

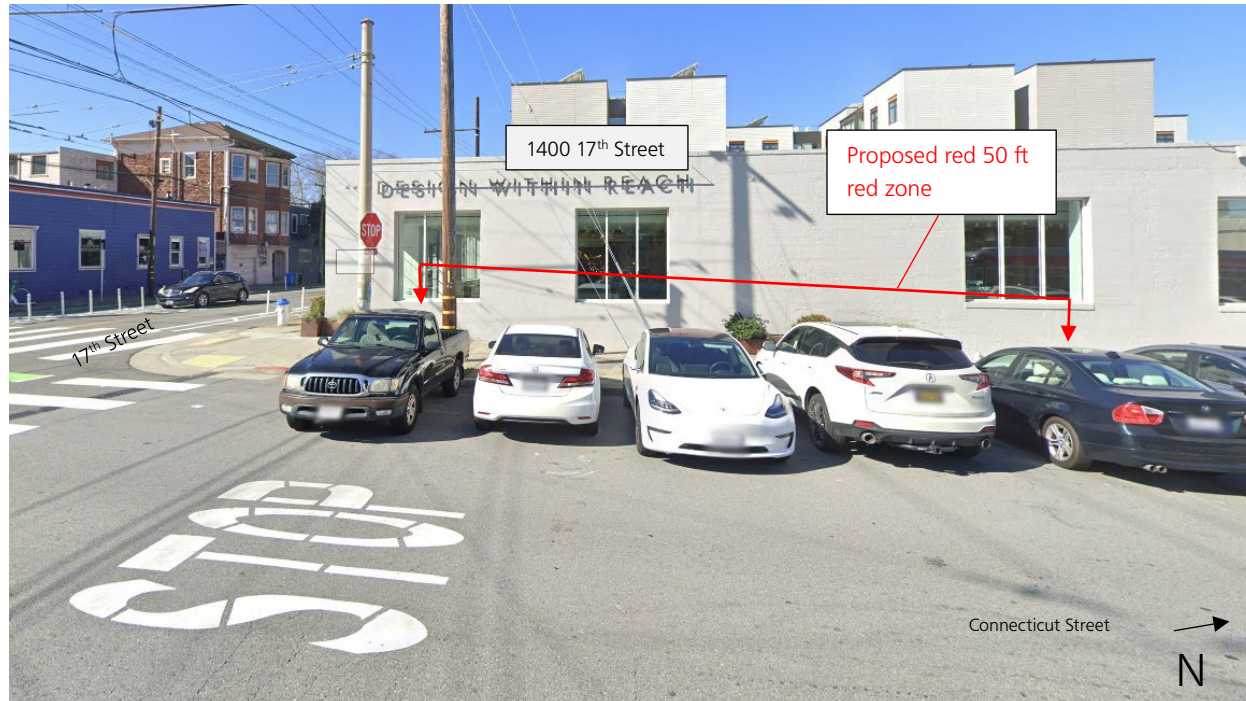
SFMTA - TASC SUMMARY SHEET

PreStaff_Date: 7/1/2025 Requested_by: SFPW-BSM Handled: Victoria Chong <i>VC NW</i> Section Head : Bryant Wong <i>BW</i>	<input type="checkbox"/> Public Hearing Consent <input checked="" type="checkbox"/> Public Hearing Regular <input type="checkbox"/> Informational / Other <small>PH - Regular</small>	No objections: _____ Item Held: _____ Other: _____
Location: Connecticut Street at 17th Street		
Subject: Red Zone		
PROPOSAL / REQUEST: ESTABLISH – RED ZONE SIDEWALK WIDENING Connecticut Street, west side from 17th Street to 50 feet northerly The parking legislation changes are due to the proposed 12-foot bulb out for 1400 17th Street.(Supervisor District 10) Victoria Chong, victoria.chong@sfmta.com		
BACKGROUND INFORMATION / COMMENTS		
HEARING NOTIFICATION AND PROCESSING NOTES:	ENVIRONMENTAL CLEARANCE BY: <input type="checkbox"/> SFMTA <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Pending	
CHECK IF PREPARING SEPARATE SFMTA BOARD CALENDAR ITEM FOR PROPOSAL: <input type="checkbox"/>		

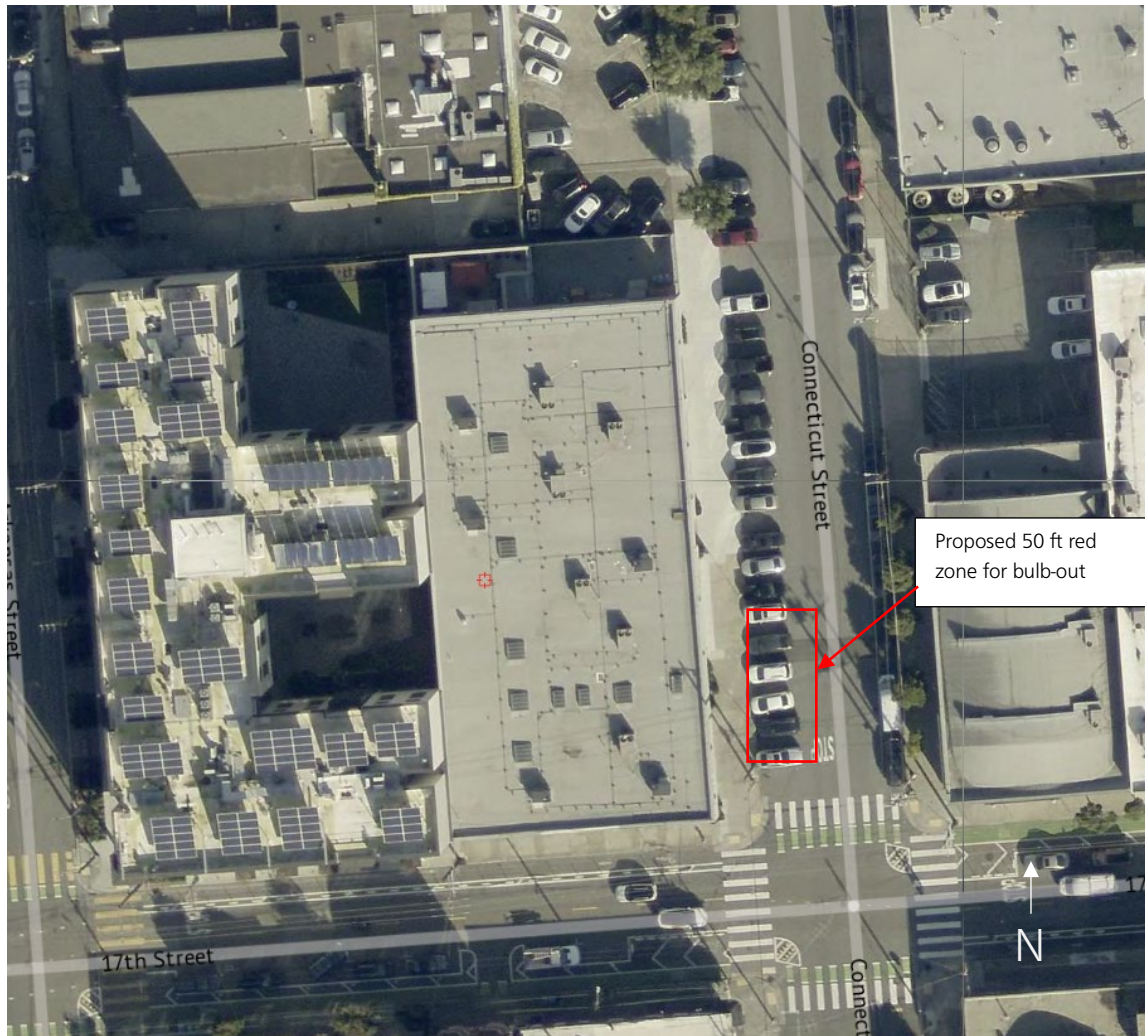
17th Street at Connecticut Street, looking north



Connecticut Street at 17th Street, looking west

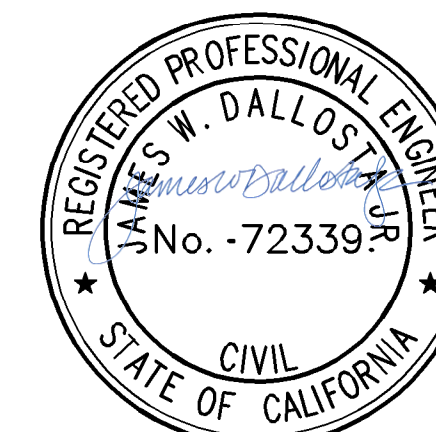


Aerial view of proposed 50 foot red zone on Connecticut Street

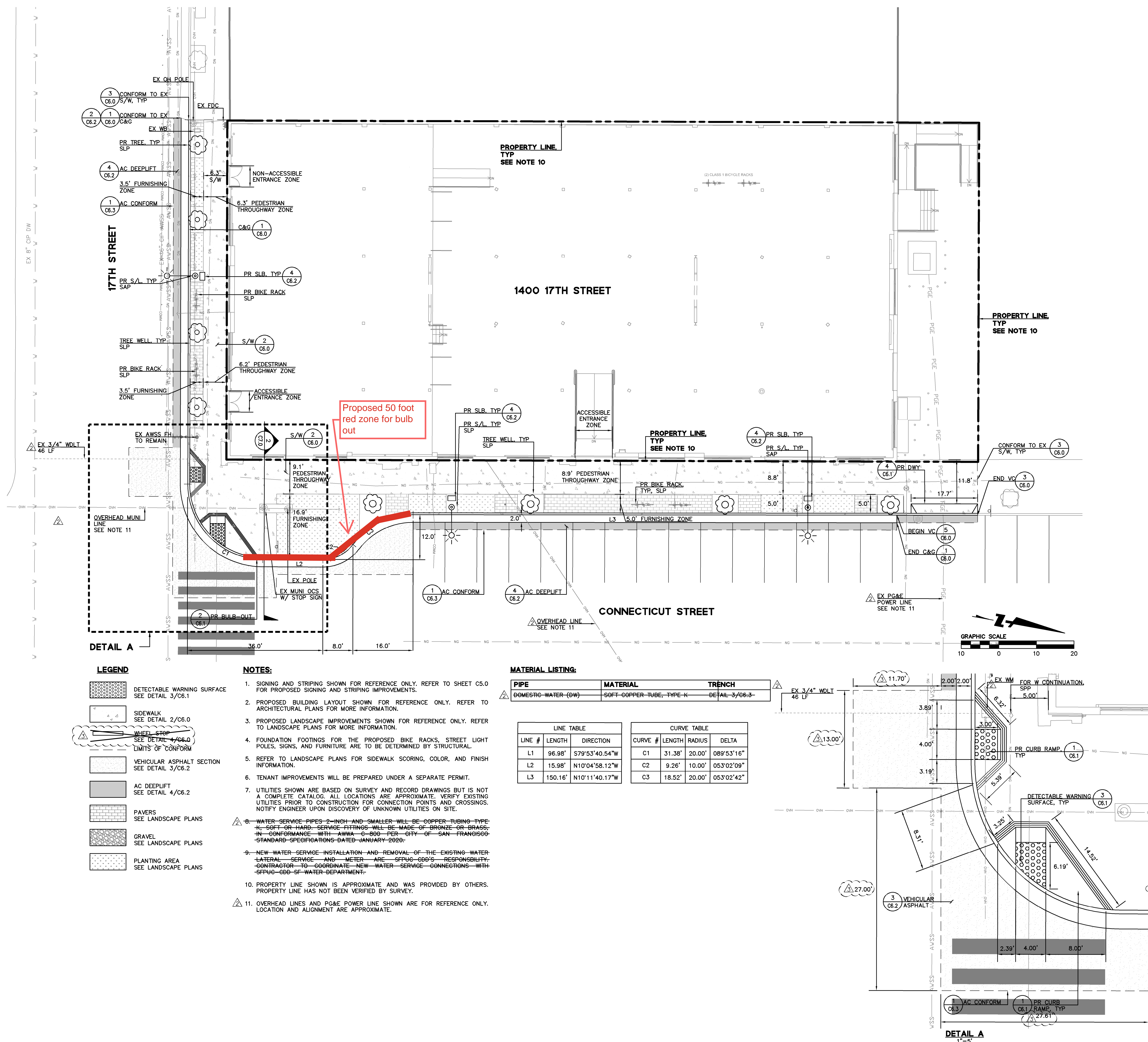


③	07.26.24	BSM Comment Response 1
②	05.03.23	SFPUC Comment Response 1
	03.06.23	Issue for Permit & Bid
	02.16.23	Issue for Landlord Review
NO.	DATE	ISSUE

BKF PROJECT NO. C20191671-11



C2.0



monu Apr 27, 2023 - 1:59pm \\Bkf-rc\data\2019\191671_West_Elm\ENG\EXHIBITS\Q Map\WE-QMAP.dwg

LEGEND

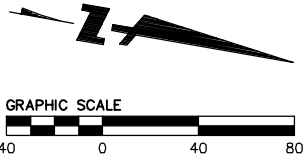
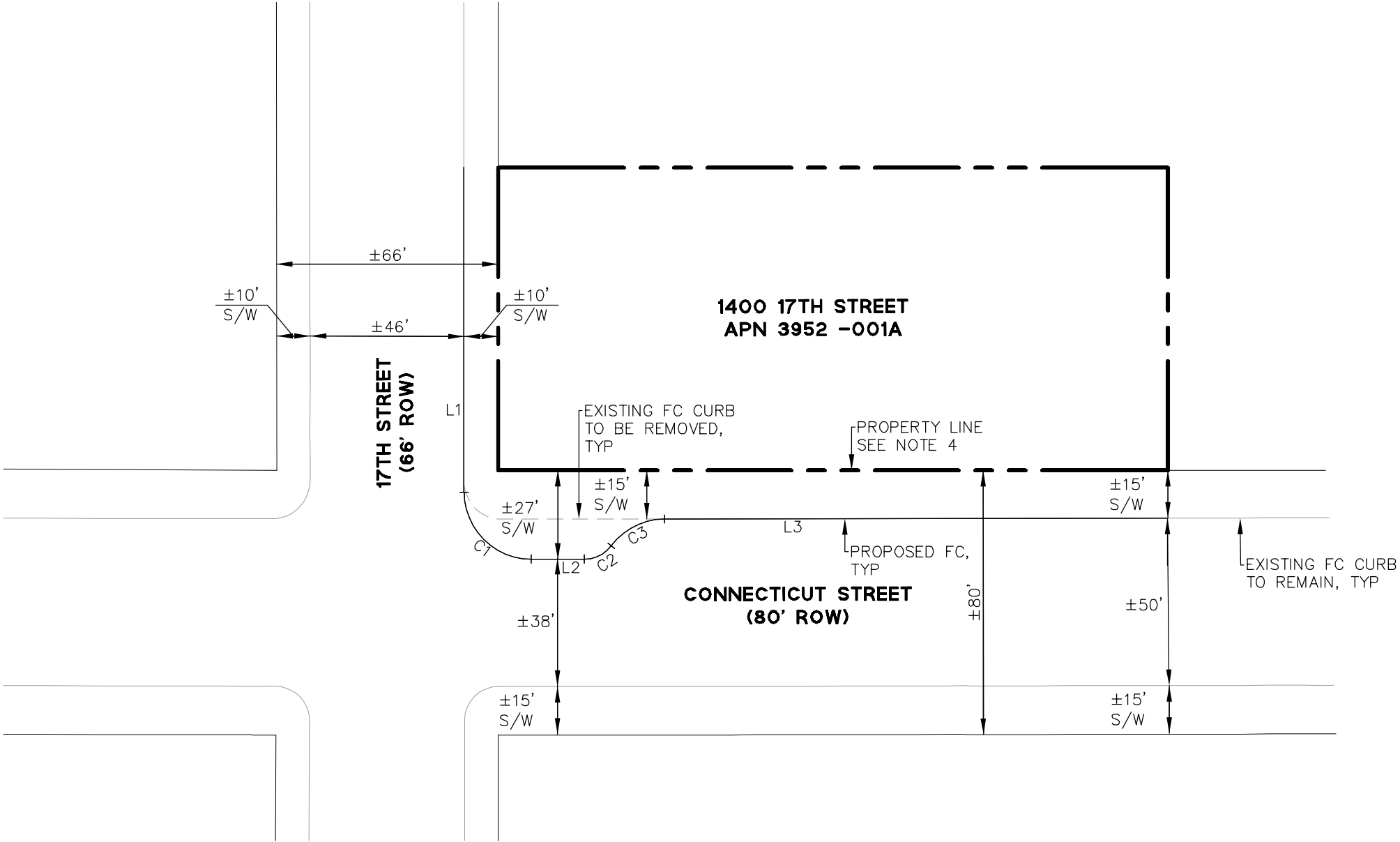
- PROPOSED CURB LINE
- EXISTING CURB LINE TO REMAIN
- EXISTING CURB LINE TO BE REMOVED
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE

NOTES:

1. PROPOSED CURB RAMPS PER CITY OF SAN FRANCISCO STANDARD DETAIL DRAWING RX-5.
2. PROPOSED DRIVEWAYS SHALL BE PER CITY OF SAN FRANCISCO STANDARD DETAIL DRAWING L-6964.I.
3. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
4. PROPERTY LINE SHOWN IS APPROXIMATE AND WAS PROVIDED BY OTHERS. PROPERTY LINE HAS NOT BEEN VERIFIED BY BKF SURVEY.
5. DIMENSIONS SHOWN ARE ROUNDED UP TO THE NEAREST FOOT AND MAY NOT BE REFLECTIVE OF IN-FIELD CONDITIONS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	96.98'	S79°53'40.54"W
L2	15.98'	N10°04'58.12"W
L3	150.16'	N10°11'40.17"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.38'	20.00'	089°53'16"
C2	9.26'	10.00'	053°02'09"
C3	18.52'	20.00'	053°02'42"



APPROVED:

KATHARINE S. ANDERSON, PLS 8499
CITY & COUNTY SURVEYOR

DATE

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

PROPOSED OFFICIAL SIDEWALK CHANGE FOR 1400 17TH STREET

FILE:

SHEET 1 OF 1

SCALE: 1"= 40'

REVISION

SFFD Approval

From: [Nick Cereghino](#)
To: [Wong, Norman](#); [Chong, Victoria](#)
Subject: FW: SFFD REVIEW: Critical Path: Sidewalk Legislation Status: 1400 17TH ST 23IE-00159: Combined RFI's
Date: Friday, January 17, 2025 11:10:54 AM

EXT

From: Flores, Ramon (FIR) <ramon.flores@sfgov.org>
Sent: Thursday, June 20, 2024 2:50 PM
To: Nick Cereghino <nick@arscode.com>
Subject: RE: SFFD REVIEW: Critical Path: Sidewalk Legislation Status: 1400 17TH ST 23IE-00159: Combined RFI's

Good afternoon,

The Fire Department has no objections to the revised proposal.

Thank you,

Captain Ramon Flores

San Francisco Fire Department
Bureau of Fire Prevention
698 2nd Street, Room 109
San Francisco, CA 94107
(415) 558-3375

From: Nick Cereghino <nick@arscode.com>
Sent: Friday, May 24, 2024 11:32 AM
To: Flores, Ramon (FIR) <ramon.flores@sfgov.org>
Cc: John Fogarty <john@arscode.com>; Tony Sanchez-Corea <tony@arscode.com>; Kyle Thompson <kyle@arscode.com>
Subject: SFFD REVIEW: Critical Path: Sidewalk Legislation Status: 1400 17TH ST 23IE-00159: Combined RFI's

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20745

HEARING DATE: JUNE 18, 2020

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2019-007111CUA
Project Address: 1400 17TH STREET
Zoning: UMU (Urban Mixed Use) Zoning District
48-X Height and Bulk District
Block/Lot: 3952/001A
Project Sponsor: Jim Abrams
J. Abrams Law, P.C.
One Maritime Plaza, Suite 1900
San Francisco, CA 94111
Property Owner: DonHermann, LLC, c/o Howard Properties
355 Hayes Street
San Francisco, CA 94102
Staff Contact: Xinyu Liang – (415) 575-9182
xinyu.liang@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 843.45 AND 843.46, TO ESTABLISH A FORMULA RETAIL USE (D.B.A. WEST ELM, A BRANCH OF WILLIAMS-SONOMA, INC.) IN A VACANT ONE-STORY BUILDING, LOCATED AT 1400 17TH STREET, LOT 001A IN ASSESSOR'S BLOCK 3952, WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND A 48-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 23, 2019, Jim Abrams of J. Abrams Law, P.C on behalf of DonHermann, LLC, c/o Howard Properties (hereinafter "Project Sponsor") filed Application No. 2019-007111CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail use (hereinafter "Project"), d.b.a. West Elm, a branch of Williams-Sonoma, Inc., at 1400 17th Street, Block 3952 Lot 001A (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as as a Common Sense Exemption per CEQA Guidelines Section 15061(b)(3);

On May 7, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-007111CUA and continued the Project to the public hearing to June 18, 2020.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-007111CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 Conditional Use Authorization as requested in Application No. 2019-007111CUA, 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 proposed project would authorize a 15,750 square-foot Formula Retail use (d.b.a. West Elm, a branch of Williams-Sonoma, Inc.) for furniture showroom and retail store in a vacant one-story building. The Project includes an interior renovation as well as exterior improvements including a green wall on 17th Street facade, new windows, a gate for the off-street customer loading area. The Project will also help improve the City's public realm by adding a large bulb out with sidewalk landscaping and street furniture at the northwest intersection of 17th and Connecticut Streets and providing new street trees and lighting on sidewalks. There will be no expansion of the existing building.
3. **Site Description and Present Use.** The Project Site, Lot 001A in Assessor's Block 3952, is located on the northwest intersection of 17th Street and Connecticut Street in the UMU Zoning District in the Showplace Square neighborhood. The Project Site has approximately 90-foot frontage along 17th Street and 200-foot frontage along Connecticut Street. The site is developed with a one-story 15,750 square foot building built in 1923. Currently, the existing building is vacant but was previously occupied by an Industrial use for California Casters.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning District in the Showplace Square/Potrero Hill Area Plan. The immediate context is mixed in character with residential, industrial, and entertainment use. The immediate neighborhood includes a four-story mixed-use development currently under construction to the west, a surface parking lot to the north, a Formula Retail store (d.b.a. Bath and Beyond) across Connecticut Street to the east, and one to three-story residential developments and a restaurant across 17th Street to the south. Other zoning districts in the vicinity of the project site include P (Public), RH-2 (Residential House, Two-Family), and RH-3 (Residential House, Three-Family) Zoning Districts.
5. **Public Outreach and Comments.** The Project Sponsor conducted a pre-application meeting on March 7, 2019. The Department has received two letters of supports from the Potrero Dogpatch Merchants Association (PDMA) and Friends of Jackson Park.



Know what's below.
Call before you dig.

17TH STREET

1400 17TH STREET

CONNECTICUT STREET

UNDESIGNATED PARALLEL
PARKING STALLS ALONG
17TH STREET

EX SIGN TO REMAIN

RED CURB
SEE NOTE 2

PR LOADING SPACE
SAP

35'

12'

3 DETECTABLE WARNING
C6.1 SURFACE, TYP

RELOCATED "STOP" SIGN
OFFSET 10'
SEE NOTE 3

RED CURB
SEE NOTE 2

"STOP" BAR
19LF

EX "NO PARKING" SIGN
SEE NOTE 4

2 PR "NO PARKING" SIGN
C6.2 SEE NOTE 5

GREEN CURB
SEE NOTE 7

RED CURB
SEE NOTE 2

2 PR "NO PARKING" SIGN
C6.2 SEE NOTE 5

RED CURB
SEE NOTE 2

16' TYP

18' TYP

8.5' TYP

17'

2'

18' TYP

8.5' TYP

LEGEND

- ① PROPOSED 4-INCH WIDE WHITE LINE
② PROPOSED 12-INCH WIDE WHITE LINE
③ TYPE R1-1 ("STOP SIGN") PER 2014 REVISION 4 MUTCD STANDARDS
PARKING STALL COUNT (FOR REFERENCE ONLY)

RED CURB
SEE NOTE 2
GREEN CURB
SEE NOTE 7

NOTES:

- ALL STRIPING AND PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC CONFORMING TO SFMTA STANDARDS UNLESS OTHERWISE NOTED.
- CURB TO BE PAINTED RED.
- RELOCATE SIGNS TO PROPOSED LOCATION. PROTECT SIGNS AND POST DURING RELOCATION. CONTRACTOR RESPONSIBLE FOR REPLACING ANY DAMAGED SIGNS AND POST DURING RELOCATION.
- EXISTING SIGN APPLIES TO STALLS 1-10 ONLY. "PARK AT 90 DEGREES" SIGN TO BE REMOVED. SEE DETAIL 1 ON SHEET C6.2 FOR MORE INFORMATION.
- PROPOSED SIGN APPLIES TO STALLS 11-15 AND 16-17 ONLY. SEE DETAIL 2 ON SHEET C6.2 FOR MORE INFORMATION.
- ALL PERMANENT TRAFFIC SIGNS, CURB PAINTINGS, AND PAVEMENT MARKINGS SHOWN ON THESE PLANS WILL BE FURNISHED AND INSTALLED BY CCSF. FINAL CONFIGURATION AND QUANTITIES OF SIGNAGE AND STRIPING WILL BE DETERMINED BY

SFMTA FOLLOWING FINAL COMPLETION OF SIDEWALK AND ROADWAY PAVEMENT. THE INSTALLATION COST OF FINAL TRAFFIC SIGNS AND PAVEMENT MARKINGS WILL BE PAID FOR BY THE CONTRACTOR.

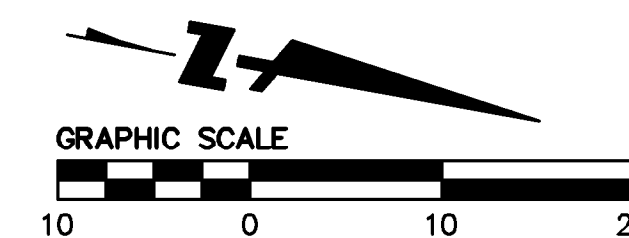
7. CURB TO BE PAINTED GREEN. STENCIL "15 MINUTE PARKING" IN 12-INCH YELLOW LETTERS ON THE TOP OF THE GREEN CURB OR PER SFMTA STANDARDS.

PARKING STALL COUNT:

17) - 8.5' x 18' PARKING STALLS TOTAL
PER CCSF STANDARD DETAIL STR- 6604

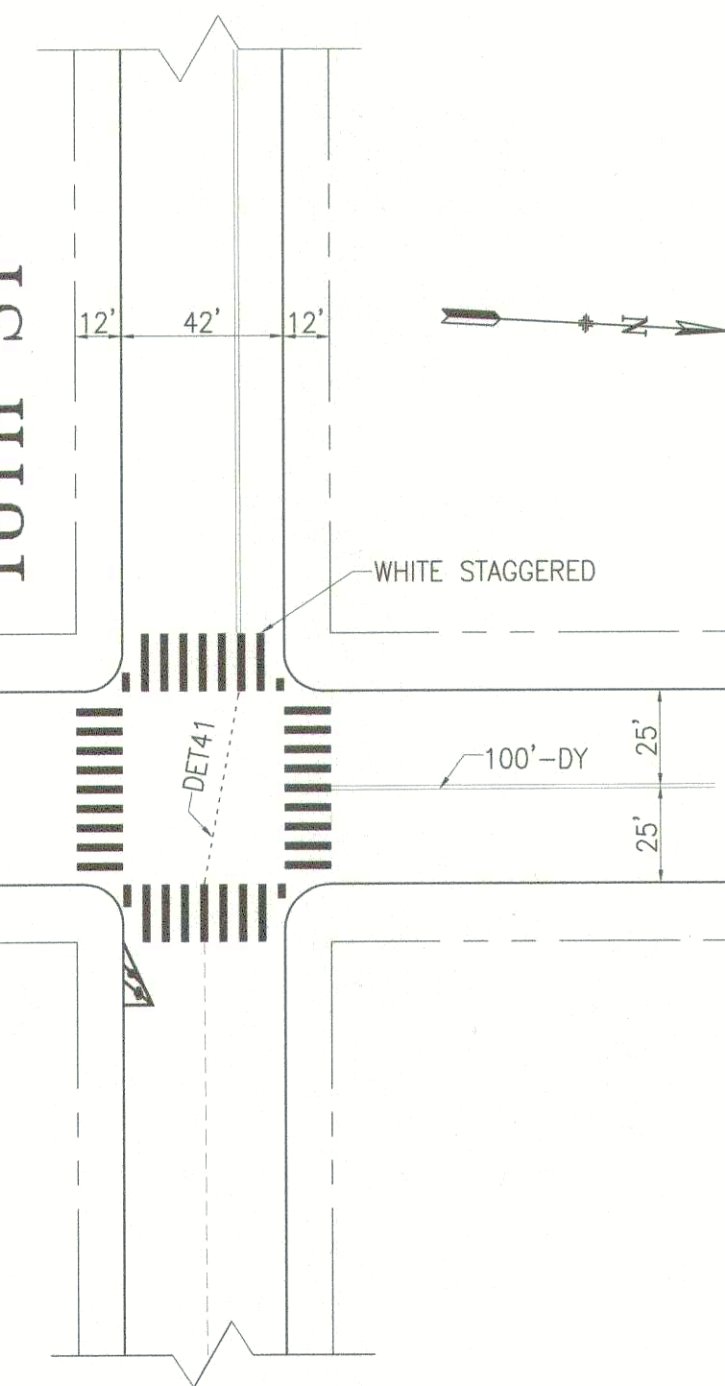
ABBREVIATIONS

SYMBOL	DESCRIPTION
CCSF	CITY AND COUNTY OF SAN FRANCISCO
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
O.C.	ON CENTER
PR	PROPOSED
SAP	SEE ARCHITECTURAL PLANS
TYP	TYPICAL

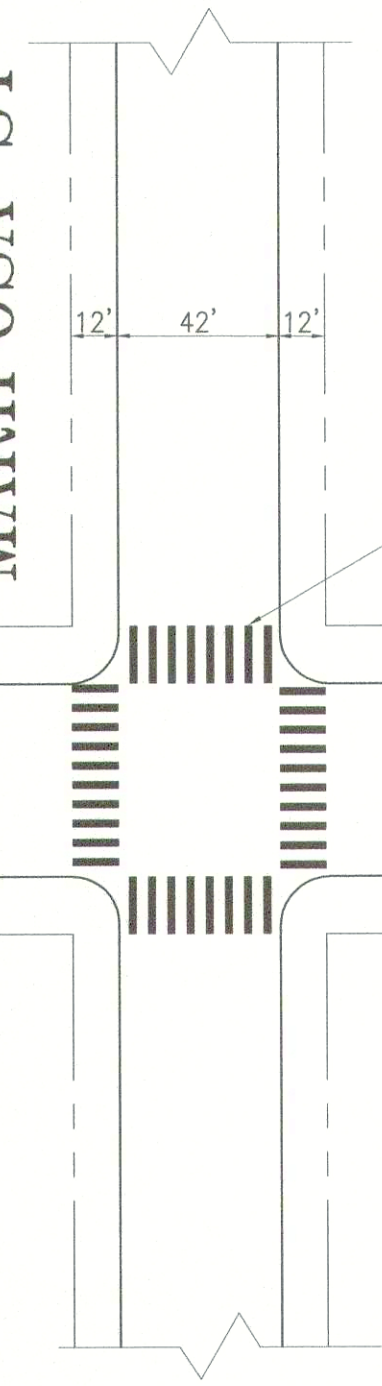


FOR CONTINUATION
SEE CONNECTICUT ST, STR-8351.1

18TH ST

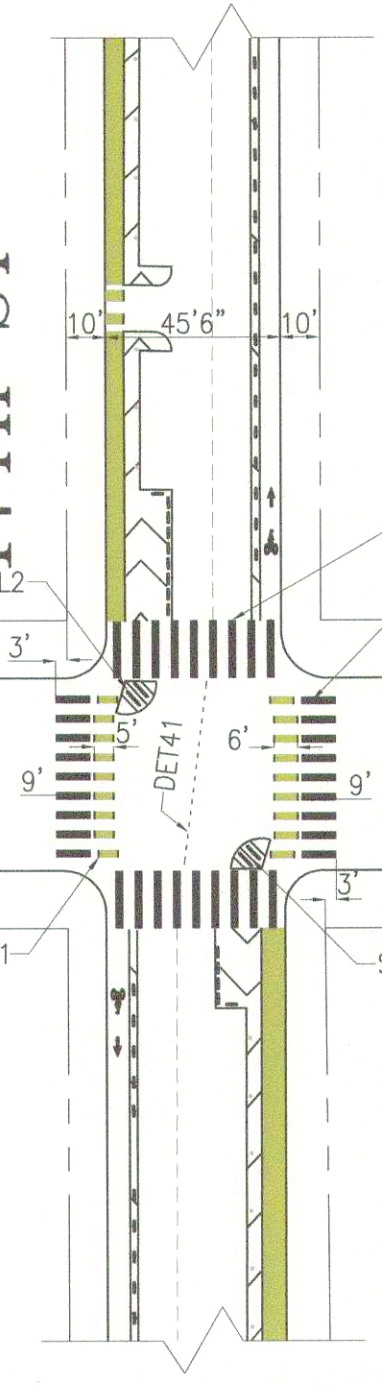


MARIPOSA ST



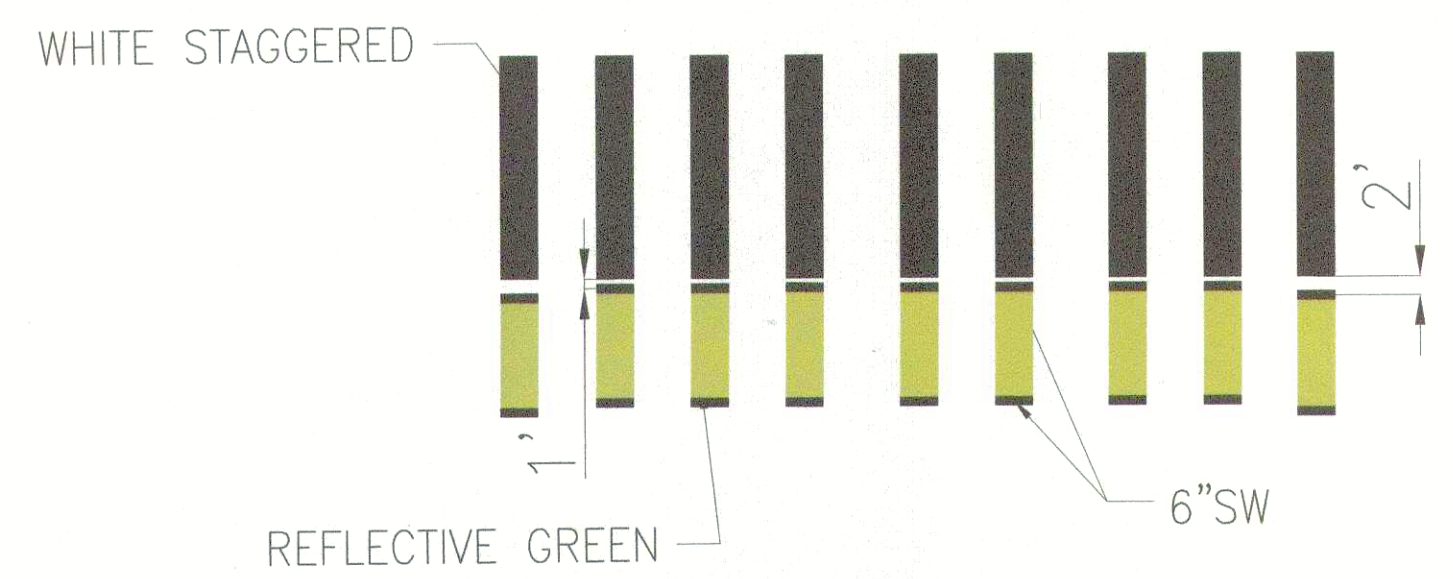
CONNECTICUT ST

17TH ST

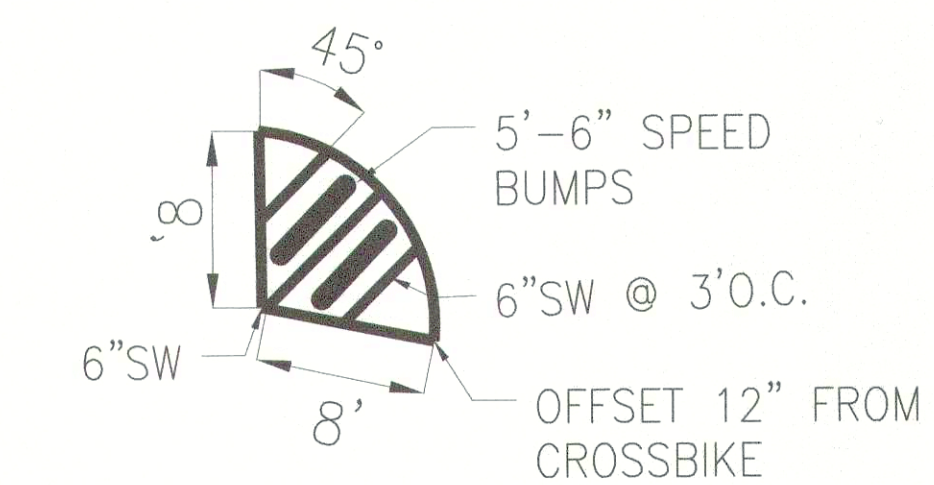


FOR CONTINUATION
SEE 16TH ST, STR-8154.3

DETAIL 1
NTS
CROSSBIKE

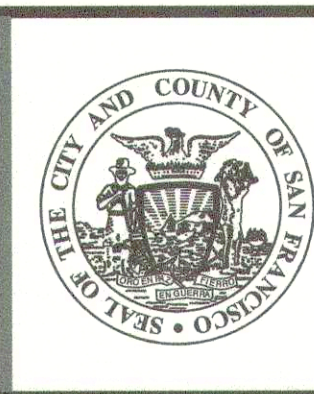


DETAIL 2
NTS
8'X8' PROTECTED CORNER



NO.	DATE	DESCRIPTION	BY	APP
11/01/24		ADD WHITE STAGGERED CONTI XWALKS@ MARIPOSA	E. TRAN	D. VALLE-SCHWENK
06/27/24		ADD WHITE STAGGERED CONTI XWALKS, PROTECTED CORNERS, AND BIKEWAY ON 17TH ST.	L. STONEHILL	G. HO

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



SUPERSEDES
CONNECTICUT ST,
STR-4071 REV7

DRAWN:
Y. KAUNG

CHECKED:
E. CHEN

DATE:
09/20/24

DATE:
01/21/25

APPROVED

Senior Engineer
1/22/25

CITY TRAFFIC ENGINEER
1/21/25

SCALE:
1" = 50'

SHEET/SHEETS:
01 OF 01

TRAFFIC STRIPING

CONNECTICUT STREET
18TH STREET TO 16TH STREET

CONTRACT NO.
XXXXX

DRAWING NO.
STR-8351.2

FILE NO.
XXXXX

REV. NO.
0

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