




GENERAL PLAN REFERRAL

February 27, 2024

Case No.: 2023-010883GPR
Block/Lot Nos.: Natoma Street Right-Of-Way adjacent to 3721 / 013 & 014
Project Sponsor: San Francisco Public Works
Applicant: James Abrams
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San Francisco, 94102
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Recommended By: 
Josh Switzky, Deputy Director of Citywide Policy for
Rich Hillis, Director of Planning

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

Project Description

The Project would construct a publicly accessible pedestrian bridge over Natoma Street, connecting the 5th floor of a proposed development at 524 and 530 Howard Street with the Salesforce Transit Center Park. The bridge would be accessible to the public via elevators accessible from and adjacent to Natoma Street. The proposed development is currently under review by the Planning Department (Site Permit No. 202311170986).

The Project would require partial vacation of the Natoma Street airspace. The vacated airspace would be conveyed to the Transbay Joint Powers Authority (TJPA), which would enter into agreements with the Project sponsor to implement the Project.

Environmental Review

The project was fully evaluated in the Transit Center District Plan and Transit Tower EIR, certified by the Planning Commission on 5/24/12, Motion No. 18628, Case Nos. 2007.0558E and 2008.0789E.

General Plan Compliance and Basis for Recommendation

As described below, the proposed refinancing and rehabilitation is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the General Plan.

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

Transit Center District Sub-Area Plan

OBJECTIVE 3.11

ENHANCE ACCESS AND MAXIMIZE THE VISIBILITY OF THE TRANSIT CENTER'S FUTURE ROOFTOP PARK FROM THE SURROUNDING NEIGHBORHOODS, ESPECIALLY NEIGHBORHOODS TO THE SOUTH.

POLICY 3.17

Ensure that highly-visible, welcoming, and grand means of public access to the Transit Center Park are provided directly from key public spaces and buildings adjacent to the Transit Center.

The Project would provide public access to Salesforce Transit Center Park via an elevator accessible to the public on Natoma Street, a landscaped terrace at park level, and a pedestrian bridge connecting the terrace to the park. This access sequence is designed to be highly visible and welcoming.

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 would not disrupt any existing neighborhood-serving retail. The bridge would increase pedestrian access to the Salesforce Transit Center Park, enhancing opportunities for neighborhood-serving retail both in the park and at street level.

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 negatively affect existing housing or neighborhood character. The bridge would enhance the character of the neighborhood by increasing accessibility to the Salesforce Transit Center Park. The pedestrian bridge is anticipated in the Transit Center District Plan and is a component of the

open space infrastructure anticipated by the Sub-Area Plan.

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

The proposed residential development associated with the Project would include 68 new affordable housing units, increasing 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 impede Muni service or overburden local streets or parking. The pedestrian bridge would increase access points to the Salesforce Transit Center and would therefore promote the use of the Transit Center, including Muni transit services provided therein.

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 have no effect on the City's industrial or service sectors.

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

The Project would be designed and constructed to conform to the structural and seismic safety requirements of the San Francisco Building Code.

7. That the landmarks and historic buildings be preserved;

The Project would have no 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 Project would not cast any shadows on City parks. The pedestrian bridge is anticipated as part of the Transit Center District Sub-Area Plan as an integral element of the neighborhood's public open space network.

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