



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 8, 2019
Case No. Case No. 2019-006218GPR
ESER 2020 Bond

Block/Lot No.: Various
Project Sponsor: San Francisco Department of Real Estate
25 Van Ness Ave.
San Francisco, CA 94102

Applicant: Naomi Kelly
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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 Project is the City's proposed Earthquake Safety and Emergency Response (ESER) Bond for the November 2019 ballot, the purpose of which is to fund repairs and improvements that would allow San Francisco to more quickly and effectively respond to a major earthquake or other disaster. The City Administrator, on behalf of the City and County of San Francisco is proposing a \$622.5 million Earthquake Safety and Emergency Response (ESER) Bond for the November 2019 ballot. The purpose of the ESER 2020 Bond is to fund repairs and improvements that would allow San Francisco to more quickly and effectively respond to a major earthquake or other disaster. The ESER 2020 Bond program would build on the 2014 Earthquake Safety and Emergency Response Bond that funded a wide range of projects.

The ESER 2020 bond proposal consists of the following program components. Specific projects under these program components will be identified and evaluated according to established criteria that prioritizes enhancements to public safety. All projects will be subject to environmental review.

1. Replace or relocate the firefighting training facility on Treasure Island and strengthen, improve and rehabilitate neighborhood fire stations throughout the City;
2. Renovate, expand, and seismically upgrade the City's aging Emergency Firefighting Water System;
3. Make seismic, safety and programmatic improvements to outdated district police stations and support facilities;
4. Expand the City's 9-1-1 Call Center within the existing building at 1011 Turk Street to make way for more dispatchers, new technologies and increased efficiencies; and
5. Upgrade or replace critical City-owned disaster response facilities throughout the City to assure the City can deploy aid, provide emergency shelter, and coordinate emergency response and recovery activities.

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

Bond proposals for Emergency Firefighting Water System (EFWS); Firefighting Facilities and Infrastructure; Police Facilities and Infrastructure; and Disaster Response Capable Facilities and Infrastructure:

- Not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment. The Bond proposal is not subject to CEQA because it establishes a government financing mechanism that does not involve any commitment to specific projects to be constructed with the funds, and it is not a project as defined by CEQA and the CEQA Guidelines. Any future projects that receive funding from the 2020 ESER Bond would be subject to environmental review.

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Bond proposal for 911 Call Center (1011 Turk Street):

- The planning department determined that the 911 Call Center (1011 Turk Street) project is exempt from environmental review as a Class 1 Categorical Exemption, existing facilities, in a written determination dated MAY 3, 2019 and contained in Planning Department File No. 2019-005262ENV.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed Earthquake Safety and Emergency Response (ESER) Bond for the November 2019 ballot, the purpose of which is to fund repairs and improvements that

would allow San Francisco to more quickly and effectively respond to a major earthquake or other disaster. 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:

COMMUNITY SAFETY ELEMENT

OBJECTIVE 1

**REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND
MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS**

POLICY 1.3

Assure that new construction meets current structural and life safety standards.

POLICY 1.12

Ensure that new development on Treasure Island, Yerba Buena Island and Hunters Point Shipyard are resistant to natural disasters.

POLICY 1.15

Abate structural and non-structural hazards in City-owned structures.

POLICY 1.18

Identify and replace vulnerable infrastructure and critical service lifelines in high-risk areas.

POLICY 1.19

Mitigate against damage to City systems and infrastructure through awareness of threats posed by new forms of hazards such as terrorism and communication failures.

The proposed bond measure would provide funding for seismic upgrades to the City's aging Emergency Firefighting Water System, improvements to outdated district police stations and support facilities, and upgrades to critical City-owned disaster response facilities.

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 2.7

Continue to expand the City's fire department prevention and firefighting capability with sufficient personnel and training

POLICY 2.8

Ensure potable water is available in an emergency

POLICY 2.14

Support the Emergency Operations Center, and continue maintenance of alternative operations centers in the case of an emergency

POLICY 2.16

Plan to address security issues that may arise post-disaster, and balance these issues with the other demands that will be placed on public safety personnel as emergency response providers

POLICY 2.19

Seek funding for preparedness projects.

POLICY 2.20

Enhance communications with nearby jurisdictions.

POLICY 3.6

Support the ability to shelter-in-place for residents

The proposed bond measure would provide funding for seismic upgrades and new infrastructure for public safety and emergency services, including a firefighting training facility on Treasure Island, thereby improving the City's fire prevention and firefighting capability and assuring an adequate water supply to fight fires. The proposed bond measure would also provide funding for City-owned disaster response facilities throughout the City to assure the City can deploy aid, provide emergency shelter, and coordinate emergency response and recovery activities. The project would help enhance communications with nearby jurisdictions by providing funding for the City's 9-1-1 Call Center expansion.

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 5.5

Improve and extend the Auxiliary Water Supply system of the Fire Department for more effective fire fighting.

The proposed bond measure would provide funding for seismic upgrades to the City's Auxiliary Water Supply System (AWSS).

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 1

DISTRIBUTE, LOCATE, AND DESIGN POLICE FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE, EFFICIENT AND RESPONSIVE PERFORMANCE OF POLICE FUNCTIONS.

POLICY 1.3

Provide the number of district stations that balance service effectiveness with community desires for neighborhood police facilities.

The proposed bond measure would provide funding for seismic, safety and programmatic improvements to outdated district police stations and support facilities, which would enhance the performance and efficiency of public safety agencies.

In summary, the proposed ESER Bond is, on balance, in conformity with the General Plan. However, individual projects of the bond will require project-level General Plan referrals and Environmental Review.

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 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. 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 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'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 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.

This Project would make seismic improvements to existing infrastructure and would create new public safety buildings in accordance with applicable building codes; hence, the project would improve preparedness for earthquakes and other emergencies.

7. That landmarks and historic buildings be preserved.

This project does not affect landmarks and 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 vista.

RECOMMENDATION:

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