



GENERAL PLAN REFERRAL

August 30, 2023

Case No.: 2023-006872GPR
Block/Lot No.: SFPUC ROW Parcel 9
AKA San Mateo County Assessor's Parcel Numbers 093-340-060 and 093-340-020
Project Sponsor: San Francisco Public Utilities Commission
Applicant: Rosanna S. Russell
Real Estate Director, San Francisco Public Utilities Commission
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Recommended By: 
Joshua Switzky, Acting Director of Citywide Policy for
Rich Hillis, Director of Planning

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

Project Description

The Project is the sale of SFPUC ROW Parcel 9 in San Bruno to the City of San Bruno.

The City and County of San Francisco (City), under the jurisdiction of its Public Utilities Commission (SFPUC), owns the real property identified as San Mateo County Assessor's Parcel Numbers 093-340-060 and 093-340-020 in the City of San Bruno (San Bruno), and also is designated as SFPUC Parcel 9 (Property). The Property comprises approximately 1.54 acres. In 1999 the SFPUC issued a revocable permit to San Bruno over a portion of the Property, which permitted San Bruno to maintain a roadway, landscaping, and underground utility facilities on Huntington Avenue in San Bruno. San Bruno seeks to construct, install, and maintain a two-way bicycle track on the Property, among other properties on Huntington Avenue, between Forest Avenue and San Bruno Avenue, and proposes to purchase the Property from the City, through the SFPUC.

The SFPUC determined that the proposed conveyance of the Property is not required for its utility needs and declared the Property as "surplus land" and "exempt surplus land" under the State Surplus Lands Act. The sale of the Property is subject to approval of the SFPUC's Commission and the City's Board of Supervisors.

Environmental Review

This Project is a real estate transaction only. It is 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 project 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.

TRANSPORTATION ELEMENT

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

POLICY 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

POLICY 1.5

Coordinate regional and local transportation systems and provide for interline transit transfers.

POLICY 1.6

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

OBJECTIVE 4

IMPROVE BICYCLE ACCESS TO SAN FRANCISCO FROM ALL OUTLYING CORRIDORS.

The Project would facilitate construction of bicycle facilities on Huntington Avenue in San Bruno, which connects to the San Bruno BART and Caltrain stations. The Project would thus improve the connections between the Bay Area's regional transit system and the local bicycle network. This enhanced connectivity would increase bicycle access to San Francisco for visitors and commuters from San Bruno and would enhance the ability of San Francisco residents to travel to San Bruno using bicycles for all or part of their trip.

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 is the sale of right-of-way located in San Bruno to the City of San Bruno. It would not impact neighborhood-serving retail uses in San Francisco.

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 is the sale of right-of-way located in San Bruno to the City of San Bruno. It would not impact housing and neighborhood character in San Francisco.

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

The Project is the sale of right-of-way located in San Bruno to the City of San Bruno. It would not impact affordable housing in San Francisco.

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

The Project is the sale of right-of-way located in San Bruno to the City of San Bruno, outside of the MUNI service area. It would not impact MUNI transit service or neighborhood parking in San Francisco.

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 is the sale of right-of-way located in San Bruno to the City of San Bruno. It would not impact the industrial and service sectors in San Francisco.

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

The Project is the sale of right-of-way located in San Bruno to the City of San Bruno. It would not impact preparedness to protect against injury and loss of life in an earthquake in San Francisco.

7. That the landmarks and historic buildings be preserved;

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

The Project is the sale of right-of-way located in San Bruno to the City of San Bruno. It would not impact parks and open space in San Francisco.

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