



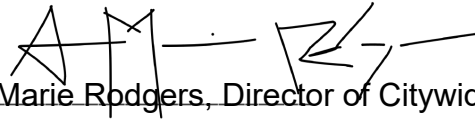
## GENERAL PLAN REFERRAL

May 10, 2022

**Case No.:** 2022-003614GPR  
**Property Address:** 322 Barbara Lane, Daly City, CA  
3 Corte Comoda, Millbrae, CA  
545 2nd Avenue, San Bruno, CA  
519 4th Avenue, San Bruno, CA  
760 4th Avenue, San Bruno, CA  
525 5th Avenue, San Bruno, CA  
940 Green Avenue, San Bruno, CA  
1083 Montgomery Avenue, San Bruno, CA  
77 Atlantic Avenue, San Bruno, CA  
291 Hampshire Court, Daly City, CA  
77 Plymouth Circle, Daly City, CA  
98 Plymouth Circle, Daly City, CA  
429 Verducci Drive, Daly City, CA  
724-726 2nd Avenue, San Bruno, CA  
832 2nd Avenue, San Bruno, CA  
719 4th Avenue, San Bruno, CA  
10 Atlantic Avenue, San Bruno, CA  
77 Atlantic Avenue, San Bruno, CA  
836 Masson Avenue, San Bruno, CA  
869 Masson Avenue, San Bruno, CA  
367 Arbor Drive, South San Francisco, CA  
222 Arroyo Drive, South San Francisco, CA  
227 Arroyo Drive, South San Francisco, CA  
129 Berenda Drive, South San Francisco, CA  
60 Capay Circle, South San Francisco, CA  
61 Capay Circle, South San Francisco, CA  
11 Carlsbad Court, South San Francisco, CA  
280 Conmur Street, South San Francisco, CA  
382 Dorado Way, South San Francisco, CA  
360 El Cortez Avenue, South San Francisco, CA  
116 Francisco Drive, South San Francisco, CA  
131 Lomitas Avenue, South San Francisco, CA  
387 Newman Drive, South San Francisco, CA  
206 Northwood Drive, South San Francisco, CA

416 Northwood Drive, South San Francisco, CA  
3 Pisa Court, South San Francisco, CA  
8 Pisa Court, South San Francisco, CA  
10 Pisa Court, South San Francisco, CA  
11 Pisa Court, South San Francisco, CA  
12 Pisa Court, South San Francisco, CA  
14 Pisa Court, South San Francisco, CA  
16 Pisa Court, South San Francisco, CA  
18 Pisa Court, South San Francisco, CA  
22 Pisa Court, South San Francisco, CA  
309 Rockwood Drive, South San Francisco, CA  
102 Rosa Flora Circle, South San Francisco, CA  
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136 Rosa Flora Circle, South San Francisco, CA  
138 Rosa Flora Circle, South San Francisco, CA  
140 Rosa Flora Circle, South San Francisco, CA  
281 Taylor Drive, South San Francisco, CA  
736 W Orange Avenue, South San Francisco, CA  
436 Yellowstone Drive, South San Francisco, CA  
451 Yellowstone Drive, South San Francisco, CA

**Project Sponsor:** San Francisco International Airport  
**Applicant:** Cindy J. Lee – (415) 554-9872  
cindy.j.lee@sfgov.org  
City and County of San Francisco Real Estate Division  
25 Van Ness Avenue  
San Francisco, CA 94102  
**Staff Contact:** Reanna Tong – (628) 652-7458  
reanna.tong@sfgov.org



**Recommended By:** ~~An~~Marie Rodgers, Director of Citywide Policy SF Planning, For  
Rich Hillis, Director of Planning

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

## Project Description

As part of its Noise Insulation Program (NIP) the San Francisco International Airport (SFO) proposes to acquire noise easements on 65 parcels located in San Mateo County and to provide acoustic noise insulation treatments on the owners' properties in return for the aviation easements.

The California Administrative Code requires airports to eliminate incompatible land uses within a noise impact boundary unless the airport applied for or received a variance. California Administrative Code § 5014 (21 CA ADC § 5014 ) states that residences are not compatible with the noise impact area unless an aviation easement for aircraft noise has been acquired by the airport proprietor. The proposed acquisition of permanent aviation easements for aircraft noise aka “noise easement” from several private property owners allows SFO to meet the code requirements. A noise easement conveys the right to subject the property to noise, vibration, fumes, dust, and fuel particle emissions associated with normal airport activity.

The SFO Noise Insulation Program provides acoustical improvements to single-family residential properties inside the 65-dB noise contour, or a specific area where the average daily aircraft noise level is equal to or greater than 65 decibels as designated by the FAA. These improvements are paid mainly with Federal Aviation Administration (FAA) grants and offered at no cost to eligible property owners. Acoustic treatment is performed on eligible properties in exchange for signed noise easements.

The first nine parcels listed were approved for easements as part of application 2021-001607GPR. An additional 56 parcels have since been added, for a total of 65 easement parcels under this application. Homeownership participation in the NIP is voluntary and only properties meeting eligibility requirements established by the FAA may apply.

## Environmental Review

Real estate transaction only. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

## General Plan Compliance and Basis for Recommendation

As described below, the proposed easements to CCSF 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.

## ENVIRONMENTAL PROTECTION ELEMENT

### OBJECTIVE 10

#### MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS.

##### Policy 10.3

Construct physical barriers to reduce noise transmission from heavy traffic carriers.

*The project will provide acoustic noise insulation treatments to reduce the impacts of airport operations on indoor noise levels.*

### OBJECTIVE 11

#### PROMOTE LAND USES THAT ARE COMPATIBLE WITH VARIOUS TRANSPORTATION NOISE LEVELS.

##### Policy 11.1

Discourage new uses in areas in which the noise level exceeds the noise compatibility guidelines for that use.

##### Policy 11.2

Consider the relocation to more appropriate areas of those land uses which need more quiet and cannot be effectively insulated from noise in their present location, as well as those land uses which are noisy and are presently in noise-sensitive areas.

*The proposed project meets the requirements of the California Administrative Code by addressing issues related to compatibility between airport operation noise and proposed new land use developments.*

## TRANSPORTATION ELEMENT

### OBJECTIVE 2

#### USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

##### Policy 2.2

Reduce pollution, noise and energy consumption.

*The proposed project plans to mitigate against noise pollution from SFO operations at the 65 parcels. It will provide acoustic noise insulation treatments to reduce noise intrusion and improve the quality of life of affected residents.*

### OBJECTIVE 5

#### SUPPORT AND ENHANCE THE ROLE OF SAN FRANCISCO AS A MAJOR DESTINATION AND DEPARTURE POINT FOR TRAVELERS MAKING INTERSTATE, NATIONAL AND INTERNATIONAL TRIPS

##### Policy 5.1

Support and accommodate the expansion of San Francisco International Airport, while balancing this expansion with the protection of the quality of life in the communities that surround the Airport.

*The proposed easements would allow SFO to conduct passage of aircraft and the right to cause noise and other incidental effects of aircraft operations to and from SFO. This allows SFO to continue to serve its function as a travel hub between the City and other areas.*

### **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 not have a negative effect on existing neighborhood-serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail, in either San Francisco County or San Mateo County.*

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 a negative effect on housing or neighborhood character in San Francisco County. It will protect residents within and near the airplane path of travel from noise pollution.*

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 parking in San Francisco County.*

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 for*

*San Francisco County.*

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.*

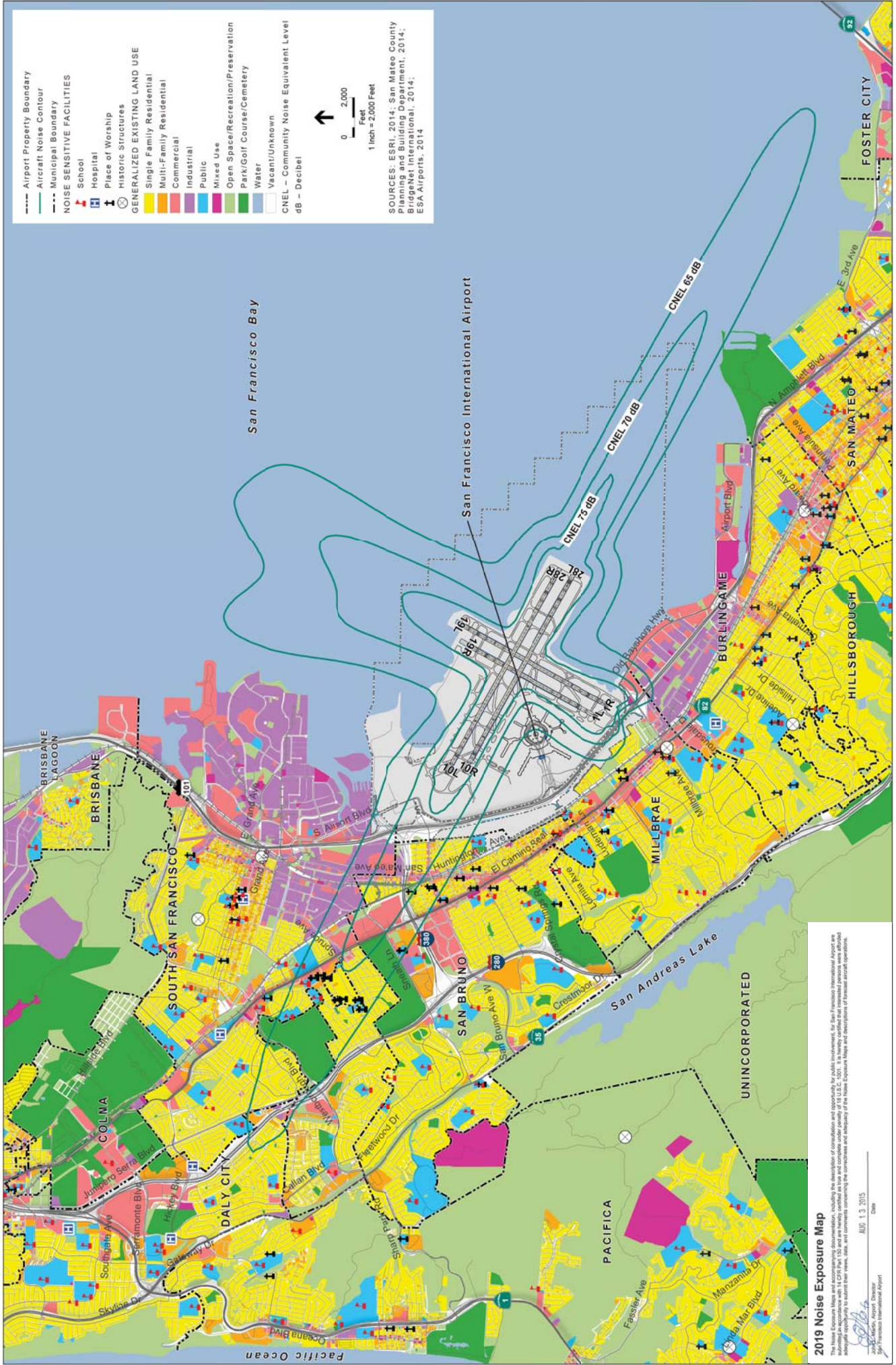
8. That our parks and open space and their access to sunlight and vistas be protected from development;

*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:**

Site Maps

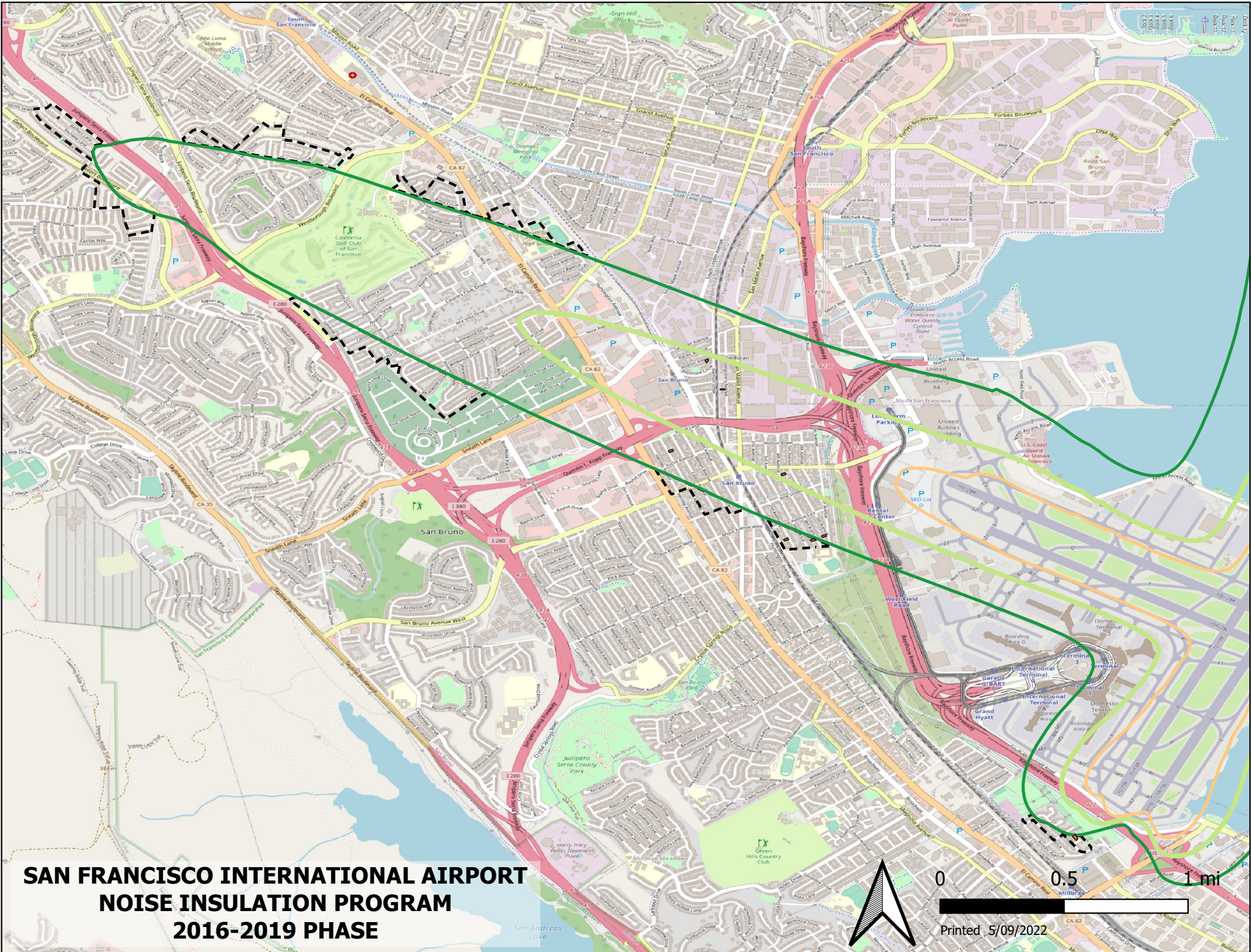


- - - - Airport Property Boundary  
 - - - - Aircraft Noise Contour  
 - - - - Municipal Boundary  
**NOISE SENSITIVE FACILITIES**  
 School  
 Hospital  
 Place of Worship  
 Historic Structures  
**GENERALIZED EXISTING LAND USE**  
 Single Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial  
 Public  
 Mixed Use  
 Open Space/Recreation/Preservation  
 Park/Golf Course/Cemetery  
 Water  
 Vacant/Unknown  
 CNEL - Community Noise Equivalent Level  
 dB - Decibel

0 2,000  
 Feet  
 1 inch = 2,000 Feet

SOURCES: ESRI, 2014; San Mateo County Planning and Building Department, 2014; BridgeNet International, 2014; ESA Airports, 2014

**2019 Noise Exposure Map**  
 The Noise Exposure Maps and accompanying documentation, including the description of consultation and opportunity for public involvement, for San Francisco International Airport are prepared in accordance with 49 CFR Part 150 and are hereby certified to be accurate under penalty of 18 U.S.C. 1001. It is hereby certified that interested persons were afforded the opportunity to submit their views, data, and comments concerning the contents and accuracy of the Noise Exposure Maps and descriptions of affected areas and operations.  
 AUG 13, 2015  
 DATE  
 JOHN C. KEVIN, Airport Director  
 San Francisco International Airport



**SAN FRANCISCO INTERNATIONAL AIRPORT  
NOISE INSULATION PROGRAM  
2016-2019 PHASE**

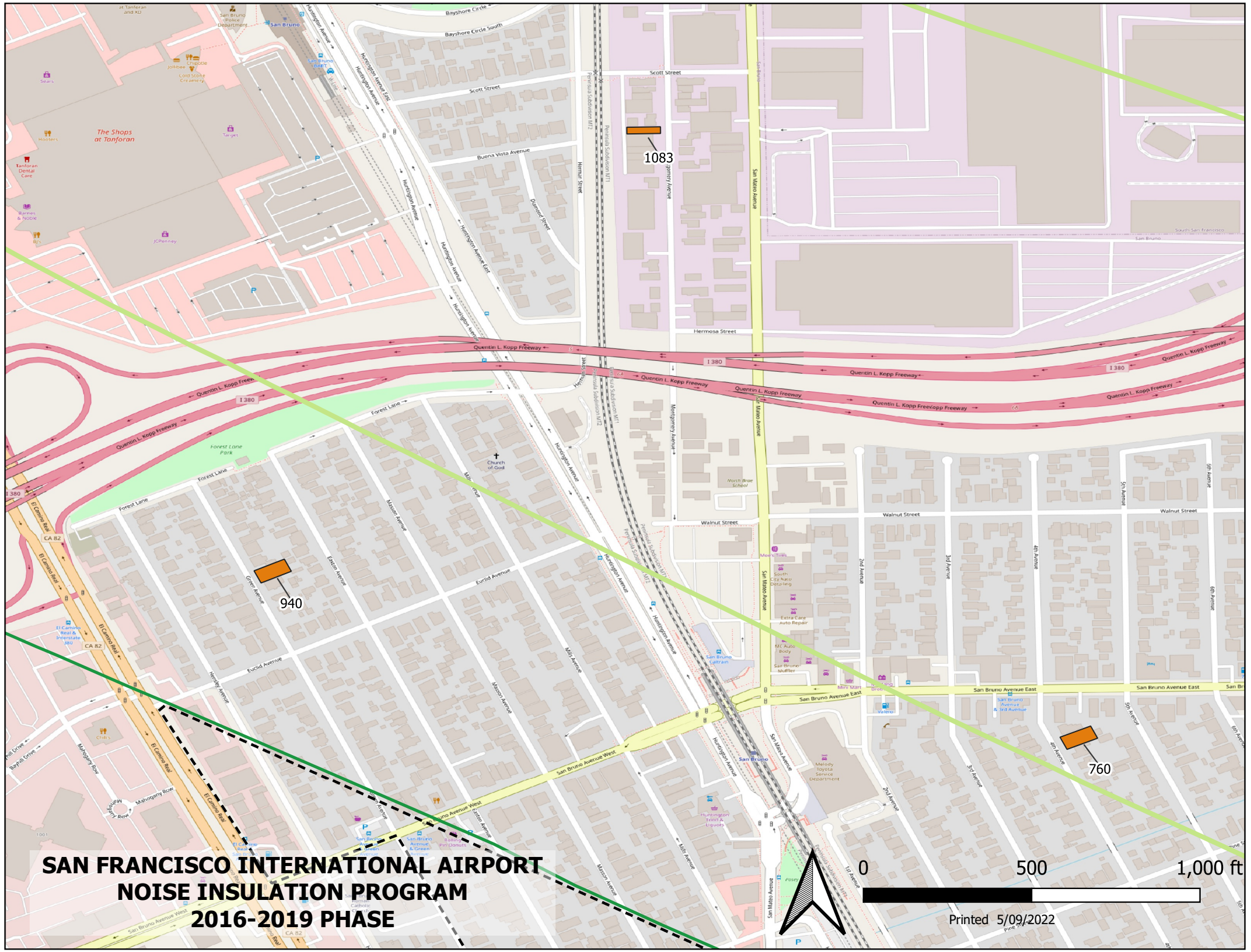
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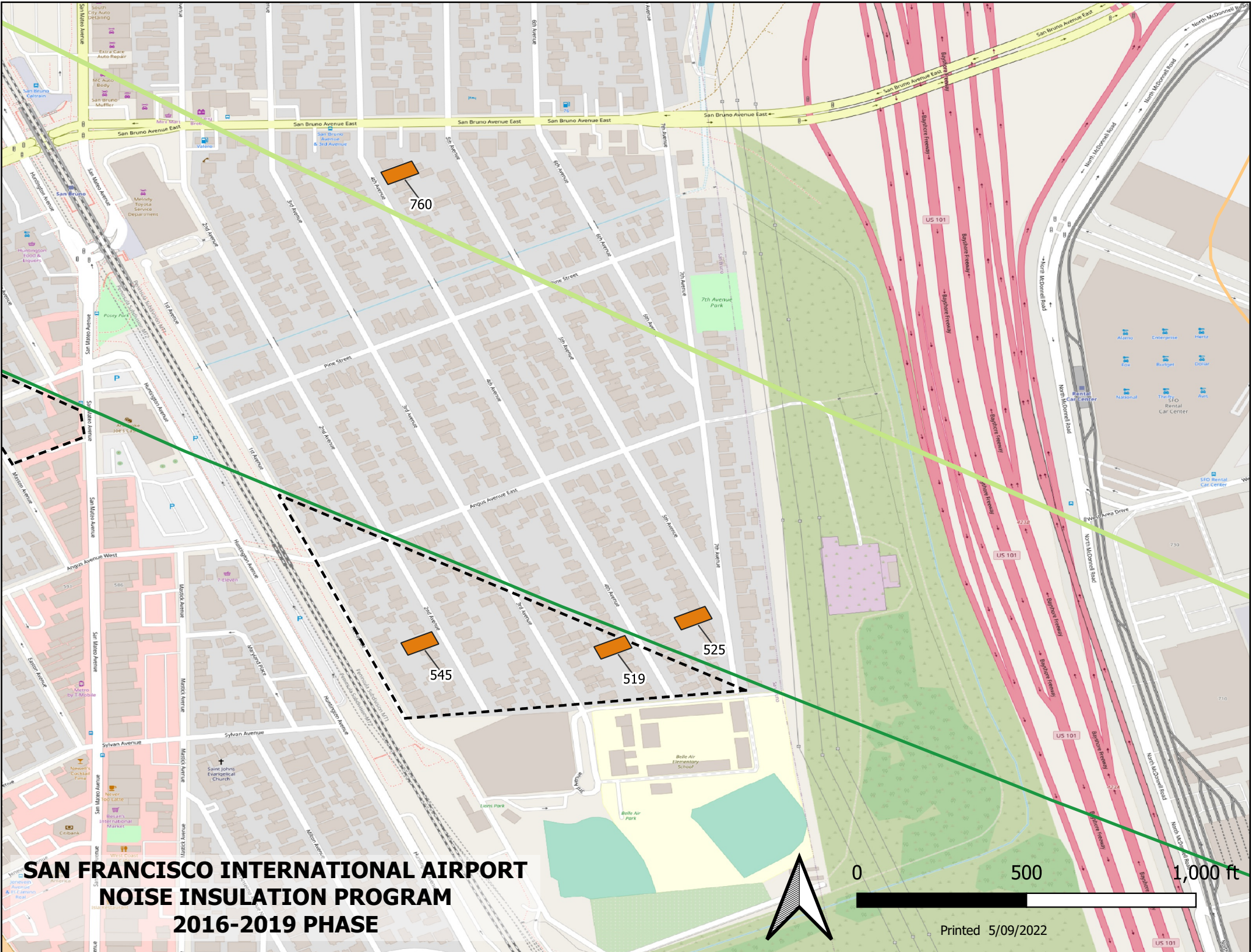
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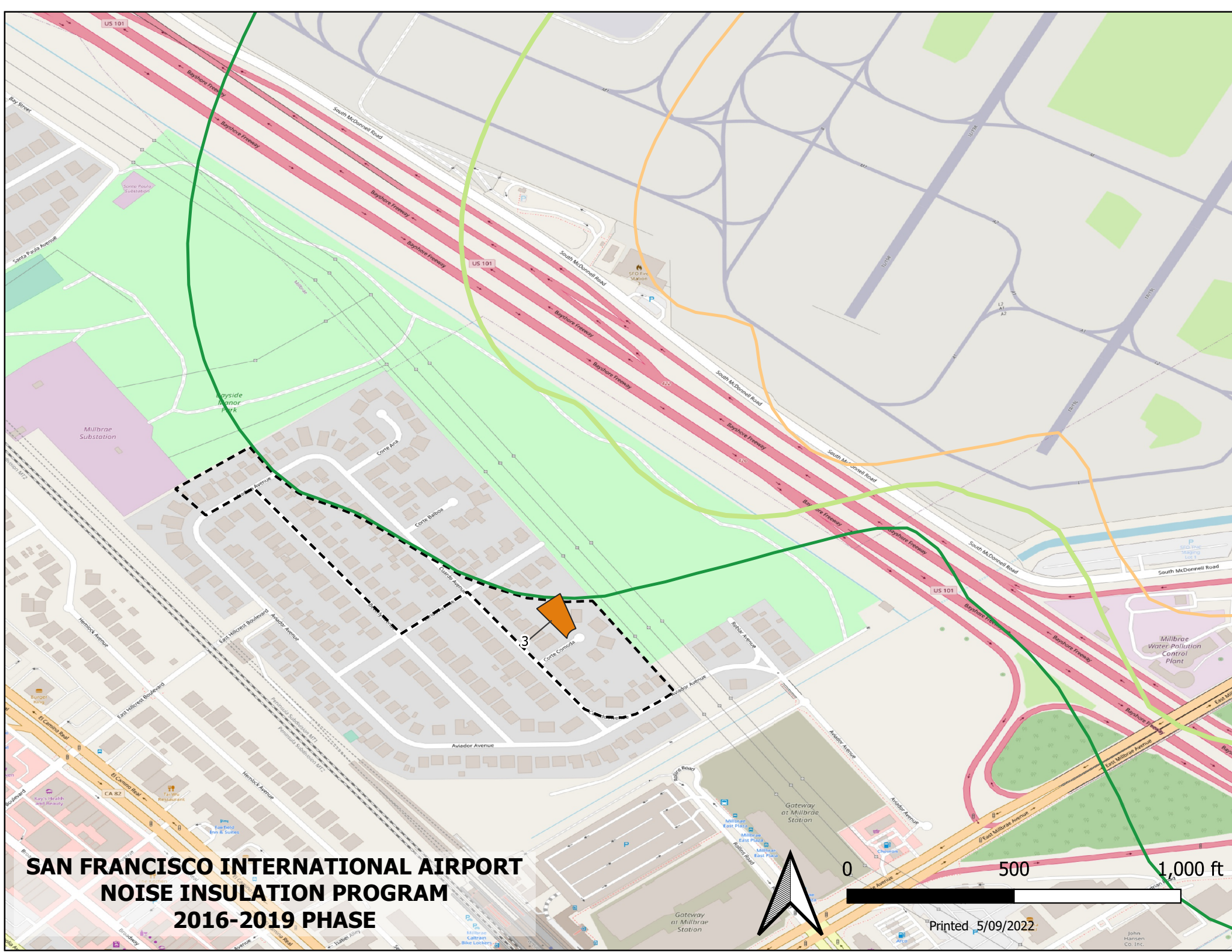


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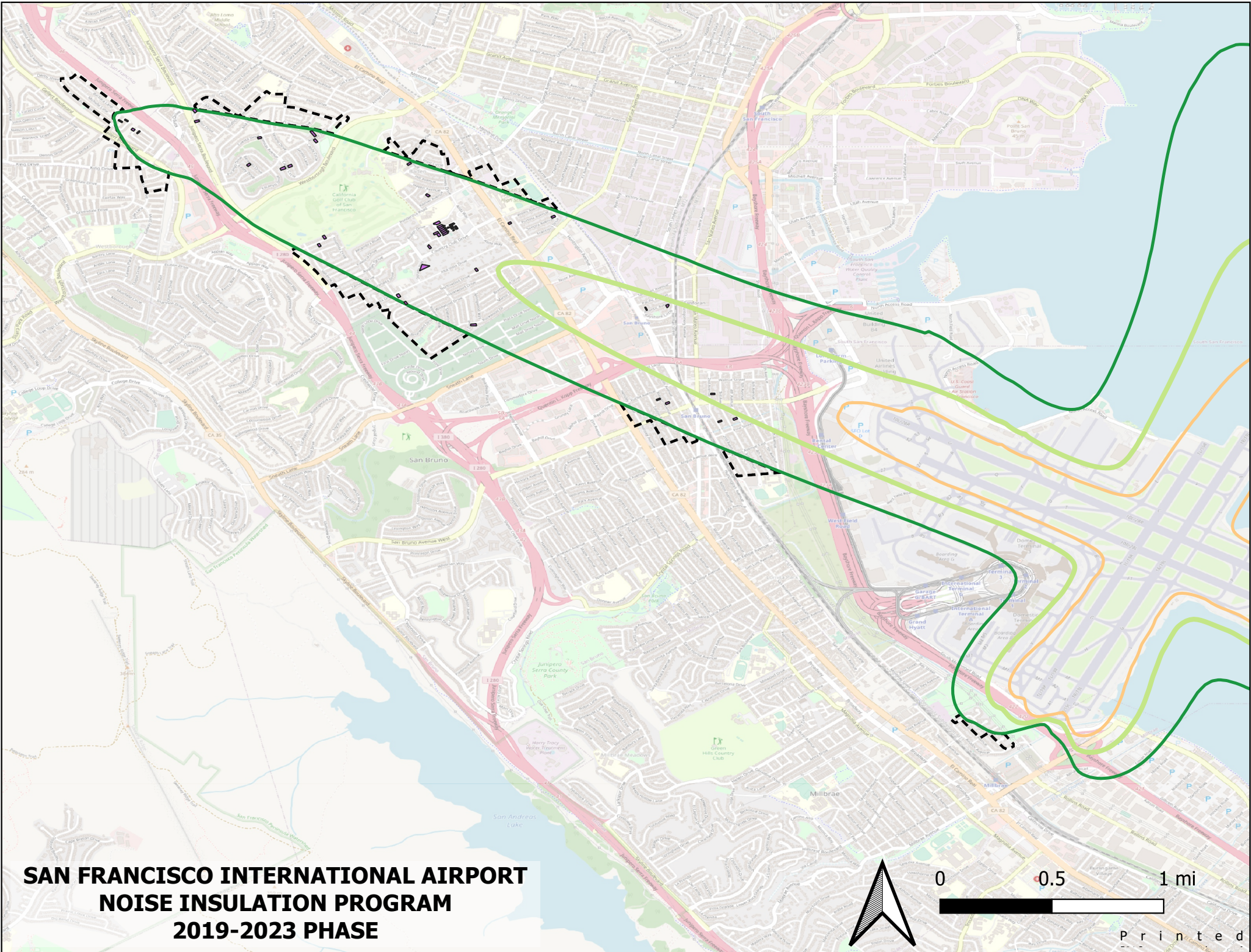


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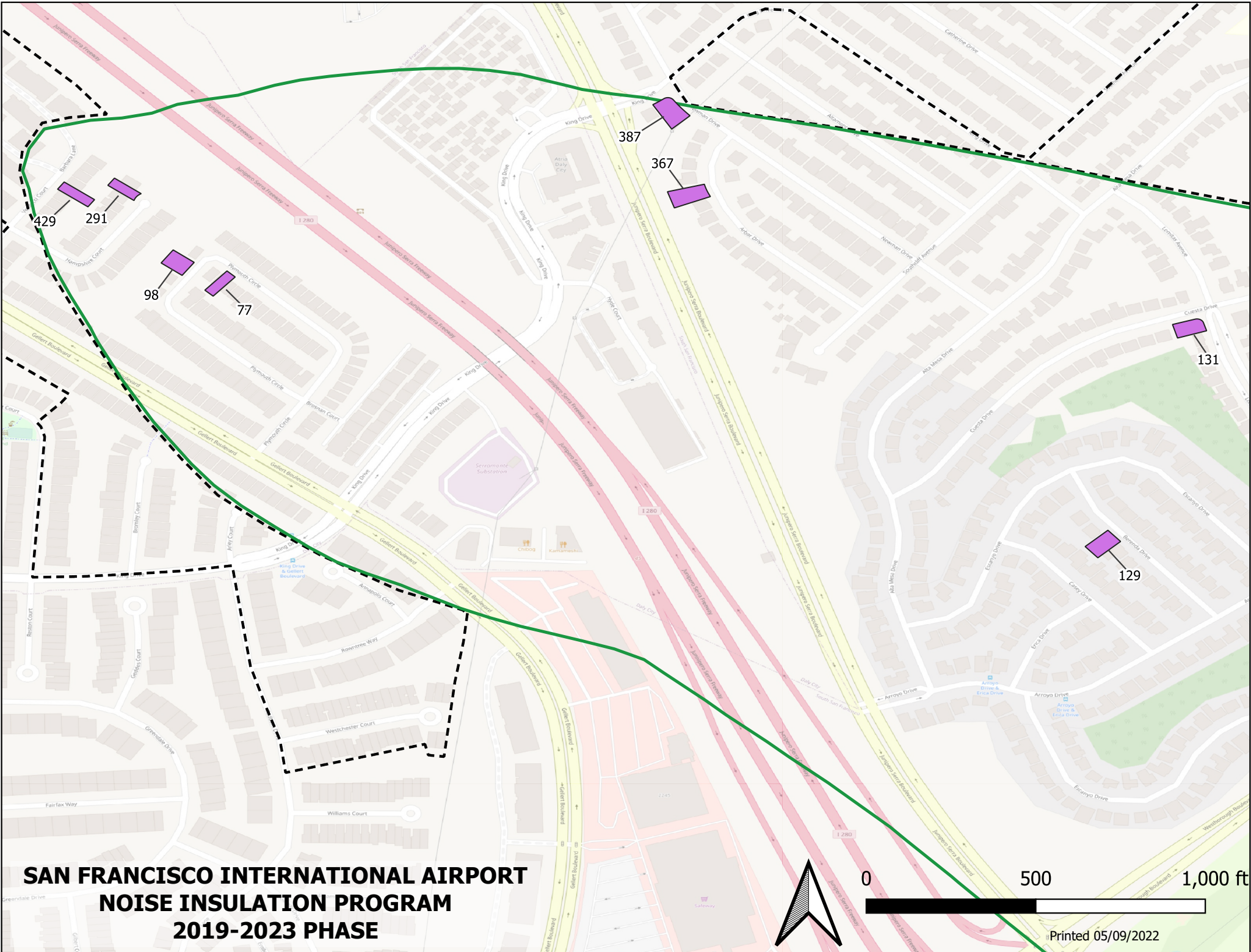
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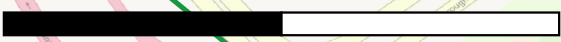
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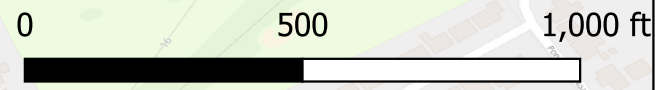
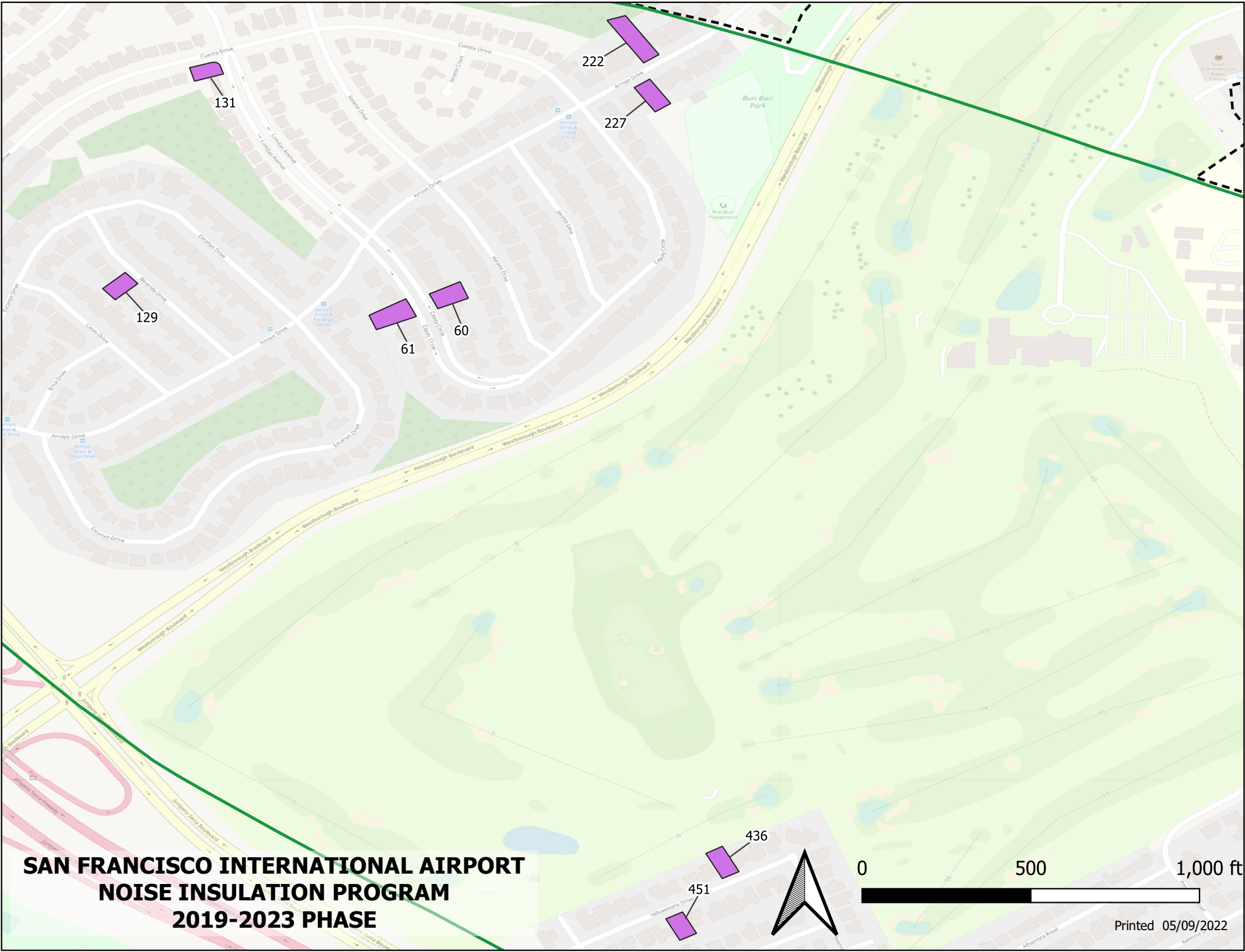


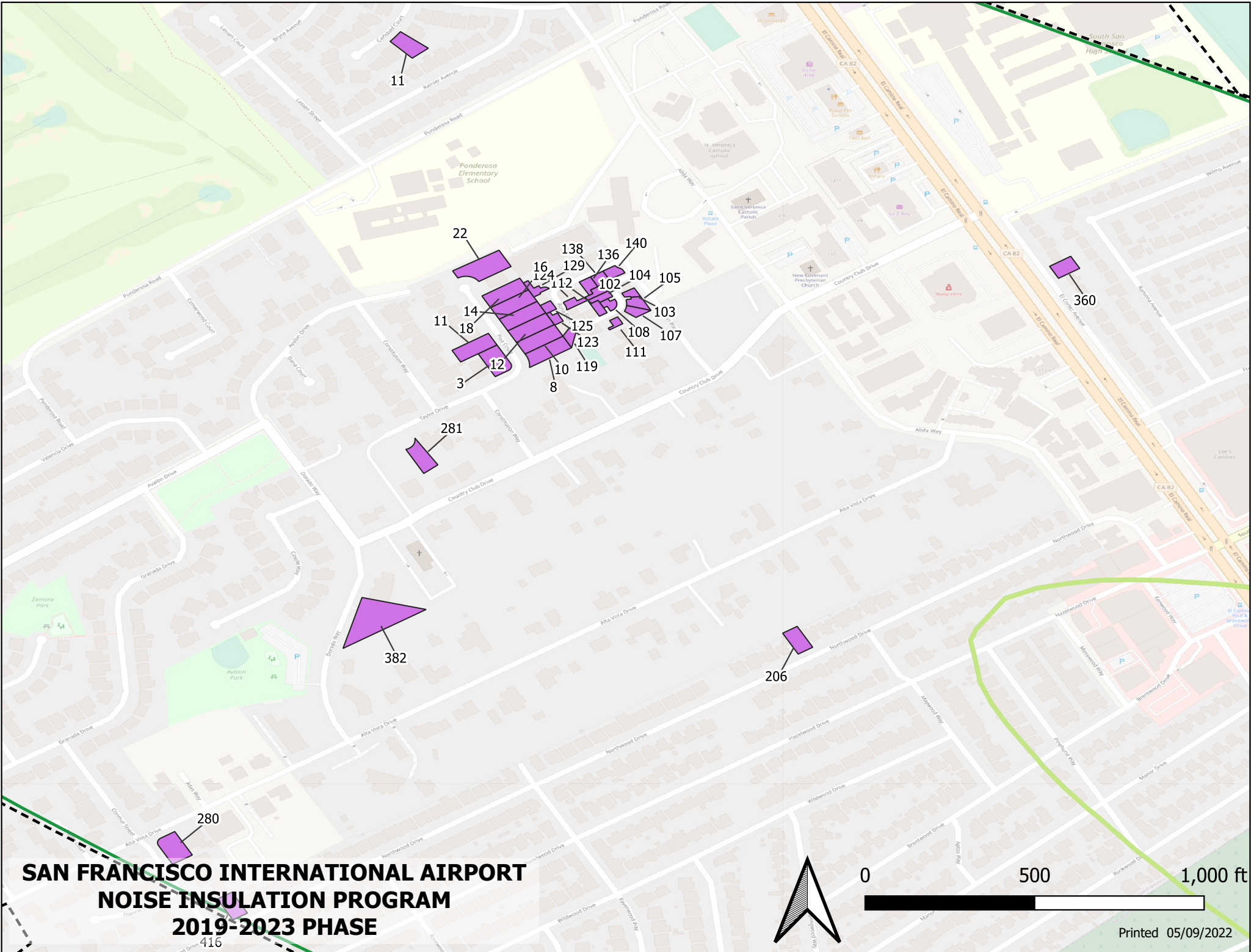
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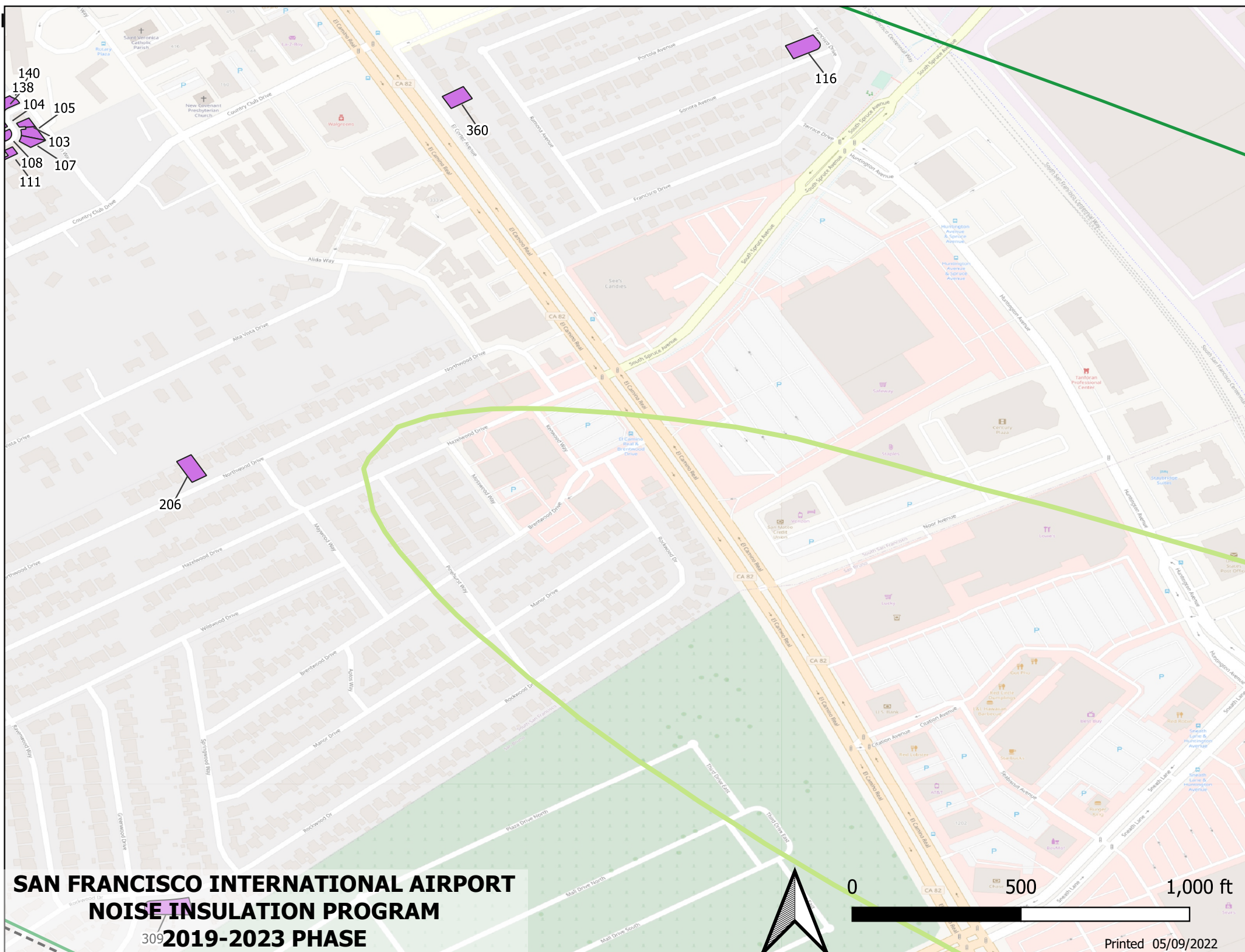


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