



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* May 15, 2017  
*Case No.* Case No. 2017-005147GPR  
**City Transfer of Property at 1 Lillian Court for Future  
Use by the Department of Recreation and Parks**

*Block/Lot No.:* 4713/008  
*Project Sponsor:* John Updike, Director  
San Francisco Real Estate Department  
25 Van Ness Ave. Suite 400  
San Francisco, CA 94102

*Applicant:* Same as Above

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*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 City's proposed transfer of property at 1 Lillian Court from the Office of Community Investment and Infrastructure (OCII) to the San Francisco Department of Recreation and Parks (RPD) for its future use as a park. 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 April 26, 2017, the Environmental Planning division of the Department determined that the Project is not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment.

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**GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

The Project is the City's proposed transfer of property at 1 Lillian Court from the Office of Community Investment and Infrastructure to the San Francisco Department of Recreation and Parks for the future use of a park. 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:

**RECREATION AND OPEN SPACE ELEMENT****POLICY 1.2**

**Prioritize renovation in highly-utilized open spaces and recreational facilities in high needs areas.**

*The transfer of property for the existing open space area at 1 Lillian Court to the Recreation and Parks Department assures that recreational open space will be preserved and enhanced in this area, a part of Bayview Hunter's Point specifically designated as having a high need for open space.*

**POLICY 1.3**

**Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.**

The shortage of vacant sites and the intensity of development in San Francisco produce pressures on the City's public open spaces, sometimes putting spaces at risk of conversion to uses not serving the public purpose of respite and recreation. These same factors generate considerable public demand for access to open spaces. It is essential that the City protect its public open spaces from conversion to other uses, which threatens the overall integrity of the open space network.

*The transfer of property for the existing open space area at 1 Lillian Court to the Recreation and Parks Department assures that this important existing open space will be preserved, assuring no loss of open space in this high-need area.*

**POLICY 2.1**

**Prioritize acquisition of open space in high need areas.**

Priority for acquisition of new space to address open space inequities should be given to high need areas, defined as places where there is low access to open space...a conglomeration of high density, high percentages of children, youth, seniors, and low income households...and in which the most growth is projected to occur between now and 2040.

*This existing open space at 1 Lillian Court is in an area of high need for open space, in the Bayview/Hunter's Point neighborhood. The neighborhood has high percentages of children, youth, seniors, and low-income households. While the area has moderate population density today, it is in an*

*area with the highest projected growth in the City. Transferring this property to RPD for future use as a park will ensure this open space is preserved in this area of high-need and high future growth.*

#### **POLICY 2.7**

**Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.**

The City should facilitate efforts of existing agencies and organizations working toward regional open space goals. The City should encourage and work with these groups to secure additional land for open space retention and management, and to maintain existing open space areas in their current undeveloped open space status. The City should also support use of selected areas of open space lands within its jurisdiction for appropriate recreational uses.

*This transfer of property directly supports this Recreation and Open Space Element goal of encouraging partnership among City agencies to facilitate the preservation and development of open space. Transferring this property to the RPD from OCII is an exemplary illustration of the benefits of these expanded partnerships.*

#### **POLICY 2.8**

**Consider repurposing underutilized City-owned properties as open space and recreational facilities.**

Publicly Owned Sites: The City should evaluate all publicly-owned sites in high needs areas to determine their feasibility for full or partial park site usage. Some of these sites may be underutilized and therefore available for purchase or swap—these should be reviewed for potential transfer to or purchase by RPD.

*This policy specifically encourages evaluating underutilized surplus and publicly-owned sites in high-need areas for potential transfer to RPD. This specific site at 1 Lillian Court is an underutilized open space owned by OCII that is a prime example of putting this policy to work in an important high-need area.*

### **BAYVIEW HUNTERS POINT AREA PLAN**

#### **POLICY 10.1**

**Better define Bayview's designated open space areas by enabling appropriate, quality development in surrounding areas.**

Bayview Hunters Point has a unique assortment of public open space, including Bay View Hill Park, Hilltop Plaza, Adam Rogers Park, Youngblood Coleman Playground, Bayview Playground, the Candlestick Point State Recreation Area, India Basin Shoreline Park, and the former Bayview Farm. Yet some of these areas do not stand out visually, and some are not fully accessible to the community, due in part that some of them, such as Bay View Hill and Candlestick Point State Recreation Area, are not fully improved as public open space areas and

the surrounding privately owned property is not clearly delineated. Development of appropriate uses and the introduction of more intense pedestrian-oriented activity around their edges would help to accent their existence as open space areas, and promote their use.

*The existing open space at 1 Lillian Court is an undeveloped open space with no facilities, programs, or improvements. The Project would transfer ownership to RPD for the future development of a park at this location, to better define this space as a park and provide the open space amenities and programming residents in the growing surrounding community will most need.*

### **POLICY 12.3**

**Renovate and expand Bayview's parks and recreation facilities, as needed.**

Parks and recreation facilities throughout Bayview Hunters Point need regular maintenance and periodic renovation in order to attract and accommodate continued and increasing neighborhood use. Bayview should receive its fair share of funds for this purpose.

*Transferring the ownership of the existing open space at 1 Lillian Court for the future development of a park at this location will ensure the open space is developed in this high-need area, helping assure Bayview receives its fair share of open space funding.*

### **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 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 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.*

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

*The Project would not affect commuter traffic or 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 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 not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.*

- 7. That landmarks and historic buildings be preserved.

*This site is existing open space and has no landmarks or buildings.*

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

*The Project would assure that this existing open space, in an area identified as high-need for new open space, will be protected from development and transferred to the Department of Recreation and Parks for use as a future neighborhood park.*

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

**Attachments:**

None