SAN FRANCISCO
**PLANNING DEPARTMENT**

# General Plan Referral

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

Reception:
**415.558.6378**

Fax:
**415.558.6409**

Planning
Information:
**415.558.6377**

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| *Date:* | November 14, 2016 |
| *Case No.* | **Case No. is 2016-014625GPR**<br>**SFPUC Public Easement Vacations for Parkmerced Mixed-Use Development Project** |
| *Block/Lot No.:* | 7303A, 7315, 7316, 7321, 7322, 7326, 7330, 7331, 7333E, 7335, 7344, 7345, 7345B, and 7366 |
| *Project Sponsor:* | Javier Rivera<br>Department of Public Works<br>1155 Market St, 3rd Floor<br>San Francisco, CA 94103 |
| *Applicant:* | Jim Abrams<br>One Maritime Plaza Suite 1900<br>San Francisco, CA 94110 |
| *Staff Contact:* | Ben Caldwell – 415.575.9131<br>*Ben.caldwell@sfgov.org* |
| *Recommendation:* | Finding the project, on balance, is **in conformity** with the General Plan |
| *Recommended By:* | John Rahaim, Director of Planning |

## PROJECT DESCRIPTION

The Project is the proposed SFPUC Public Easement Vacations for the Parkmerced Mixed-Use Development Project. The Parkmerced Project is a long-term mixed-use development program to comprehensively redevelop the existing residential Parkmerced site. Utility improvements are included as part of the project, including replacement of the majority of the existing water supply pipelines, construction of an on-site stormwater system, and construction of additional sewer pipelines to serve new buildings. These Parkmerced utility improvements would replace City and County of San Francisco (City) infrastructure.

In 2011, the City and County of San Francisco (City) and Parkmerced Investors Properties LLC entered into the Parkmerced Development Agreement, to which the San Francisco Public

Utilities Commission (SFPUC) provided consent by SFPUC Resolution No. 11-0091. In consenting to the Parkmerced Development Agreement, the SFPUC anticipated dedication of new water and wastewater infrastructure within public streets serving the Burdened Property and the Project (Replacement Infrastructure). The SFPUC owns water and sewer easements encumbering the Burdened Property (Existing Easements). Parkmerced Owner LLC is requesting that the City vacate the Existing Easements associated with the Burdened Property, and convey all of City's right, title, and interest in the Existing Easements to Parkmerced Owner LLC so that Parkmerced Owner LLC may proceed with its construction of Project Phases 1A and 1B.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

## ENVIRONMENTAL REVIEW

The project received CEQA clearance under the Parkmerced Project EIR, certified by the Planning Commission on 2/10/11, Motion No. 18629, Case No. 2008.0021E.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed SFPUC Public Easement Vacations for the Parkmerced Mixed-Use Development Project. 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:

### ENVIRONMENTAL PROTECTION ELEMENT

### POLICY 1.4
**Assure that all new development meets strict environmental quality standards and recognizes human needs.**

*The Parkmerced development will be a model for environmentally-friendly housing and mixed-use development. In particular, state-of-the-art stormwater and wastewater management infrastructure will be built and features used throughout the development. Most stormwater will be managed on-site, and a separate stormwater system will be created to manage stormwater on site. To achieve this, Parkmerced will own, manage, and be liable for certain of this infrastructure in perpetuity. Per the Parkmerced plan, development agreement, and the approval of the San Francisco Public Utilities Commission (SFPUC), this will require the dedication of new water and wasterwater infrastructure in the public right-of-way throughout Parkmerced. Some existing San Francisco Public Utilities Commission (SFPUC) utility easements are planned to be conveyed to Parkmerced, which will fully own, maintain, and be liable for all new facilities built within these easements. SFPUC has approved the vacation of all of these easements.*

**POLICY 3.3**
**Implement plans to improve sewage treatment and halt pollution of the Bay and Ocean.**

*The reconstruction and rebuilding of much of the wastewater infrastructure within the Parkmerced development will improve the treatment of sewage and control of pollution in the southwest area of San Francisco. This reconstruction has been long planned with the understanding that some existing SF PUC easements would be vacated and turned over to Parkmerced to maintain in perpetuity.*

**POLICY 5.2**
**Exercise controls over development to correspond to the capabilities of the water supply and distribution system.**

*The redevelopment of Parkmerced will bring much needed new housing into San Francisco. The development has been planned to minimize the use of water to the greatest extent possible, and will not overly burden the capabilities of the water supply and distribution system.*

**COMMUNITY FACILITIES ELEMENT**

**POLICY 10.1**
**Provide facilities for treatment of storm and wastewater prior to discharge into the Bay or ocean. Locate such facilities according to the Wastewater and Solid Waste Facilities Plan.**

*The vision for the Parkmerced development provides for the full improvement and state-of-the-art upgrade of the wastewater and stormwater facilities in Parkmerced. Per the Parkmerced plan and development agreement, this will require the dedication of new water and wasterwater infrastructure in the public right-of-way throughout Parkmerced. Some existing San Francisco Public Utilities Commission (SFPUC) utility easements are planned to be conveyed to Parkmerced, which will fully own, maintain, and be liable all new facilities built within these easements. SFPUC has approved the vacation of all of these easements.*

**COMMUNITY SAFETY ELEMENT**

**POLICY 1.11**
**Continue to promote green stormwater management techniques.**

*The Parkmerced development will be a model for green state-of-the-art stormwater management techniques. Extensive state-of-the-art infrastructure will be built and features used throughout the development, including a separate stormwater system to manage stormwater on site; most stormwater will be managed on-site. To achieve this, Parkmerced will own, manage, and be liable for certain of this infrastructure in perpetuity. Per the Parkmerced plan and development agreement, this will require the*

*dedication of new water and wasterwater infrastructure in the public right-of-way throughout Parkmerced.*

## 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, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

### Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of 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 effect 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 neighborhood.

   *The Project would have no adverse effect 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 effect on the City's supply of affordable housing. The Parkmerced redevelopment project will significantly increase the amount of housing, including affordable housing, within San Francisco.*

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

   *The Project would have no transportation impact.*

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 affect the existing economic base in this area.*

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

   *The Project would improve achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies, by upgrading outdated critical infrastructure including water infrastructure.*

7. That landmarks and historic buildings be preserved.

   *No buildings will be impacted by the project.*

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 and vista.*

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

**Attachments:**
SF PUC Real Estate Division Minutes, October 25, 2016, including resolution
Easement Vacation Maps
Easement Deeds and Trusts

cc: Josh Switzsky