJ/ZJI
3	02.22.19	ENCROACHMENT PERMIT RESUBMITTED	JJ/ZJI
4	03.22.19	ENCROACHMENT PERMIT ISSUED	JJ/ZJI
5	05.12.20	ENCROACHMENT PERMIT RESUBMITTED	JJ/ZJI



SCALE: 1" = 10'-FT  
REV: 10/17/17

DATE: 10/17/17

PROJECT: STEVENSON PLAZA

CLIENT: MILDRED HOWARD

**SHEET**  
**C4.02**  
GRADING PLAN - EAST

NOT FOR CONSTRUCTION

**Subject:** Fwd: FW: Stevenson Street - Site Plan Conflicts CAD/PDF and City Questions  
**From:** Hugh Hynes <hugh@proto-inc.com>  
**Date:** 5/28/2020, 1:13 PM  
**To:** hugh@proto-inc.com

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**From:** Law, Chad (FIR) [<mailto:chad.law@sfgov.org>]  
**Sent:** Thursday, May 30, 2019 9:08 AM  
**To:** Nick Elsner <[nick.elsner@arscode.com](mailto:nick.elsner@arscode.com)>  
**Subject:** RE: Stevenson Street - Site Plan Conflicts CAD/PDF and City Questions

Good Morning Nick,

Apologies for the delay. I thought we spoke on the phone about this project. The SFFD requires a 3' minimum clearance around FDC's and a 5' minimum clear circumference around Fire Hydrants. Since this is public right of way, would the proposed speed tables be presented at the SFMTA TASC meeting? Either way, the SFFD would not object to the proposed speed tables at Stevenson Alley. Please contact me if you have any questions.

Regards,

Chad

Captain Chad Law

San Francisco Fire Department  
Bureau of Fire Prevention & Investigation  
698 Second Street, Room 109  
San Francisco, CA 94107  
415-558-3300 (Main)  
415-558-3306 (Direct)  
415-558-3323 (Fax)

415-238-5319 (Cell)

[chad.law@sfgov.org](mailto:chad.law@sfgov.org)

## Wong, Norman

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**From:** Law, Chad (FIR) <chad.law@sfgov.org>  
**Sent:** Tuesday, October 6, 2020 3:51 PM  
**To:** Wong, Norman; Nick Elsner  
**Cc:** Tony Sanchez-Corea; Nick Cereghino; Kyle Thompson  
**Subject:** RE: Stevenson Major Encroachment (706 Mission)-TIME SENSITIVE!

Hi Norman and Nick,

The SFFD has no issues with the SFMTA Speed Table specs.

Thank you,

*Chad*

Captain Chad Law

San Francisco Fire Department  
Bureau of Fire Prevention & Investigation  
698 Second Street, Room 109  
San Francisco, CA 94107  
415-558-3300 (Main)  
415-554-8988 (Direct)  
415-554-8996 (Fax)

415-238-5319 (Cell)

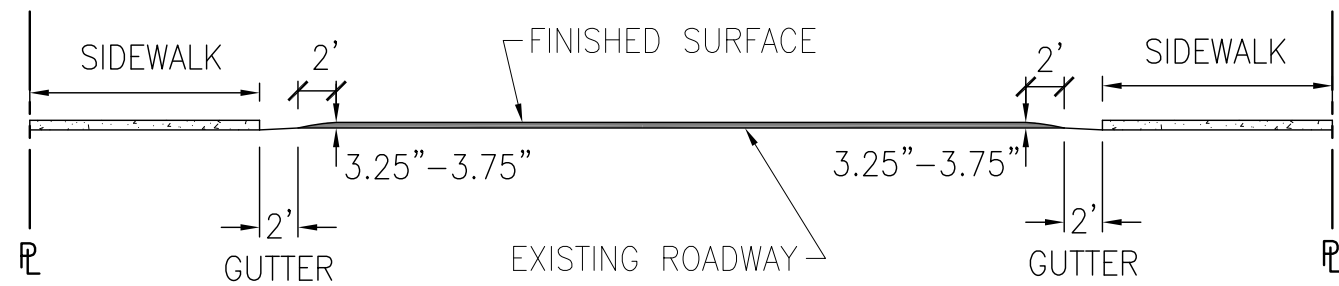
[chad.law@sfgov.org](mailto:chad.law@sfgov.org)



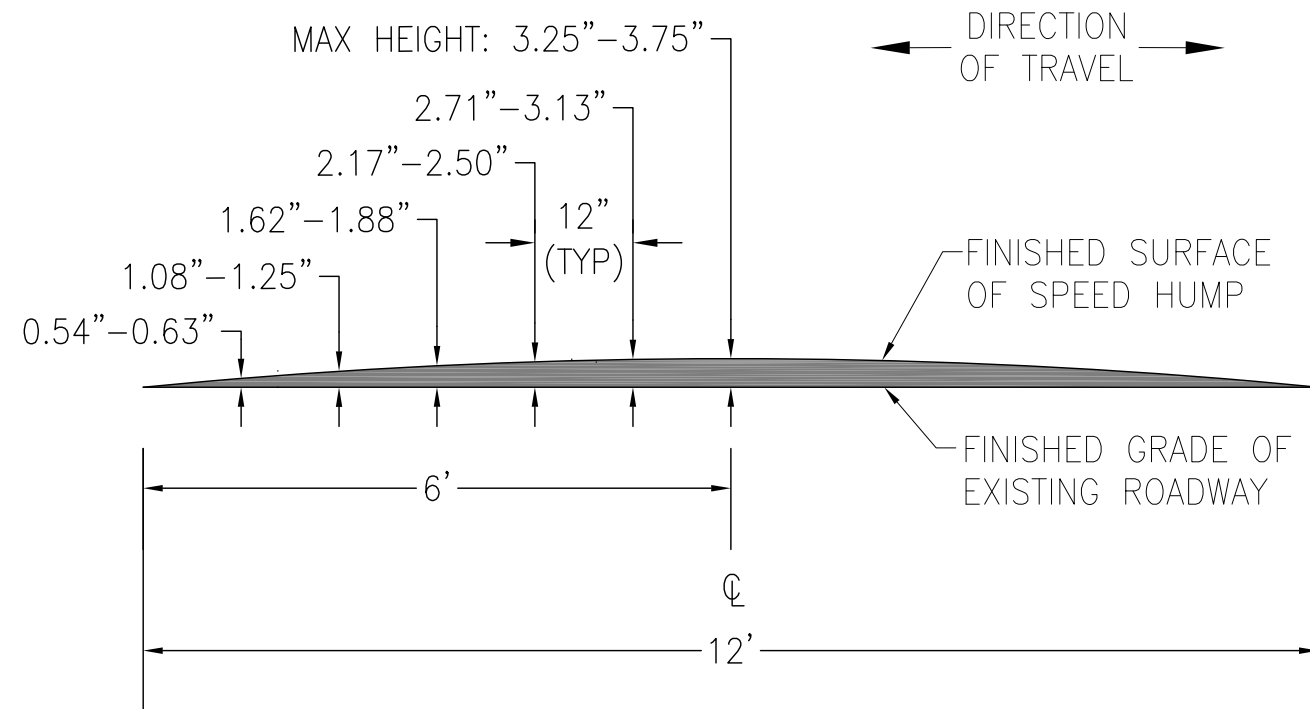
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**From:** Wong, Norman <Norman.Wong@sfmta.com>  
**Sent:** Tuesday, October 6, 2020 8:32 AM  
**To:** Nick Elsner <nick.elsner@arscode.com>; Law, Chad (FIR) <chad.law@sfgov.org>  
**Cc:** Tony Sanchez-Corea <tony@arscode.com>; Nick Cereghino <nick@arscode.com>; Kyle Thompson <kyle@arscode.com>  
**Subject:** RE: Stevenson Major Encroachment (706 Mission)-TIME SENSITIVE!



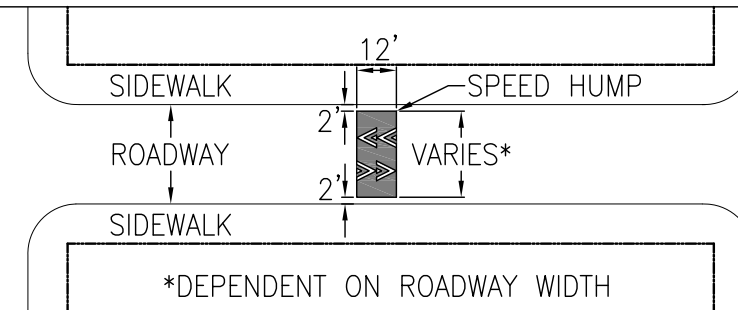
CROSS SECTION (FRONT VIEW)  
(NTS)



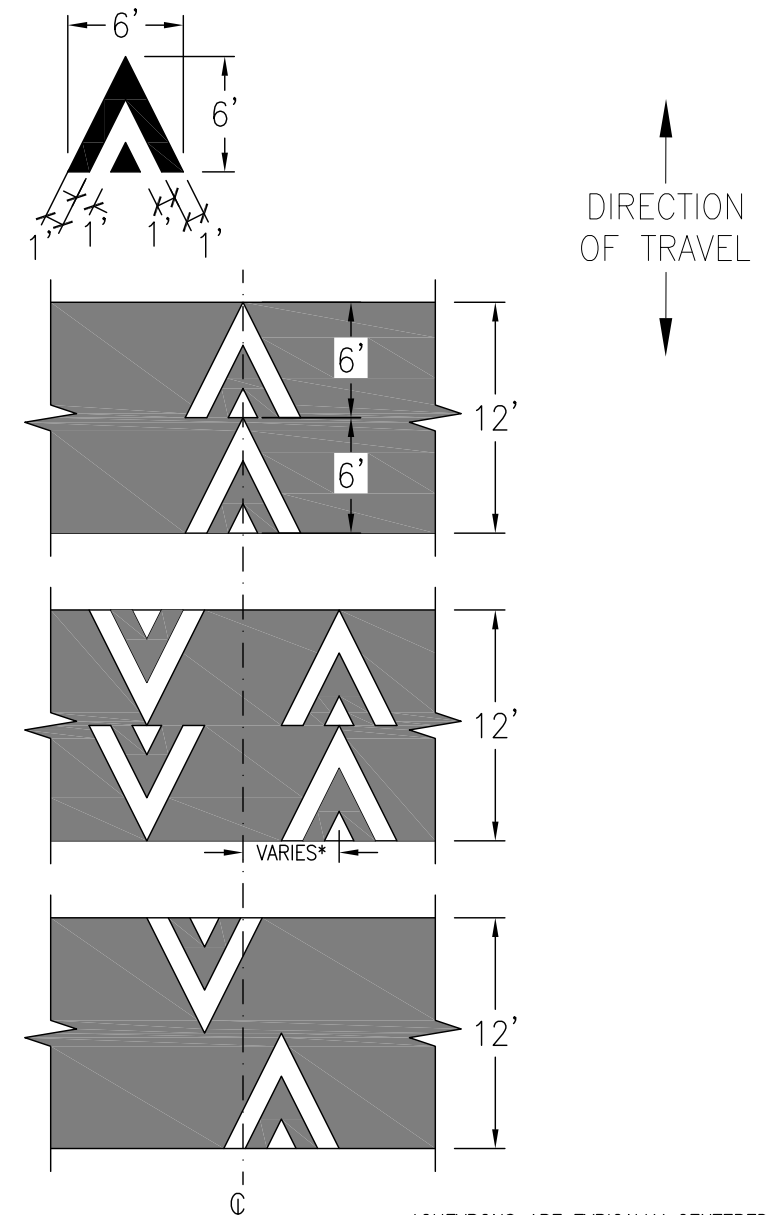
PROFILE SECTION (SIDE VIEW)  
(NTS)

NOTE: VERTICAL MEASUREMENTS SHOWN TO THE LEFT OF CENTERLINE ARE MIRRORED ON THE RIGHT HALF OF SPEED HUMP.

PLAN VIEW (TOP VIEW)  
(NTS)



WHITE CHEVRON DETAIL:



OPTION A:  
TYPICAL ONE-WAY STREET

OPTION B:  
TYPICAL TWO-WAY STREET

OPTION C:  
NARROW TWO-WAY STREET

STRIPING DETAIL  
(NTS)

\*CHEVRONS ARE TYPICALLY CENTERED ON THE APPROACHING LANE.

NO.	DATE	DESCRIPTION	BY	APP
1	07/01/17	MODIFY STRIPING DETAIL, VARIOUS REFORMATTING.	G.HO	M.SALLABERRY
2	10/07/18	REMOVED SCALE BARS	W.TABAJONDA	M.SALLABERRY
3	05/01/18	AMENDED DET. FOR VARIOUS HUMPS; REPLACED LEGEND W/'HUMP'	C.BECK	G.De LEON

TABLE OF REVISIONS  
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION



DRAWN:	A.GUBSER/P.LOUIE	DATE:	12/08/04
CHECKED:	M.VELASO	DATE:	12/08/04

APPROVED:	MANITO VELASCO	DATE:	12/08/04
CITY TRAFFIC ENGINEER			

SCALE:	NTS
SHEET/SHEETS:	1 OF 4

CONTRACT NO.	
DRAWING NO.	STR-7687
FILE NO.	
REV. NO.	3

FILE NAME: ---/---/---  
DATE: ---/---/---