

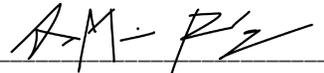


GENERAL PLAN REFERRAL

October 22, 2021

Case No.: 2019-017481GPR
Block/Lot No.: 0206 / 013, 014, and 017
Project Sponsor: San Francisco Fire Department
Applicant: Andrico Q. Penick, 415.554.9850
andrico.penick@sfgov.org
25 Van Ness Avenue, Suite 400, San Francisco, CA 94102

Staff Contact: Tam Tran, 628-652-7473
Tam.Tran@sfgov.org

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 General Plan Referral request stems from the Real Estate Division request for the Board of Supervisors' ratification of the Conditional Property Exchange Agreement (CPEA) and related transaction documents. This financial transaction would enable the construction of a replacement fire station, which is the subject of this General Plan Referral, along with a mixed-use development project describe below (two separate possible variant projects have been approved by the Planning Commission).

The overall proposed project is for demolition of existing structures and construction of either a residential variant project or a non-residential variant project either of which would be constructed within a 218-foot tower (exclusive of screening, mechanical penthouse, and other rooftop structures). The residential variant project would consist of approximately 256 units; the commercial variant project would consist a fitness retail club, office space, and ground-floor restaurant. The buildings proposed for demolition include the existing San Francisco Fire Department Station 13 and two adjacent commercial buildings. The commercial buildings are currently vacant. The proposed project will construct a replacement for Fire Station 13.

Environmental Review

The project was fully analyzed in the 530 Sansome Street Project Final Mitigated Negative Declaration, published on July 29, 2001 (Planning Case No. 2019-017481ENV).

General Plan Compliance and Basis for Determination

As described below, the proposed construction of a replacement fire station 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.

The overall project was approved by the San Francisco Planning Commission on July 29, 2021 by Planning Commission Motion No. 20976. Through this Motion, the Commission found the overall project consistent with the Housing, Commerce and Industry, and Transportation Elements of the General Plan. This letter reaffirms those findings by reference and further provides the below findings specifically addressing the fire station component.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 5

DEVELOPMENT OF A SYSTEM OF FIREHOUSES WHICH WILL MEET THE OPERATING REQUIREMENTS OF THE FIRE DEPARTMENT IN PROVIDING FIRE PROTECTION SERVICES AND WHICH WILL BE IN HARMONY WITH RELATED PUBLIC SERVICE FACILITIES AND WITH ALL OTHER FEATURES AND FACILITIES OF LAND DEVELOPMENT AND TRANSPORTATION PROVIDED FOR IN OTHER SECTIONS OF THE GENERAL PLAN.

The proposed project would demolish existing Fire Station 13 and replace it with a larger, modern firefighting facility.

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 proposed construction of a replacement fire station would not have an effect on existing neighborhood-serving retail uses.

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

The proposed construction of a replacement fire station would not affect existing housing, as it would not

displace or alter any housing units. There is an existing fire station, and the replacement fire station would not affect the cultural and economic diversity of the neighborhood.

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

As it would not displace any housing, the proposed construction of a replacement fire station would not have an 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 proposed construction of a replacement fire station would not have an effect on Muni transit service, 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 resident employment and ownership in these sectors be enhanced;

As it would not displace industrial or service-sector uses, the proposed construction of a replacement fire station would not have an effect on the City's industrial and service sectors or employment or ownership opportunities for San Francisco residents.

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

As the proposed construction of a replacement fire station would be built to adhere to structural and seismic safety requirements of the Building Code, it 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 proposed construction of a replacement fire station 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;

The proposed construction of a replacement fire station would not have an adverse effect on parks and open space and their access to sunlight and vistas.

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

Attachment

Planning Commission Motion No 20956