



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

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*Date:* December 19, 2016  
*Case No.* Case No. 2016-014650GPR  
**Transfer of right of way for use as part of new Fire Department  
Emergency Medical Services Facility.**

*Block/Lot No.:* 5286A/004

*Project Sponsor:* John Updike, Director of Real Estate  
Real Estate Division  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102


*Applicant:* John Updike, Director of Real Estate  
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*Recommendation:* Finding the project, on balance, in **conformity** with  
the General Plan

*Recommended  
By:*

  
John Rahaim, Director of Planning

### PROJECT DESCRIPTION

On May 17, 2016, the Planning Department (herein "the Department") received a request from the City and County of San Francisco Real Estate Division on behalf of the San Francisco Fire Department (SFFD) to transfer a former railroad right-of-way running diagonally between McKinnon Avenue and Newcomb Avenue for use as part of a new SFFD Emergency Medical Services (EMS) Facility and new parking structure at 2245 Jerrold Avenue, to maximize seismic performance of the facility, and increase efficiency

of ambulance response times. The parcel (5286A/004) is currently being used for parking and some storage.

On June 2016 San Francisco voters approved a \$350 million Public Health and Safety bond (Proposition A). Proposition A specifically identified the creation of an Ambulance Deployment Facility (ADF) as a funded project.

The ADF project will construct a new SFFD Emergency Medical Services (EMS) Facility and new parking structure at 2245 Jerrold Avenue, to maximize seismic performance of the facility, and increase efficiency of ambulance response times. The subject parcel is critical to the use and function of the ADF and parking garage. The planned traffic circulation from within the ADF/garage will be directly onto the subject parcel, and then onto Jerrold and McKinnon Avenues. There is no other planned direct access from the facility to the Avenues.

The Planning Department finds the property transfer to be, on balance, in conformance with the General Plan.

## ENVIRONMENTAL REVIEW

On December 11, 2015 the Environmental Planning Division of the Planning Department determined that the project is Categorical Exempt from Environmental Review as a Categorical Exemption, Class 32 (California Environmental Quality Act [CEQA] Guidelines Section 15332 – Infill Development Projects).

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1; the proposed transfer of this city property would be **in conformity** with the General Plan.

Note: General Plan Objectives and Policies are in bold font, General Plan text in regular font; staff comments are in *italic font*.

## COMMUNITY SAFETY

### POLICY 1.25

**Prepare for medical emergencies and pandemics.**

*Comment: The construction of the ambulance deployment facility will advance the city's preparedness for medical emergencies.*

### 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.**

*Comment: The construction of the ambulance deployment facility will further ready the city's infrastructure for response to a disaster.*

**RECREATION AND OPEN SPACE ELEMENT  
POLICY 4.2**

**Maximize joint use of other properties and facilities.**

Streets, alleys and undeveloped rights-of-way throughout San Francisco should be looked to for development of small outdoor open spaces for the elderly and for young children.....Unused rights-of-way and other unused public land can be used as community gardens, providing recreation and amenities for the surrounding neighborhood.

*Comment: The voter-approved bond specifically approved the creation of the ambulance deployment facility while this may preclude use of the unused row for recreation, it remains in public ownership for public safety purposes.*

**PLANNING CODE SECTION 101.1 FINDINGS**

**Eight Priority Policies Findings**

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.*

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

*The project would not result in commuter traffic impeding MUNI transit service or overburdening the 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 residential employment and ownership in these sectors be enhanced.

*The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or 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 project would aid preparedness against injury and loss of life in an earthquake and would comply with applicable safety standards.*

7. That landmarks and historic buildings be preserved.

*The project would have no effect on preservation of landmarks or historic buildings.*

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 vistas.*

**RECOMMENDATION:**

**Finding transfer of this property, on balance, in conformity with the General Plan.**

cc: John Updike, Real Estate Division; Marta Bayol, Real Estate Division;

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