

File No. 170989 Committee Item No. 5
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 23, 2017

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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OTHER (Use back side if additional space is needed)

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Completed by: Erica Major Date October 19, 2017
Completed by: Erica Major Date _____

1 [Jurisdictional Transfer of City Property - Real Estate Division - Fire Department - 2245 Jerrold
2 Avenue - \$0]

3 **Resolution approving the jurisdictional transfer of 2245 Jerrold Avenue, Assessor's**
4 **Parcel Block No. 5286A, Lot No. 004, of the City and County of San Francisco currently**
5 **under the jurisdiction of the Real Estate Division to the Fire Department; approving the**
6 **transfer price of \$0; adopting findings, including environmental findings, General Plan**
7 **findings, and Planning Code, Section 101.1, findings; and authorizing other actions in**
8 **furtherance of this Resolution, as defined herein.**

9
10 WHEREAS, The City and County of San Francisco (City) owns a vacant parcel strip of
11 real property located between McKinnon and Jerrold Avenues (Assessor's Parcel Block No.
12 5286A, Lot No. 004) consisting of approximately 12,863 sq.ft. which is under the jurisdiction of
13 the City Real Estate Division ("RED"), as depicted on a map (Project Map) on file with the
14 Clerk of the Board of Supervisors in File No. 170989 and incorporated herein by reference
15 (the "Site"); and

16 WHEREAS, Said real property has been declared surplus to the needs of RED; and

17 WHEREAS, The Fire Department ("SFFD") has jurisdiction of Site adjoining Assessor's
18 Block No. 5286A, Lot No. 006 (2245 Jerrold Avenue); and

19 WHEREAS, In June 2016 San Francisco voters approved the \$350 million Public
20 Health and Safety bond (Prop A), specifically identifying construction of an Ambulance
21 Deployment Facility ("ADF") as one project to be funded by Prop A; and

22 WHEREAS, SFFD has begun planning the construction of the ADF on Assessor's
23 Parcel Block No. 5286A, Lot No. 006; and

24 WHEREAS, SFFD has identified the Site as crucial to the ADF project for purposes of
25 necessary traffic circulation; and

1 WHEREAS, In a Memorandum dated September 26, 2016, SFFD has requested a
2 jurisdictional transfer of the Site for use in the ADF project; a copy of such Memorandum is on
3 file with the Clerk of the Board of Supervisors in File No. 170989 and is incorporated herein by
4 reference; and

5 WHEREAS, The Planning Department, in a General Plan Referral dated December 19,
6 2016, found that the project is, on balance, in conformity with the General Plan, a copy of said
7 General Plan Referral is on file with the Clerk of the Board of Supervisors in File No. 170989
8 and is incorporated herein by reference; and

9 WHEREAS, In accordance with the recommendations of the Director of Real Estate
10 and the Chief of SFFD, the Board of Supervisors hereby declares that the proper public
11 purpose being served by the ADF will be furthered by transferring jurisdiction without
12 monetary payment; and

13 WHEREAS, Per Chapter 23 of the Administrative Code, RED has obtained a Fair
14 Market Value appraisal; and

15 WHEREAS, The Director of Real Estate has deemed a review appraisal, in accordance
16 with Chapter 23, Section 23.14 of the San Francisco Administrative Code, is unnecessary
17 because of the transfer without monetary payment; and

18 WHEREAS, The Mayor agrees the City Property can be used more advantageously by
19 SFFD and recommends that the Board of Supervisors approve the jurisdictional transfer of the
20 City Property to SFFD; and

21 WHEREAS, In accordance with the recommendations of the Director of Real Estate
22 and the Chief of SFFD, the Board of Supervisors hereby declares that the public interest or
23 necessity will not be inconvenienced by the jurisdictional transfer of the Site; now, therefore,
24 be it

1 RESOLVED, That the the Board of Supervisors hereby hereby authorizes and directs
2 the Director of Real Estate to transfer jurisdiction of the Site to SFFD for purposes of
3 constructing the ADF without monetary payment; and, be it

4 FURTHER RESOLVED, That the Mayor, the Clerk of the Board of Supervisors, the
5 Director of Real Estate and the Chief of the SFFD are each authorized and directed to enter
6 into any and all documents and take any and all actions which such party, in consultation with
7 the City Attorney, determines are in the best interest of the City, do not materially increase the
8 obligations of the City or materially decrease the benefits to the City, are necessary or
9 advisable to consummate the performance of the purposes and intent of this Resolution, and
10 comply with all applicable laws, including the City's Charter and any modifications or amended
11 thereto.

12
13 RECOMMENDED:

14
15 
16 _____
17 John Updike, Director of Real Estate

18
19 
20 _____
21 Joanne Hayes-White, Chief of SF Fire Department



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

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

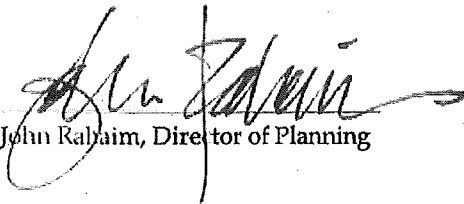
Applicant: John Updike, Director of Real Estate
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant Contact: Sandi Levine 415.554.9867
Real Estate Division

Staff Contact: Claudia Flores 415.558.6473
claudia.flores@sfgov.org

Recommendation: Finding the project, on balance, in conformity with
the General Plan

**Recommended
By:**


John Ralheim, 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 READINGYING 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;

I:\Citywide\General Plan\General Plan Referrals\2016\2016-014650GPR - Property Transfer at Jerrold and McKinnon\2016-014650R - Property Transfer at Jerrold and McKinnon.doc

JOANNE HAYES-WHITE
CHIEF OF DEPARTMENT



EDWIN M. LEE
MAYOR

SAN FRANCISCO FIRE DEPARTMENT
CITY AND COUNTY OF SAN FRANCISCO

MEMORANDUM

TO: John Updike, Director
Real Estate Division

FROM: Joanne Hayes-White, Chief
San Francisco Fire Department

DATE: September 26, 2016

RE: **Jurisdictional Transfer from the Real Estate Division to the San Francisco Fire Department - Block 5286A, Lot 004**

The City, under the jurisdiction of the Real Estate Division (RED) owns a parcel strip located between McKinnon Avenue and Jerrold Avenue. The site is located adjacent to a City-owned parcel, Block 5286A, Lot 006, under the jurisdiction of the San Francisco Fire Department (SFFD). The subject property is approximately 12, 863 sq. ft., as depicted in Exhibit A, and is vacant.

In June 2016, San Francisco voters approved the \$350 million Public Health and Safety bond (Prop A). This bond measure has specifically identified the Ambulance Deployment Facility as one project to be funded by Prop A. The Ambulance Deployment Facility project will construct a new San Francisco Fire Department Emergency Medical Services (EMS) Facility and new parking structure at 2245 Jerrold Avenue in San Francisco, to improve the seismic performance of the facility, increase efficiency and improve ambulatory response times. The new facility would also improve the City's capacity for meeting current and future demands for EMS services, including training of staff.

The Ambulance Deployment Facility project involves demolition of two structures built in the 1950's and construction of a three-story, approximately 30,344-gross-square-foot (gsf) Ambulance Deployment Facility and a three-level, approximately 62,000 gsf parking structure behind the existing Fire Department Fire Station 9 located on same block/lot 5286A / 006. The 1.7-acre project site consists of these two parcels in an intensively developed area of San Francisco's Bayview neighborhood characterized by various warehouse, distribution and light industrial uses.

The subject parcel 5286A / 004 is critical to the use and function of the Ambulance Deployment Facility project, and it is required in order to allow for the traffic circulation that is necessary for the project. No portion of the Ambulance Deployment Facility or parking garage will front on either Jerrold Avenue or McKinnon Avenue; the two structures would be located in the interior of the project site. The only access and egress to and from the Ambulance Deployment Facility and parking garage will be through block / lot 5286A / 004.

The facility will operate 24 hours a day, seven days a week and will be staffed for both daytime and night-time shifts. Emergency vehicles will not be dispatched from the proposed facility to emergency incidents; rather (and as currently practiced), they will be dynamically deployed from the proposed facility to pre-determined positions throughout the City at the start of each work shift.

SFFD is requesting the jurisdictional transfer of the subject property from RED to SFFD to accommodate the project.

If RED has no objections, please confirm by signing below where indicated and returning a copy of this memo to Fire Chief Joanne Hayes-White, San Francisco Fire Department, 698 Second Street, San Francisco, CA 94107. We will then request the Real Estate Division to initiate the jurisdictional transfer of the above referenced property.

The Real Estate Division concurs with a jurisdictional transfer of the parcel as shown in Exhibit A to the San Francisco Fire Department.

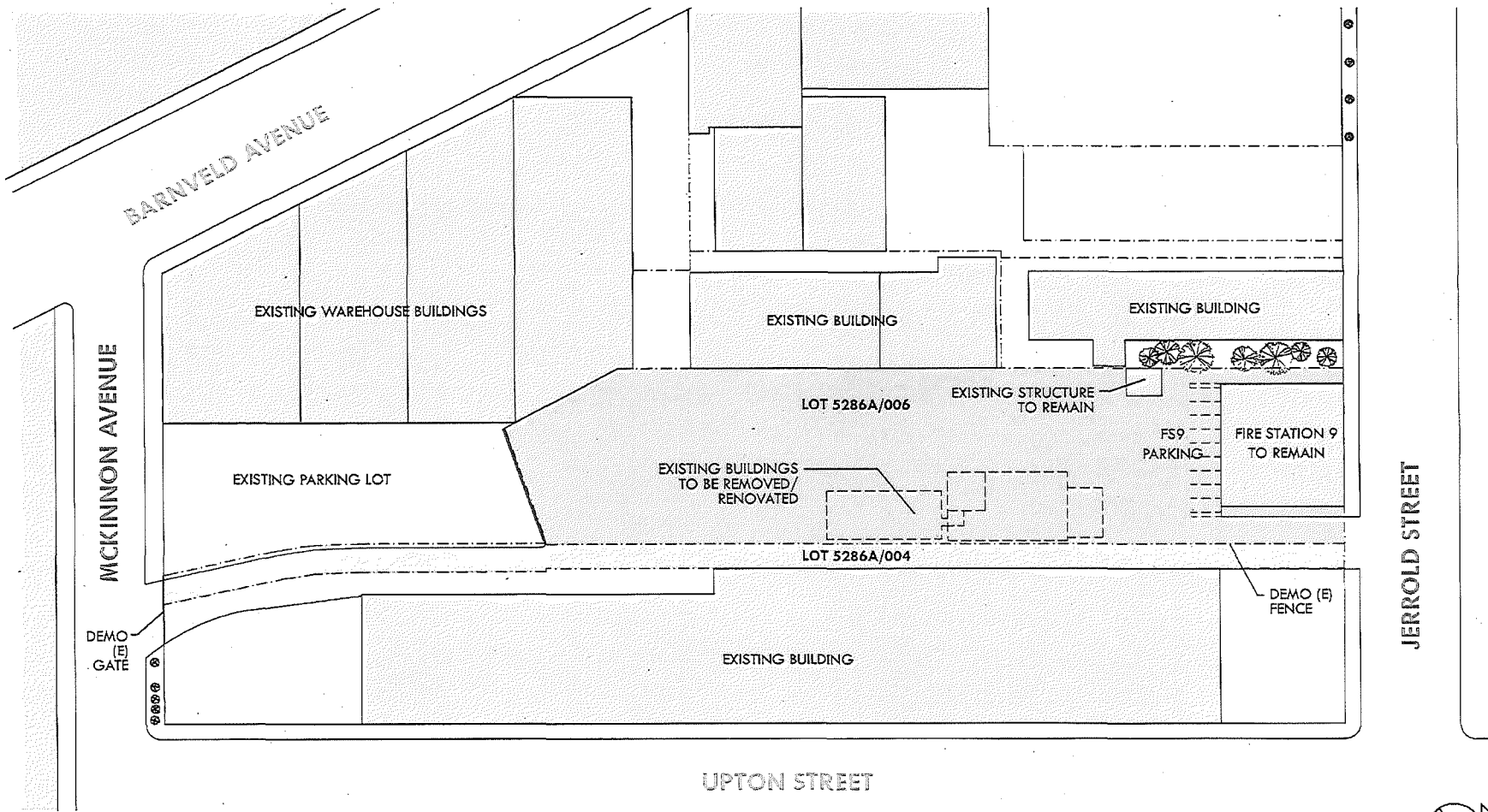
Real Estate Division

By _____
Director

Dated this ____ day of _____, 2016.

Attachments

EXTENT OF WORK



ASSESSOR'S BLOCK MAP

LOTS MERGED INTO LOT 19-192

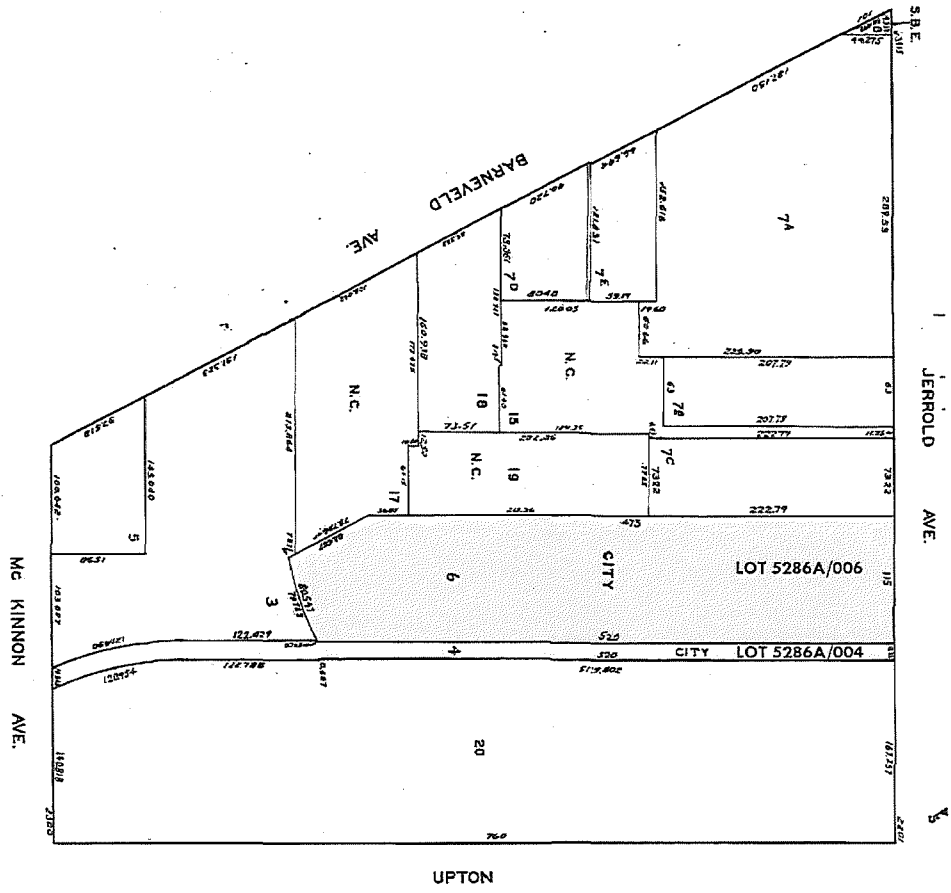
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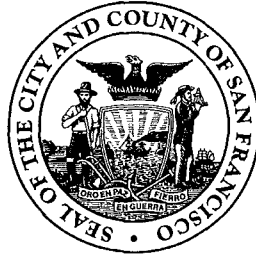
GIFT MAP NO 4 LOT 1886 & ONEIL & HALEY TRACT

5286A

SCALE: 1 IN. = 60 FT.



BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Carmen Chu, Assessor-Recorder, Office of the Assessor-Recorder
John Updike, Director, Real Estate Division
Joanne Hayes-White, Fire Chief, Fire Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: October 11, 2017

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Cohen on October 3, 2017:

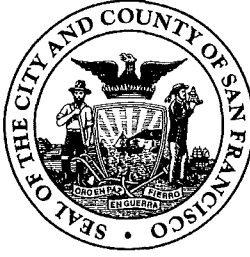
File No. 170989-2

Resolution approving the jurisdictional transfer of 2245 Jerrold Avenue, Assessor's Parcel Block No. 5286A, Lot No. 004, of the City and County of San Francisco currently under the jurisdiction of the Real Estate Division to the Fire Department; approving the transfer price of \$0; adopting findings, including environmental findings, General Plan findings, and Planning Code, Section 101.1, findings; and authorizing other actions in furtherance of this Resolution, as defined herein.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

c: Edward McCaffrey, Office of the Assessor-Recorder
Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Laura Lynch, Planning Department
Kelly Alves, Fire Department

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Carmen Chu, Assessor-Recorder, Office of the Assessor-Recorder
John Updike, Director, Real Estate Division
Joanne Hayes-White, Fire Chief, Fire Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: September 19, 2017

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Cohen on September 12, 2017:

File No. 170989

Resolution approving the jurisdictional transfer of 2245 Jerrold Avenue (Assessor's Parcel Block No. 5286A, Lot No. 004) currently under the jurisdiction of Real Estate Division to the Fire Department; approving the transfer price of \$0; adopting environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1; and authorizing other actions in furtherance of this Resolution, as defined herein.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

c: Edward McCaffrey, Office of the Assessor-Recorder
Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Laura Lynch, Planning Department
Kelly Alves, Fire Department


Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 OCT -3 PM 2:47

BY  Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

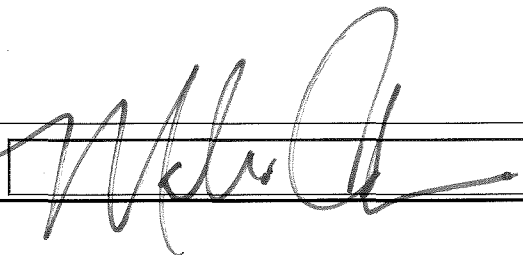
Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:



For Clerk's Use Only

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2017 SEP 12 PM 2:33
 Time stamp
 or meeting date Ak

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
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- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Cohen

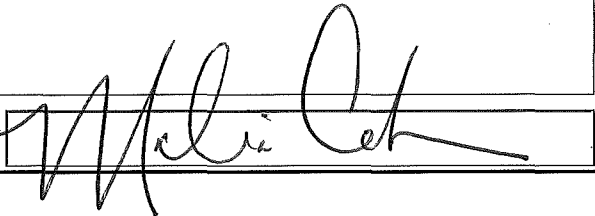
Subject:

Jurisdictional Transfer at City Property - Real Estate Division - Fire Department - 2245 Jerrold Avenue - \$0

The text is listed:

Attached

Signature of Sponsoring Supervisor:



For Clerk's Use Only