



GENERAL PLAN REFERRAL

September 6, 2023

Case No.: 2023-008134GPR
Location: Candlestick Point State Recreation Area
Block/Lot No.: within 4886/009
Project Sponsor: California State Lands Commission
Applicant: Joanne Park
City and County of San Francisco Department of Homelessness and Supportive Housing
joanne.park@sfgov.org
440 Turk Street
San Francisco, CA 94102
Staff Contact: Amnon Ben-Pazi – (628) 652-7428
Amnon.Ben-Pazi@sfgov.org
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 City and County of San Francisco's sublease of a portion of the Candlestick Point State Park Recreation Area that is owned by the State Lands Commission and leased by the State of California Department of Parks and Recreation. The City and County is proposing use of California State Parks Land to continue to operate the Vehicle Triage Center ("VTC") and provide people living in their vehicles with a safe space to park vehicles and access services, including toilets, showers, food, and basic wrap-around services.

HSH will continue to have a Community Based Organization ("CBO") manage the site, with 24X7 staff, including service practitioners familiar with issues regarding vehicle residency who can refer guests to services if needed, along with janitorial service, and security. The City provides food delivery and hygiene services. The City is in the process of repairing SFPUC water and sewer lines for shower and toilet trailers, upgrading the existing electrical infrastructure, and installing solar lighting poles. The City has developed guidelines, procedures and

policies for the site operations. These procedures include sign-in and sign-out procedures, vehicle standards with recommendations from the State Fire Department, length of stay and duration of absence policies. All guests sign participation agreements that outline these guidelines before being admitted into the site.

Environmental Review

On September 6, 2023, the planning department determined that the Bayview Vehicle Triage Center meets the definition of a low barrier navigation center set forth in Government Code Section 65660(a) and meets the criteria set forth in Government Code Section 65662. Accordingly, the Bayview Vehicle Triage Center is not subject to CEQA.

General Plan Compliance and Basis for Recommendation

As described below, the proposed 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 and Actions are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1.C

ELIMINATE HOMELESSNESS.

Policy 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

Action 3.3.1

Expand the capacity of temporary shelter models that are low barrier and that incorporate housing-focused case management, such as non-congregate shelter options and Navigation Centers. Per HSH's forthcoming strategic plan, aim to increase temporary shelter investments, along with Permanent Supportive Housing and homelessness prevention investments to improve the rate of successful exits from homelessness to stable housing.

Action 3.3.6

Offer safe places to park for unhoused people living in their vehicles and access to financial assistance to help address their barriers to housing.

The Project would enable the continued operation of the VTC, an existing facility which provides unhoused people living in their vehicles with a safe place to park and access to services including toilets, showers, food, and basic wrap-around services. The VTC is a low-barrier, non-congregate shelter offering supportive services.

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 impact existing and future neighborhood-serving retail uses.

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 impact existing housing. The Project would enable the continued operation of the VTC, which enables unhoused San Francisco residents to continue living in the City thus preserving the City's cultural and economic diversity.

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

The Project would enable the continued operation of the VTC, which provides unhoused San Francisco residents with shelter and services.

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

The Project would not increase commuter traffic and would not impede MUNI transit service or overburden City 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 resident employment and ownership in these sectors be enhanced;

The Project would have no impact on the City's industrial and service sectors.

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

The Project would enable the continued operation of an existing facility which was constructed in compliance with all relevant regulations. It 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 have no impact 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 enable the continued operation of the VTC, which is located in the northernmost parking lot of the Candlestick Point State Recreation Area (SRA). This parking lot is situated approximately ¼ mile north of the main gate of the SRA and is accessed from outside the SRA. The SRA includes several parking lots accessed from the main gate which continue to be available to SRA patrons. The VTC is located back from the shoreline which remains accessible to SRA patrons. Continued operation of the VTC would not negatively impact 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