



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: September 8, 2015

Case 2015-010965GPR

Block/Lot No.: Block 4343 Lots 001D, 001J, and 031

Project Sponsor: John Updike
Real Estate Division
City and County of San Francisco
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Recommendation: Finding the proposed actions associated with the installation of new sewer pipes and the acquisition of a easements to construct and service those pipes, on balance, in conformity with the General Plan.

Recommended
By: 
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PROJECT DESCRIPTION

The City and County of San Francisco ("the City") is proposing to install approximately 350 feet of 102-inch diameter auxiliary sewer pipeline and affiliated structures, as well as a temporary construction easement, a permanent access easement, and a permanent sewer easement on the affected parcels.

ENVIRONMENTAL REVIEW

Categorically exempt under Class 3, new construction, issued 4/21/15, Planning Case No. 2015-005036ENV.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The proposed actions, including installation of the auxiliary sewer pipeline and acquisition of a temporary easement for its construction and maintenance are, on balance, **in conformity** with the General Plan, as described in the body of this Report.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

COMMUNITY SAFETY ELEMENT**OBJECTIVE 1**

REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

POLICY 1.10

Examine the risk of flooding due to climate change related effects, such as storm surges, changes in precipitation patterns, and sea level rise as well as adaptation actions that will reduce population, built environment, and ecosystem vulnerability due to these threats.

POLICY 1.13

Reduce the risks presented by the City's most vulnerable structures, particularly privately owned buildings and provide assistance to reduce those risks.

POLICY 1.18

Identify and replace vulnerable infrastructure and critical service lifelines in high-risk areas.

Comment: The proposed project is part of the San Francisco Public Utility Commission's (SFPUC's) Sewer System Improvement Program (SSIP). The SSIP aims to upgrade San Francisco's aging sewer system over a 20-year period. As such, this project recognizes and helps mitigate those concerns identified in the policies above.

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 proposed improvements to the Daggett Street right-of-way are 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 have no adverse impacts on 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 neighborhoods;

The project would have no adverse effect on the City's housing stock or neighborhood character.

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

The project would have no adverse effect 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 resident employment and ownership in these sectors be enhanced;

The project would not adversely affect our industrial and service sectors or future opportunities for resident employment and 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 easements are necessary for the SF Public Utility Commission's (SFPUC's) Sewer System Improvement Program (SSIP). The SSIP aims to upgrade San Francisco's aging sewer system over a 20-year period. The project will positively improve preparedness against injury and loss of life in an earthquake and would comply with applicable safety standards.

7. That the landmarks and historic buildings be preserved;

The project would have no effect on preservation of the City's landmarks or historic buildings. The property on Block 4343 Lot 001J does not appear eligible for listing in the National Register of Historic Places, the California Register of Historic Places, or local designation, because it lacks historic significance and integrity according to an evaluation conducted by JRO Historic Consulting.

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

The project would have no adverse effect on parks and open space or their access to sunlight or vistas.

RECOMMENDATION:

Finding the installation of the auxiliary sewer pipeline and acquisition of a temporary easement for its construction and maintenance, on balance, in-conformity with the General Plan