



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: July 15, 2019
Case No. Case No. 2019-013489GPR
Sale of 40 Acres West of Coalinga, CA

Block/Lot No.: APN: 083-020-12 (Fresno County)
Project Sponsor: City and County of San Francisco
Real Estate Division
25 Van Ness, Suite 400
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Applicant: John Updike, Senior Project Manager
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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 sale of 40 acres west of Coalinga, CA in Fresno County. The City received fee title to this property in 1941 as part of a bequest from the estate of Alfred Fuhrman. In the 1970’s, the property was leased to Oil Well Service Co, a materials storage and repair company, servicing nearby oil well companies’ equipment. In early 2019, the tenant vacated the subject property, and the City determined the best course of action going forward was to sell the property at fair market value. Consistent with the City’s “Keep it in the Ground” legislation, the property upon sale will be deed restricted to prevent any exploration of extraction of minerals, oil or gas products. A brokerage team has secured a prospective buyer of the property at appraised value of \$170,000. The property contains two metal warehouse buildings used for material storage of a combined square footage of less than 5,000 sf. 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

Not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment. Any future development projects at this site would be evaluated and potentially subject to environmental review.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed sale of a 40-acre property in Fresno County containing two warehouse structures of approximately 5,000 sf. 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:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.2

Seek revenue measures which will spread the cost burden equitably to all users of city services.

The City sale of 40 acres west of Coalinga, CA would be a one-time revenue generator that could benefit users of city services.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

POLICY 4.3

Carefully consider public actions that displace existing viable industrial firms.

In some instances, public activities such as redevelopment efforts of public facility expansion or improvement can result in a physical displacement of business.

The project does not propose to redevelop the subject property, but rather to sell the property with a deed restriction in place limiting the exploration of extraction of minerals, oil or gas products. The prospective buyer intends to continue the material storage and repair business utilizing the existing structures which were built for this purpose. The existing industrial use would not be displaced as a result of this sale.

RECREATION & OPEN SPACE ELEMENT

OBJECTIVE 4

PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT VALUE, AND ECOLOGICAL INTEGRITY OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM

POLICY 4.1

Preserve, protect and restore local biodiversity.

The sale of the subject property would include a deed restriction limiting the exploration of extraction of minerals, oil or gas products which may have positive ecological benefits in terms of preserving, protecting and restoring local biodiversity by eliminating the negative effects of mineral and gas extraction.

URBAN DESIGN ELEMENT

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

POLICY 4.1

Protect residential areas from the noise, pollution and physical danger of excessive traffic.

The sale of the subject property is intended to a buyer who will maintain existing material storage and repair on-site. No additional traffic demand would be placed on the roads within the surrounding homestead parcels.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 1

ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

POLICY 1.1

Conserve and protect the natural resources of San Francisco.

While the sale of the subject property would result in the land no longer belonging to the City and County of San Francisco, it will include a deed restriction limiting the exploration of extraction of site resources, including minerals, oil or gas products.

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. The prospective buyer intends to retain the material storage operation that has been on this property since the 1970s.

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 effect on the housing stock of nearby Coalinga, CA or on surrounding 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. All regional entities have been afforded the opportunity to express interest in the property for housing or redevelopment purposes, consistent with the State Surplus Lands Act (Gov't Code Section 54220 et. Seq.).

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

The Project would not result in commuter traffic impact within the area.

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. The prospective buyer intends to retain the existing material storage and repair use.

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 and building are not landmarks or of historic significance. The structure was constructed in the 1970s and will be retained.

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