

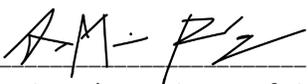


# GENERAL PLAN REFERRAL

September 16, 2021

**Case No.:** 2021-00880GPR  
**Location:** **Candlestick Point State Recreation Area**  
**Block/Lot No.:** within 4886009  
**Project Sponsor:** California State Lands Commission  
**Applicant:** Sam Dodge or Louis Bracco  
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**Recommended By:**   
 AnMarie Rodgers, Director of Citywide Policy, for Rich Hillis, Director of Planning

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

## Project Description

The City and County of San Francisco is interested in using California State Parks Land for two years, to set up a Safe Parking Village/Vehicle Triage location on an existing parking lot within the Candlestick Point State Recreational Area (CPSRA), to provide a safe space to park vehicles and get access to services, including toilets, showers, food, and basic wrap-around services for guests staying within the Village.

This model has proved successful in several other instances, including the City's initiative to set up the first Vehicle Triage Center in November 2019, as well as two safe sleeping villages that were established in June 2020 as part of the citywide Covid-19 Response. Here, HSH plans to have a Community Based Organization managing the site, with 24x7 staff, including service practitioners familiar with issues regarding vehicle residency who can refer Safe Parking residents to services if needed, along with janitorial service, and security. The City anticipates providing food delivery and hygiene services, as well as porta-potties and shower services. The City is evaluating additional transportation needs, power, and water resources (repairing SFPUC water and sewer lines, using solar

lighting poles) and will provide these as needed or as practical. The City has developed guidelines, procedures, and policies for the site operations. These include items such as people and vehicle sign-in and sign-out procedures, vehicle standards with recommendations from the fire department, length of stay and duration of absence policies. All guests will sign participation agreements that outline these guidelines before being admitted into the site

### Site Development

The City plans to develop the site to include amenities that are included in other typical sites. The list of amenities includes site striping, site lighting, mobile shower trailer, potable water hose bibbs, RV sewer discharge connection, power device charging stations, trash containers, site operator RV office and storage, and potentially perimeter fencing with privacy screen. The site striping includes blackout of unwanted existing paint lines, and painting of new site lines. For this site, that will include adding numbered parking and crossing off the unavailable parking spaces in order to maintain spatial distances. The site striping will also include any lettering required by SFFD for emergency egress. The site lighting will include solar powered light towers. These will be installed throughout the site to provide adequate lighting throughout the site and egress driveway. The mobile shower trailer will be available to residents for health and hygiene. These come in sets of 4-8 units within a mobile trailer. The unit can be either serviced by a vacor truck or connected to a water source with sewer discharge connection. On this site, the plan is to connect into an existing water source, downstream of the backflow preventer, and allow the sewer discharge into existing lift station sump.

Potable water hose bibbs will be installed near the water source for guest use. The RV sewer discharge connection will allow residents who own RVs to discharge into the existing sewer lift station. The power device charging stations are for residents to charge their mobile devices. Trash containers will be provided throughout the site for tenants' waste disposal. These will be collected by Recology on weekly basis.

The site operator RV and storage container will be parked on site to monitor residents and provide health and safety supplies to residents. The doors will be repaired, and the graffiti will be painted over. Additional porta-potties will be installed as needed. Perimeter fencing and privacy screen will be considered after review from SFFD, SFPD, and site operator.

### Environmental Review

The Bayview Vehicle Triage Center meets the definition of a low barrier navigation center set forth in Government Code Section 65660(a) and meets the criteria set forth in Government Code Section 65662. Therefore, the Bayview Vehicle Triage Center is not subject to CEQA.

### General Plan Compliance and Basis for Recommendation

As described below, the proposed avigation easement to CCSF is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

## HOUSING ELEMENT

### OBJECTIVE 1

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.**

#### Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable Housing.

*The project will provide a path to affordable and stable housing for people currently living in recreational vehicles.*

#### Policy 1.7

Consider public health objectives when designating and promoting housing development sites.

*The project will provide food delivery and hygiene services in a controlled and safe parking area for RV residents.*

### OBJECTIVE 4

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

#### Policy 4.3

Provide a range of housing options for residents with special needs for housing support and services.

*The project will a safe parking area for RV residents that will include basic services and re-housing services once the program is complete.*

### OBJECTIVE 5

**ENSURE THAT ALL RESIDENTS HAVE EQUAL ACCESS TO AVAILABLE UNITS**

#### POLICY 5.4

Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

*The project will a safe parking area for RV residents that will include re-housing services once the program is complete.*

#### POLICY 5.5

Minimize the hardships of displacement by providing essential relocation services.

*The project will a safe parking area for existing RV residents of Bayview Hunters Point, minimizing their risk of displacement from the area.*

### OBJECTIVE 6

**REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS****Policy 6.1**

Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

*This project is a short-term strategy to eliminating homelessness that can lead to long-term housing stability through the program's re-housing services.*

**Policy 6.4**

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

*The project is managed by the Department of Homelessness and Supportive Housing (HSH) in collaboration with multiple departments and State agencies, including the Department of Emergency Management, to provide offsite services to RV residents and improvements to the site.*

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**POLICY 12.3** Ensure new housing is sustainably supported by the City's public infrastructure systems.

*This project will be supported by multiple City agencies that will provide key public infrastructure for operations, including SFPUC. The project site also has existing infrastructure, including water, sewer, pavement, and electrical poles for lights that will allow the City to quickly convert the site into a Vehicle Triage Center.*

**TRANSPORTATION ELEMENT****OBJECTIVE 30**

**ENSURE THAT THE PROVISION OF NEW OR ENLARGED PARKING FACILITIES DOES NOT ADVERSELY AFFECT THE LIVABILITY AND DESIRABILITY OF THE CITY AND ITS VARIOUS NEIGHBORHOODS.**

**Policy 30.3**

Maximize the efficient use of land devoted to parking by consolidating adjacent surface lots and garages into a parking structure, possibly containing residential, commercial or other uses.

*This project will relocate RV residents from their current locations on residential streets to an existing underutilized parking lot to improve the livability and desirability of the city and surrounding neighborhood.*

**COMMUNITY SAFETY ELEMENT****OBJECTIVE 4**

**ASSURE THE SOUND, EQUITABLE AND EXPEDIENT RECONSTRUCTION OF SAN FRANCISCO FOLLOWING A MAJOR DISASTER.**

## Policy 4.19

Consider homelessness in the wake of disaster.

*This project will provide a path for stable housing for RV residents in the wake of COVID-19.*

## RECREATION AND OPEN SPACE ELEMENT

### OBJECTIVE 2

#### INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

## Policy 2.5

Encourage the development of region-serving open spaces in opportunity areas: Treasure Island, Yerba Buena Island, Candlestick and Hunters Point Shipyard.

*The Candlestick Point State Recreation Area is envisioned to be completely redesigned and rehabilitated, to which Candlestick Point Hunters Point Shipyard Phase 2 development will contribute to a portion of the park improvements over the next ten to twenty years. The temporary use of the CPSRA parking facility for the Safe Parking Village would not undo the CPSRA's long term development and integration into the Candlestick development project. The proposal is to lease the land for only two years.*

## BAYVIEW HUNTERS POINT AREA PLAN

### OBJECTIVE 13.4

#### PROVIDE NEW PUBLIC OPEN SPACE ALONG THE SHORELINE – AT ISLAIS CREEK, HERON'S HEAD, INDIA BASIN, HUNTERS POINT SHIPYARD AND CANDLESTICK POINT/SOUTH BASIN.

## CANDLESTICK POINT SUB-AREA PLAN

### OBJECTIVE 6

#### CREATE A WORLD CLASS SYSTEM OF OPEN SPACE THAT INCLUDES A SIGNIFICANT PORTION OF THE OVERALL HUNTERS POINT SHIPYARD, ENABLES IMPROVEMENTS THE SHORELINE ENHANCES ACCESS, PROVIDES A WIDE RANGE OF RECREATIONAL AND ECOLOGICAL RESTORATION OPPORTUNITIES, AND IS SEAMLESSLY INTEGRATED WITH THE EXISTING NEIGHBORHOOD.

## Policy 6.2

Improve the Candlestick Point State Recreation Area to enhance access by residents and visitors to the waterfront, and create great new public recreational and open spaces in the Project Site.

*This project would help relocate recreational vehicles from an encampment that is currently blocking public access to the Candlestick Point State Recreation Area and surrounding portions of the CPSRA. Vehicles will be relocated to an existing unused CPSRA parking lot, which will allow CPSRA to re-open to the general public and be utilized for its*

*intended recreational purpose. While occupying a parking lot for the CPSRA within the timeframe of the lease proposal will make parking less available for users of the park, the long-term plans for the park's improvement and integration in the Candlestick Point – including improved access – will not be forgone and its schedule for improvement will not be affected by this short-term project.*

### **Planning Code Section 101 Findings**

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:

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 not have a negative effect on existing neighborhood-serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail, in either San Francisco County.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The Project would not have a negative effect on housing or neighborhood character in San Francisco County. However, it will allow for the relocation of existing RV residents from residential streets to a designated safe parking area.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The Project would not have an adverse effect on the City's supply of affordable housing. It is facilitating the transition of RV residents to moving and finding 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 in San Francisco County. Instead, it will allow for the relocation of existing RV residents from neighborhood parking to a designated safe parking 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 resident employment and ownership in these sectors be enhanced;

*The Project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired for*

*San Francisco County.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The Project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The Project would not have an adverse effect on the City's Landmarks and historic buildings.*

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

*While the proposal includes occupying a parking lot within a State park for two years, over the long term, the Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

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

**Attachments:**

Overall Site Plan



PARCEL BOUNDARY

DONAHUE ST

GILMAN AVE

PARCEL BOUNDARY

HUNTERS POINT EXPY

PROJECT SIGNAGE

ACCESS GATE

K-RAIL, TYP  
ELECTRICAL EQUIPMENT  
GUARD SHACK, 4'X6'  
CHAIN LINK FENCE W/ SLATS, 6'

EMERGENCY EGRESS VEHICLE GATE

EMERGENCY EGRESS PEDESTRIAN GATE

PHASE 1 VEHICLE STALL LAYOUT

STALLS TO BE ADDED IN FINAL PHASE

EMERGENCY EGRESS PEDESTRIAN GATE  
METAL SWING GATES, 20'

EMERGENCY EGRESS VEHICLE GATE  
EMERGENCY EGRESS PEDESTRIAN GATE

SAN FRANCISCO BAY

