



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: June 15, 2017
Case No. Case No. 2017-007550GPR
Sale of Property at 7484 Sheridan Road, Sunol, CA

Project Location: 7484 Sheridan Road, Sunol, CA

Block/Lot No.: Assessor's Parcels (Sunol):
0096-0001-020-0

Project Sponsor: San Francisco Public Utilities Commission
Janice Levy, Real Estate Services
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102

Applicant: Same As Above

Staff Contact: Pedro Peterson – (415) 575-9163
pedro.peterson@sfgov.org

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

Recommended
By: 
John Rahaim, Director of Planning

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The San Francisco Public Utilities Commission (SFPUC) proposes to sell 84 acres of real property in Sunol, Alameda County. As part of the sale, the SFPUC will obtain a new dewatering well easement for future utilities use and will retain existing easements for electrical towers and subsurface aqueduct tunnels. The SFPUC intends to sell the property "as is." The revenue from the sale will support the SFPUC in its pursuit of its core mission "to provide our customers with high quality, efficient and reliable water, power, and sewer services in a manner that is inclusive of environmental and community interests, and that sustains the resources entrusted to our care." Specifically, 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.

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 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. As the revenue supports the Water Enterprise, the revenues will allow the SFPUC to continue to manage a complex water supply system—one that stretches from the Sierra to the City. The revenues will allow the SFPUC, including the Water Enterprise, to achieve the objective and policies stated above.

HOUSING ELEMENT

OBJECTIVE 8

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

POLICY 8.1 - Support the production and management of permanently affordable housing.

The City's Director of Property issued a notice of public sale to all applicable public agencies in compliance with California Government Code Section 54220 through 54233 and the San Francisco Administrative Code Chapter 23A (Surplus Property Ordinance). Additionally, the City received a request to be noticed from the Non-Profit Housing Association of Northern California, which represents 750 affordable housing organizations. As required by Section 50074 of the California Health and Safety Code, the SFPUC issued notice to the organization and its members. The required noticing period expired, and the SFPUC received no interest from any public agency or affordable housing provider. In complying with these regulations, the SFPUC made a good faith effort to facilitate the production of affordable housing.

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:

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

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

The proposed sale would not cast any shadows on parks or open spaces nor impact any vistas.

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