



GENERAL PLAN REFERRAL

April 9, 2026

Case No.: 2026-003033GPR
Block/Lot No.: 6220/002
Project Sponsor: Recreation & Park Dept.
Applicant: Chris Townes – (628) 652-6612
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Recommended By:

Joshua Switzky, Deputy Director of Community Planning for
Sarah Dennis Phillips, Director of Planning

RECOMMENDATION: Finding the project, on balance, is **in conformity** with the General Plan

Please note that a General Plan Referral is a determination regarding the project's consistency with the Eight Priority Policies of Planning Code Section 101.1 and conformity with the Objectives and Policies of the General Plan. This General Plan Referral is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

Project Description

The proposed Project is the granting of an easement from the Recreation and Park Department (RPD) to Pacific Gas & Electric (PG&E) within a portion of McLaren Park to facilitate PG&E's installation of a new 3.1 mile long high-voltage transmission line between Brisbane and San Francisco to increase reliability of electrical service to San Francisco and provide operational flexibility. A portion of the transmission alignment passes through McLaren Park under Visitacion Ave and Mansell St. These park roads are a component of park land under the jurisdiction of RPD and are not designated public rights-of-way. As such, they are not covered by the existing franchise agreement between the City and PG&E. Accordingly, PG&E needs City authorization to install its transmission line and RPD seeks to grant an easement according to the terms of a Purchase and Sale Agreement between the City (RPD) and PG&E which requires Board of Supervisors approval.

Environmental Review

CEQA clearance issued under the Pacific Gas & Electric Switching Station (Martin Substation Expansion) Project Final Environmental Impact Report, certified by the California Public Utilities Commission on June 25, 2020. State Clearinghouse Number 2018112046.

General Plan Compliance and Basis for Recommendation

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1

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

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.

The Project would grant an easement which would allow PG&E to install underground utility lines under Visitacion Ave and Mansell St. within McLaren Park. Being underground, these utilities would not negatively impact the quantity or quality of open space.

Planning Code Section 101 Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

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

The Project would have no adverse effect on neighborhood-serving retail uses or opportunities for employment in or ownership of neighborhood-serving retail.

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 would not have an adverse effect on housing or neighborhood character.

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

The Project would not have an adverse effect on the City's supply of affordable housing.

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

The Project would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood.

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;

The Project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The Project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would not have an adverse effect on the City's Landmarks and historic buildings.

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

The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

RECOMMENDATION: Finding the project, on balance, is in conformity with the General Plan

Attachments:

Location map

GPR Exhibit

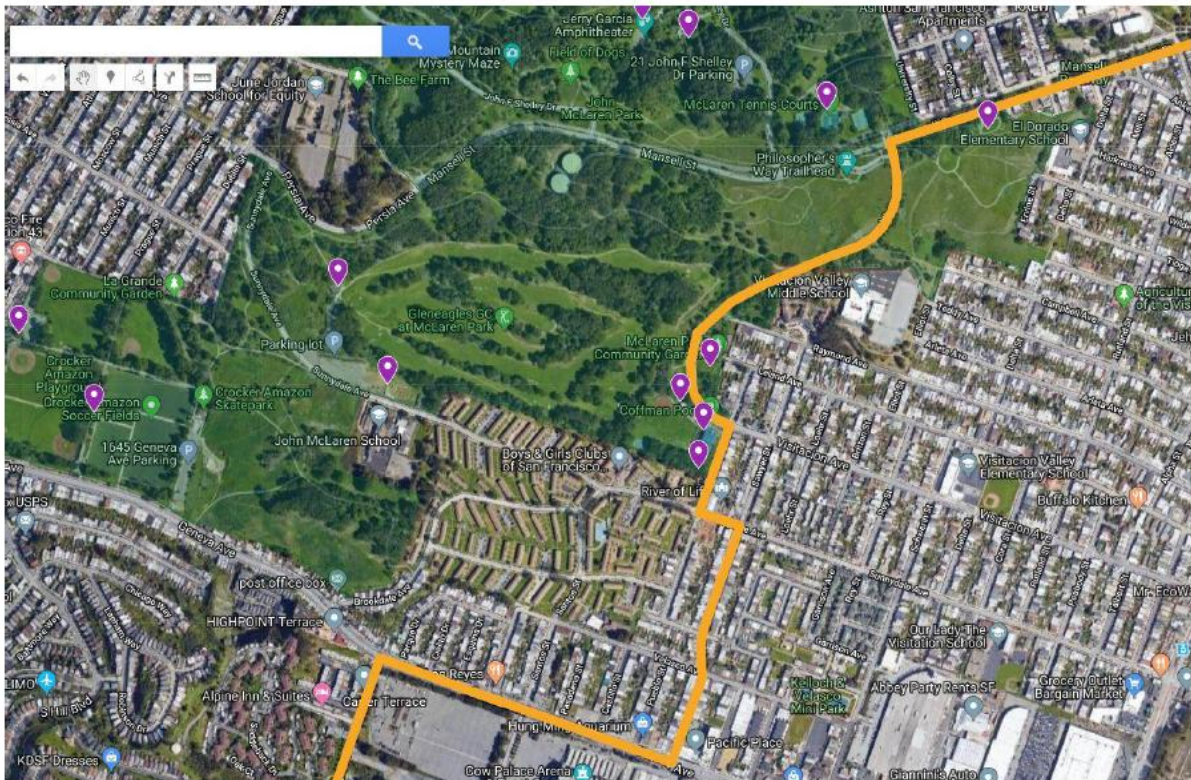
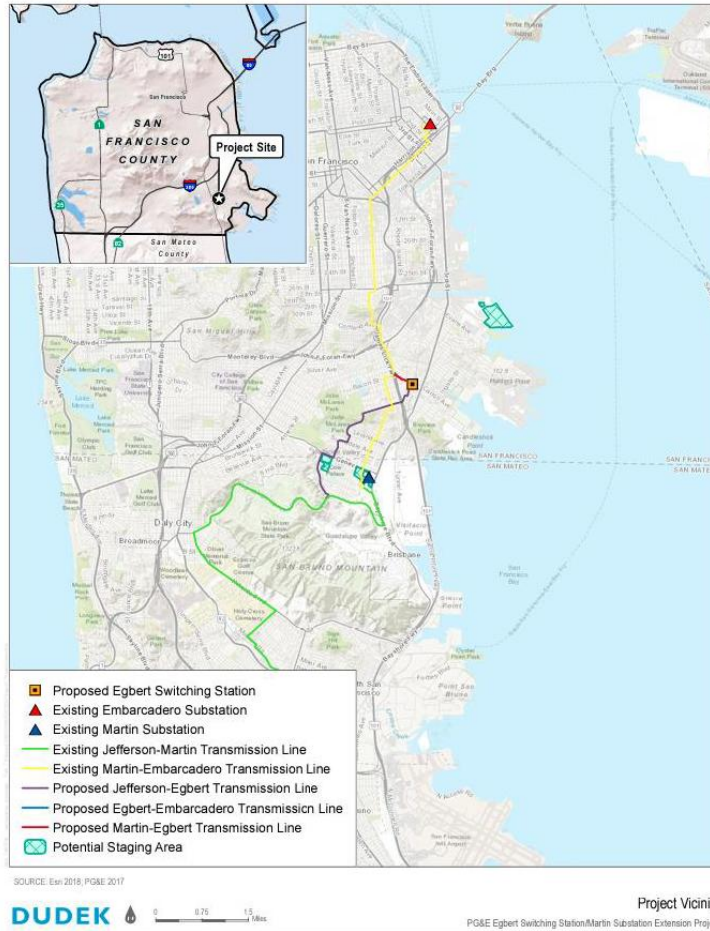


Figure 3: Alignment of planned PG&E transmission line in vicinity of McLaren Park