



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 24, 2018
Case No. Case No. 2018-007023GPR
2018 San Francisco Seawall Earthquake Safety Bond

Block/Lot No.: Various, Citywide
Project Sponsor: San Francisco Port Commission
Pier 1, The Embarcadero
San Francisco, CA 94111

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Recommendation: Finding the proposed 2018 San Francisco Seawall Earthquake Safety Bond, on balance, is in conformity with the General Plan

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Port of San Francisco is proposing a \$425 million General Obligation (GO) Bond for the November, 2018 ballot. The purpose of the GO Bond is to finance the construction, reconstruction, acquisition, improvement, demolition, seismic strengthening and repair of the Embarcadero Seawall and other critical infrastructure along the San Francisco waterfront. This General Plan Referral is for the Bond itself. If the bond is approved by the voters, subsequent bond-funded projects should be referred to the Planning Department to determine whether they require a General Plan referral(s), pursuant to Section 4.105 of the Charter and Sections 2A.52 and 2A.53 of the Administrative Code, or other authorization.

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ENVIRONMENTAL REVIEW

The Planning Department has determined that the proposed amendment is not a project under CEQA per Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The proposed GO bond is, on balance, in conformity with the General Plan, as described in the body of this report. If the bond is approved and funds for seawall reconstruction-related projects become available, some projects may require project-level General Plan referrals, as required by San Francisco Charter §4.105 and § 2A.53 of the Administrative Code; Environmental Review; and/or other discretionary actions by the Planning Department.

COMMERCE AND INDUSTRY ELEMENT**OBJECTIVE 2**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

POLICY 2.2

Seek revenue measures which will spread the cost burden equitably to all users of city services.

The Seawall GO Bond would provide capital funding for potential reconstruction and adaptation projects that would ensure the continued health and soundness of the city's economic base, a significant portion of which is located in an area that depends on the seawall's soundness and stability. The bond structure is intended to equitably spread the significant cost burden for replacing this critical piece of waterfront infrastructure to all users.

POLICY 5.5

Assure adequate funding for capital investments as well as operational expenses of the port.

The Seawall GO Bond will help ensure there is adequate funding for capital as well as operational expenses of the Port, by providing significant new capital investment funding for a major capital infrastructure need that is beyond the Port's ability to fund in its annual capital budget.

COMMUNITY SAFETY ELEMENT

OBJECTIVE 1

REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

POLICY 1.13

Reduce the risks presented by the City's most vulnerable structures, particularly privately owned buildings, and provide assistance to reduce those risks.

POLICY 1.15

Abate structural and non-structural hazards in City-owned structures.

POLICY 1.16

Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.

POLICY 1.18

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

POLICY 1.21

Ensure plans are in place to support populations most at risk during breaks in lifelines.

The Seawall GO Bond would help directly address the risks presented by one of the City's most vulnerable pieces of infrastructure, a critical lifeline on which millions depend. If approved, the bond would help ensure plans are in place to support populations most at risk if the seawall were to fail in a disaster. Potential bond projects could help protect some of the Port's most historically significant structures.

OBJECTIVE 2

BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.

POLICY 2.1

Promote greater public awareness of disaster risks, personal and business risk reduction, and personal and neighborhood emergency response - a "culture of preparedness."

POLICY 2.11

Ensure the City's designated system of emergency access routes is coordinated with regional activities for both emergency operations and evacuation.

POLICY 2.12

Utilize the City's and the region's bus and rail transit network to facilitate response and recovery during and after a disaster.

POLICY 2.13

Continue coordination with water transit agencies, ferries and private boat operators to facilitate water transportation as emergency transport.

POLICY 2.19

Seek funding for preparedness projects.

The Seawall GO Bond would help educate the public about the risks presented by one of the City's most vulnerable pieces of infrastructure, and would directly fund important preparedness projects. It would provide capital funding for projects that would help assure the continued viability of the city's emergency routes, and its many waterfront rail, transit and water transportation networks and facilities, which serve as critical emergency transport.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 3

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

POLICY 3.2

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

The Seawall GO Bond would provide capital funding for reconstruction and adaptation projects that would help ensure that San Francisco's world-class bayfront and shoreline, including the Embarcadero, can continue to be maintained, used, protected, and improved for the benefit of its citizens for generations.

RECREATION AND OPEN SPACE ELEMENT

POLICY 1.4

Maintain and repair recreational facilities and open spaces to modern maintenance standards.

POLICY 1.10

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

POLICY 1.12

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

The Seawall GO Bond would provide capital funding for reconstruction and adaptation projects that would help ensure that San Francisco's bayfront and shoreline open space will be well-maintained, safe, and secure for the City's entire population and visitors. It would protect important historic waterfront sites and buildings from damage that could ensue from the failure of the aged seawall in an earthquake.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

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

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
The Bond will not displace or restrict access to any existing neighborhood-serving or restrict future opportunities.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.
The Bond would have no adverse effect on the City's housing stock or on neighborhood character.
3. That the City's supply of affordable housing be preserved and enhanced.
The Bond would have no impact 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 Bond would not impact commuter traffic or parking. The proposed bond, if approved, would help ensure the viability of BART and MUNI transit service in an earthquake, as well as protect BART and MUNI service and infrastructure from long-term climate change impacts. Specific projects that included any changes to the transportation network or transit service along the waterfront would be subject to separate authorization and approval.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.
The Bond would not affect the existing economic base in this area. If approved, the Bond would help ensure the continued long-term economic viability of San Francisco's waterfront, including its

industrial and service sectors, by helping strengthen the aging seawall on which the physical viability of its waterfront-specific sectors rely.

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

The Bond directly supports achieving the greatest possible preparedness against injury and loss of life in an earthquake. If approved, it would improve the City's ability to respond to injuries caused by earthquakes and other emergencies by providing funding to begin directly addressing critical needs to one of its oldest, most important and most vulnerable pieces of infrastructure.

7. That landmarks and historic buildings be preserved.

The Bond would not affect landmarks or historic buildings. If approved, the Bond would help protect waterfront landmarks and historic buildings from an earthquake, major disaster, or the impacts of climate change. Specific projects that included any changes to landmarks or buildings of historic significance along the waterfront would be subject to separate authorization and approval.

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

The Bond would have no adverse effect on parks and open space or their access to sunlight and vista. Individual projects that could make changes to waterfront open space would be subject to separate General Plan Referral(s) and/or other City authorization and approval.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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Attachments:

Final Seawall GO Bond Report 4.24.18

Seawall GO Bond Ordinance

2010419 Resolution Go Bond Seawall and Other Critical Infrastructure

Seawall GO Bond Legislative Digest

cc: Brad Benson, Port