



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 4, 2020
Case No. **Case No. 2019-023398GPR**
Manzano Way (Sunnyvale)

Block/Lot No.: APN 104-280-69 and a portion of APN 104-280-66
Project Sponsor: San Francisco Public Utilities Commission
525 Golden Gate Avenue, 13th Floor
San Francisco, CA 94102

Applicant: Rosanna S. Russell
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102
(415) 487-5210
rsrussell@sfgwater.org

Staff Contact: Andrea Nelson – (415) 575-8723
andrea.nelson@sfgov.org

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

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the City's proposed sale of a portion of Manzano Way and APN 104-280-66 (AKA Subject Property) in the City of Sunnyvale, California. The San Francisco Public Utilities Commission (SFPUC) executive management has deemed the Subject Property unessential to the SFPUC's utility needs. The City proposes to (a) dedicate Manzano Way as a street parcel to the City of Sunnyvale, (b) convey a portion of APN 104-280-66 to be sold as two residential lots (Parcels 1 and 2), (c) convey a portion to Valley Water for public facilities (Parcel 3), and (d) the SFPUC will retain the remainder for Pipeline Right of Way.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The project was determined to be categorically exempt under CEQA Guidelines Section 15312 on February 10, 2020 (Planning Case No. 2019-023398PRJ).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed sale of a portion of Manzano Way and APN 104-280-66 (AKA Subject Property) in the City of Sunnyvale, California. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 5

ASSURE A PERMANENT AND ADEQUATE SUPPLY OF FRESH WATER TO MEET THE PRESENT AND FUTURE NEEDS OF SAN FRANCISCO.

POLICY 5.1 - Maintain an adequate water distribution system within San Francisco.

POLICY 5.2 - Exercise controls over development to correspond to the capabilities of the water supply and distribution system.

POLICY 5.3 - Ensure water purity.

The Project supports the City's fresh water supply by selling unnecessary parcels and retaining the remainder of the parcels for Pipeline Right of Way.

The revenue from the property sale will be recognized as miscellaneous revenue for the Water Enterprise and will be closed out to Fund Balance at the end of the fiscal year. The Fund Balance supports the Enterprise's core mission and provides reserves required under the debt (bonds) indenture. The revenues will allow the SFPUC, including the Water Enterprise, to achieve the objective and policies stated above.

COMMUNITY SAFETY ELEMENT

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 2.8 – Ensure potable water is available in an emergency.

POLICY 2.9 – Develop agreements with private facilities to ensure immediate supply needs can be met.

The Project supports the availability of fresh water in cases of emergency by ensuring that the necessary Water Line Easements are in place to allow the City access to water delivery infrastructure for maintenance and operational purposes.

The proposed properties for sale are currently street parcels and vacant land and will be sold as is. Funds from the sale will be applied to projects that meet the core mission of the SFPUC, meeting the core mission will help with the City's earthquake preparedness.

URBAN DESIGN ELEMENT

POLICY 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

The sale of the properties in the City of Sunnyvale will not affect property located within the City & County of San Francisco. The sale of the portion of Manzano Way would not constitute the giving up of street area and will remain publicly accessible.

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:

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 such businesses.

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

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will not be negatively affected.

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

The Project would have no 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's transit service, overburdening the streets or altering current neighborhood parking.

- 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 Project would not affect the existing economic base in this area.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies.

- 7. That landmarks and historic buildings be preserved.

This site does not have Landmarks or historic buildings do not exist on these parcels.

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

The Project includes the sale of Parcels 1 and 2 in Sunnyvale as residential lots. San Francisco's parks and open space and their access to sunlight and vistas will be protected from development.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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GENERAL PLAN REFERRAL

CASE NO. 2019-023398GPR
CITY SALE OF LEASE AND/OR PURCHASE OF
APN 104-280-69 AND A PORTION OF APN 104-280-66

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(Sunnyvale)*