



# SAN FRANCISCO PLANNING DEPARTMENT

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## General Plan Referral

*Date:* November 6, 2016

*Case No.* **Case No. 2016-012319GPR**  
**Sale of Property on Old Bernal Avenue**


*Block/Lot No.:* 094-0157-005-17, 094-0157-022-00  
401 & 403 Old Bernal Avenue, Pleasanton California

*Project Sponsor:* Rosanna Russell  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue  
10th Floor  
San Francisco, CA 94102  
415-487-5213

*Applicant:* Same as Above

*Staff Contact:* Kay Cheng – (415) 575-9094  
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*Recommendation:* Finding the project, on balance, is **in conformity** with the General Plan

*Recommended By:*   
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### PROJECT DESCRIPTION

The San Francisco Public Utilities Commission (SFPUC) proposes an as-is sale of a 3.18 acre portion of underutilized land located adjacent at 401 & 403 Old Bernal Avenue in Pleasanton, Alameda County. The site is unpaved, underutilized and vacant. The SFPUC intends to sell the property "as is." The revenue from the sale will support the SFPUC in its pursuit of its core mission "to provide our customers with high quality, efficient and reliable water, power, and sewer services in a manner that is inclusive of environmental and community interests, and that sustains the resources entrusted to our care." Specifically, the revenue from the property sale will be recognized as miscellaneous revenue for the Water Enterprise and will be closed out to Fund Balance at the end of the fiscal year. The Fund Balance supports the Enterprise's core mission and provides reserves required under the debt (bonds) indenture.

The site is not located in the City of County of San Francisco and is not subject to the San Francisco Zoning Code.

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

On October 4, 2016, it was determined that the sale of land is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed sale of a 3.18 acre property at 401 & 403 Old Bernal Avenue in Pleasanton, Alameda County. 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:

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

## ENVIRONMENTAL PROTECTION ELEMENT

### OBJECTIVE 5

**ASSURE A PERMANENT AND ADEQUATE SUPPLY OF FRESH WATER TO MEET THE PRESENT AND FUTURE NEEDS OF SAN FRANCISCO.**

**POLICY 5.1 - Maintain an adequate water distribution system within San Francisco.**

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

**POLICY 5.3 - Ensure water purity.**

*The revenue from the property sale will be recognized as miscellaneous revenue for the Water Enterprise and will be closed out to Fund Balance at the end of the fiscal year. The Fund Balance supports the Enterprise's core mission and provides reserves required under the debt (bonds) indenture. As the revenue supports the Water Enterprise, the revenues will allow the SFPUC to continue to manage a*

*complex water supply system—one that stretches from the Sierra to the City. The revenues will allow the SFPUC, including the Water Enterprise, to achieve the objective and policies stated above.*

## COMMUNITY SAFETY ELEMENT

### OBJECTIVE 2

**BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.**

**POLICY 2.8 – Ensure potable water is available in an emergency.**

**POLICY 2.9 – Develop agreements with private facilities to ensure immediate supply needs can be met.**

*The proposed sale is vacant land and will be sold as is. Funds from the sale will be applied to projects that meet the core mission of the SFPUC, meeting the core mission will help with the City's earthquake preparedness.*

## 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 proposed sale is located outside of the City of San Francisco and is currently vacant and therefore would have no impact on San Francisco retail uses or resident employment.*



2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

*The proposed sale is located outside of the City of San Francisco and would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected*

3. That the City's supply of affordable housing be preserved and enhanced.  
*The proposed sale 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 proposed sale is located outside of the City of San Francisco would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current 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 proposed sale would not adversely affect the industrial and service sectors; it would not displace any industrial uses or occupy land designated for such uses.*

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

*The proposed sale is the as-is sale of unimproved land. Its sale would have no negative impact on earthquake preparedness, injury, or loss of life.*

7. That landmarks and historic buildings be preserved.

*The proposed sale would not affect any landmarks or historic buildings.*

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

*The proposed sale would not cast any shadows on parks or open spaces nor impact any vistas.*

**RECOMMENDATION:**

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

**Attachments:**

Location Map – 401&403 Old Bernal Avenue  
Site Photos

cc: Janice Levy, SFPUC Real Estate Division ilevy@sfgwater.org

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