



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: October 15, 2015
Case No. Case No. 2015-011581GPR
Sale of San Francisco Public Utilities Commission (SFPUC) Easement
to City of Modesto, CA


Block/Lot No.: [Stanislaus County Assessor's Parcel No. 082-010-008 & 082-010-003]
McHenry Avenue, between Claratina Avenue & Grecian Avenue, Modesto, CA

Project Sponsor: John Updike
Director of Real Estate, SFPUC
25 Van Ness Ave., Suite 400
San Francisco, CA 94102

Applicant: Marta Bayol
Department of Real Estate, SFPUC
25 Van Ness Ave., Suite 400
San Francisco, CA 94102

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Recommendation: Find the project, on balance, in conformity with
the General Plan

*Recommended
By:* 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The proposed project involves the conveyance of an easement of approximately 3,627 square feet of property owned by the City and County of San Francisco to the City of Modesto for the fair market value of \$35,000 to be paid by JWG McHenry LLC. This easement will allow the developer to make street, curb and gutter and sidewalk improvements within the approximately 3,627 square foot portion of the San Francisco Public Utilities Commission (SFPUC) property. The easement is to improve and widen State

Highway 108 (McHenry Avenue) and is necessary for the City of Modesto to improve traffic conditions along McHenry Avenue in Modesto.

SITE DESCRIPTION AND PRESENT USE

SFPUC owns in fee the property on each side of McHenry Avenue constituting portions of SFPUC parcels 656 and 657. The property is currently vacant.

ENVIRONMENTAL REVIEW

The SFPUC adopted responsible agency findings based on the determination by the City of Modesto that the project conformed to the City of Modesto General Plan Update Master EIR on July 14, 2015 under Commission Resolution Number 15-0156 to approve the proposed sale of the 3,627 square foot easement.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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:

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 easement will not affect property located within the City & County of San Francisco. The easement does not in itself enable public access and its sale would not constitute the giving up of street area. The easement is to improve and widen State Highway 108 (McHenry Avenue) and is necessary for the City of Modesto to improve traffic along McHenry Avenue in Modesto.

Eight Priority Policies Findings

The Project is to quitclaim an unneeded Sewer Easement. Overall, it is consistent with 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 affect on the 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 affect on the City's housing stock or on neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.
The project would have no adverse affect 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 impede Muni transit service or overburden streets or 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 adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The easement is to improve and widen State Highway 108 (McHenry Avenue) and is necessary for the City of Modesto to improve traffic along McHenry Avenue in Modesto. The easement will positively improve preparedness against injury and loss of life within the City of Modesto in an earthquake and would comply with applicable safety standards.
7. That landmarks and historic buildings be preserved.
The project would have no adverse affect on preservation of landmarks or historic buildings. The property at McHenry Avenue in Modesto lacks historic significance and integrity according to an evaluation.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The project would have no adverse affect on parks and open space or their access to sunlight or vistas.

RECOMMENDATION:

**Find the Project, on balance, in-conformity
with the General Plan**

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