



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

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*Date:* October 17, 2016

*Case* **2016-007623GPR**  
**1801 Jerrold Avenue Land Reuse Project**

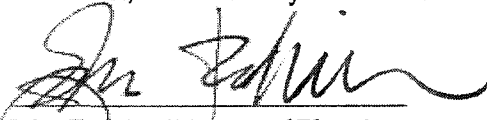
*Block/Lot No.:* 5262 / 009 (1801 Jerrold Avenue)  
4343/031 (160 Napoleon Street)  
Quint Street right-of-way between Caltrain Berm and Jerrold Avenue

*Project Sponsor:* Shelby Campbell – (415) 554-3431  
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San Francisco Public Utilities Commission (SFPUC)  
525 Golden Gate Avenue, 9<sup>th</sup> Floor  
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*Recommendation:* Finding the proposed 1801 Jerrold Avenue Land Reuse Project, on balance, **in conformity** with the General Plan.

*Recommended*  
*By:*



John Rahaim, Director of Planning

### PROJECT DESCRIPTION

The San Francisco Public Utilities Commission (SFPUC) is proposing to (1) transfer jurisdiction of 1801 Jerrold Avenue, which is adjacent to the SFPUC’s Southeast Pollution Control Plan, from Public Works to SFPUC; (2) transfer jurisdiction of 160 Napoleon Street, adjacent to the Public Works Yard from SFPUC to Public Works; and (3) vacate Quint Street from the new CalTrain Berm (located north of Oakdale) to Jerrold Avenue and install a control gate.

The transfer of jurisdiction of 1801 Jerrold Avenue to SFPUC would be used by the PUC for storage of equipment and vehicles and temporary relocation of existing uses while it undertakes scheduled repair and replacement (R&R) projects in the next two years. The Napoleon site, which is immediately adjacent to the Public Works vehicle and equipment storage yard (DPW Yard), would be used to expand and consolidate the DPW Yard’s function. The subject portion of Quint Street, which is now a 600-foot and dead ends at the CalTrain berm, would be vacated. The SFPUC would be able to maintain and secure the dead end street segment; all properties adjoining the street segment are either owned by the State or by SFPUC.

**ENVIRONMENTAL REVIEW**

The project was fully analyzed in the SFPUC – 1801 Jerrold Avenue Land Reuse Project Categorical Exemption, issued on June 2, 2016 (Planning Case No. 2016-007250ENV).

**GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

As described below, the proposed jurisdictional transfer of 1801 Jerrold Avenue to the SFPUC, the jurisdictional transfer of 160 Napoleon to SFDPW, and the vacation of Quint Street between the CalTrain berm and Jerrold Avenue 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.

**BAYVIEW HUNTERS POINT AREA PLAN****OBJECTIVE 1**

**STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.**

**Policy 1.5**

**Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.**

**Policy 8.1**

**Maintain industrial zones for production, distribution, and repair activities in the Northern Gateway, South Basin, Oakinba, and India Basin Industrial Park subdistricts.**

*The jurisdictional transfer of the two properties between the two public agencies would enable each respective agency to better and more efficiently use the subject land since the land would be immediately adjacent to their existing facilities.*

**COMMERCE AND INDUSTRY ELEMENT****OBJECTIVE 4**

**IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.**

**POLICY 4.6**

**Assist in the provision of available land for site expansion.**

*The jurisdictional transfers of property would enable site expansion of the DPW Yard, and the Southeast Waste Water Treatment Plant, both vitally needed for the functioning of the City.*

**COMMUNITY FACILITIES ELEMENT****POLICY 10.1**

Provide facilities for treatment of storm and wastewater prior to discharge into the Bay or ocean. Locate such facilities according to the Wastewater and Solid Waste Facilities Plan.

*The expansion of the Southeast Waste Water Facility Plant is included in the Wastewater and Solid Waste Facilities Plan of the General Plan, and therefore the transfer of 1801 Jerrold Avenue is consistent and furthers this policy.*

**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.

**POLICY 2.9**

Review proposals for the giving up of street areas in terms of all the public values that streets afford. Every proposal for the giving up of public rights in street areas, through vacation, sale or lease of air rights, revocable permit or other means, shall be judged with the following criteria as the minimum basis for review:

a. No release of a street area shall be recommended which would result in:

1. Detriment to vehicular or pedestrian circulation;

*The subject segment of Quint Street is a non-through industrial street, and is not consider vital for everyday vehicular or pedestrian circulation. General Plan findings have been previously made that enabled the construction of the CalTrains berm that rendered it a dead-end-street. A new access road will be established between Oakdale and Jerrold to make up for the loss of through access previously provided by this street segment.*

2. Interference with the rights of access to any private property;

*After the transfer of 1801 Jerrold, all adjoining properties will be owned by the SFPUC (excepting property owned by the State), who is sponsoring this proposed vacation so that they can assure that the land will be well maintained and secure and to maximize its function on behalf of the fronting SFPUC operations.*

3. Inhibiting of access for fire protection or any other emergency purpose, or interference with utility lines or service without adequate reimbursement;

*Fire access will be maintained among other frontages.*

4. Obstruction or diminishing of a significant view, or elimination of a viewpoint; industrial operations;

*The Quint Street segment is within an industrial area and does not provide significant views or viewpoints. The vacation will enhance industrial operations of the Southeast Waste Water Plant.*

5. Elimination or reduction of open space which might feasibly be used for public recreation.

*The area is not suitable for public recreation given its industrial nature.*

6. Elimination of street space adjacent to a public facility, such as a park, where retention of the street might be of advantage to the public facility;  
*The street is being vacated, in part, to improve the function of a public facility, the Southeast Waste Water Plant.*
  7. Elimination of street space that has formed the basis for creation of any lot, or construction or occupancy of any building according to standards that would be violated by discontinuance of the street;  
*No adjoining lot or building would be unduly harmed by this vacation. All adjoining lots are publicly owned. The PUC owns most of the property, with the State owning the adjoining CalTrain right-of-way.*
  8. Enlargement of a property that would result in (i) additional dwelling units in a multi-family area; (ii) excessive density for workers in a commercial area; or (iii) a building of excessive height or bulk;  
*There are no adjoining dwelling units.*
  9. Reduction of street space in areas of high building intensity, without provision of new open space in the same area of equivalent amount and quality and reasonably accessible for public enjoyment;  
*This area does not have high building intensity.*
  10. Removal of significant natural features, or detriment to the scale and character of surrounding development.  
*The subject area is an industrial neighborhood and does not include any significant natural features.*
  11. Adverse effect upon any element of the General Plan or upon an area plan or other plan of the Department of City Planning; or  
  
Release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part is unknown.  
*The subject street segment is surrounded by PUC property. No development outside of PUC or CalTrain use is not anticipated.*
- b. Release of a street area may be considered favorably when it would not violate any of the above criteria and when it would be:
1. Necessary for a subdivision, redevelopment project or other project involving assembly of a large site, in which a new and improved pattern would be substituted for the existing street pattern;  
*The vacation would enhance the functioning of the Southeast Waste Water Plant, and enable a possible future reconfiguration of the Plant by expanding the area under the SFPUC's jurisdiction.*
  2. In furtherance of an industrial project where the existing street pattern would not fulfill the requirements of modern industrial operations;  
*The vacation enables the SFPUC to take controls of the street segment, maximize its function on behalf its operation, and maintain and assure its security.*

3. Necessary for a significant public or semi-public use, or public assembly use, where the nature of the use and the character of the development proposed present strong justifications for occupying the street area rather than some other site;  
*This doesn't apply.*
4. For the purpose of permitting a small-scale pedestrian crossing consistent with the principles and policies of The Urban Design Element; or  
*This does not apply.*
5. In furtherance of the public values and purposes of streets as expressed in The Urban Design Element and elsewhere in the General Plan.  
*In balance, the street vacation at this location is justified because it no longer provides through access, is not a major circulation route for pedestrians, bicyclists, or vehicles, and is better utilized for enhanced functioning of the Southeast Waste Water Plant, a significant public facility.*

**POLICY 2.10**

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

*Given that the PUC would own all properties on either side of the Quint Street segment, a more temporary solution would not alleviate any access issues usually associated with street vacations. As noted above, the vacation would enable SFPUC to take complete control of the land, assure that it is best used for a public purpose and secure the land.*

**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, demolition and replacement of the Chinese Recreation Center, 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.

*No neighborhood-serving retail would be effected by the proposal.*

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

*Existing housing and neighborhood character would not be effected by the proposal.*

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

*The City's supply of affordable housing would not be effected by the proposal.*

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

*The property consists of a jurisdictional swap of land, and does not propose new uses that would create significant amounts of new commuter traffic that would impede MUNI transit service or overburden street and 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 help assure the ongoing industrial function of the DPW Yard and the Southeast Waste Water Plant.*

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

*All construction activity would be approved by DBI, SFPW, and other regulatory agencies that would assure new facilities would be built to current seismic standards.*

7. That landmarks and historic buildings be preserved.

*This Project would not adversely affect any landmarks or buildings of historic significance.*

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

*The Project would not adversely affect any parks or open space.*

**RECOMMENDATION:**

**Finding that the 1801 Land Reuse Project, on balance, in-conformity with the General Plan**