



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: February 27, 2017

Case No.: 2017-002253GPR
Sale of City-owned office buildings -
1660 & 1680 Mission Street


Block/Lot No.: 3512/005-006
3512/009-010

Project Sponsors: John Updike, Director
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Jon Swae – (415) 575-9069
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Recommendation: Finding the project, on balance, is **in conformity** with the
General Plan

Recommended By: 
John Rahaim, Director of Planning

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PROJECT DESCRIPTION

On February 22, 2017, the Planning Department (herein “the Department”) received a request from the City and County of San Francisco Real Estate Division to consider the sale of City-owned properties at 1660 and 1680 Mission Streets. The properties are six and four story office buildings occupied by City offices. No change of use is proposed and City offices will remain until the new proposed City office building at 1500 Mission Street is completed or other space is found (no earlier than December 31, 2019). The new Owner of 1660 and 1680 Mission Street will retain the buildings for office use and will comply with all zoning requirements after the City’s end of lease back.

ENVIRONMENTAL REVIEW

On February 23, 2017, the Environmental Planning Division of the Planning Department determined the project to be categorically exempt under CEQA Guidelines Sections 15301 and 15312.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

Commerce and Industry Element**OBJECTIVE 6**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

1660 Mission Street is zoned as NCT-3 (Moderate Scale Neighborhood Commercial Transit District).

The building's existing office uses contribute to the mixed-use character of the neighborhood. Employees drawn daily to both 1660 and 1680 Mission Street help support many neighborhood commercial businesses in the surrounding area.

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

POLICY 7.1

Promote San Francisco, particularly the civic center, as a location for local, regional, state and federal governmental functions.

The buildings at 1660 and 1680 Mission Street house City and County of San Francisco offices including the Planning Department and Public Works. These government offices are located in close proximity to the Civic Center and contribute to the area's role as a center of government activity.

Market and Octavia Area Plan

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

POLICY 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The properties proposed for sale are located within the Market and Octavia Plan Area and surrounded by rich transit resources including Muni bus lines, the Van Ness Muni Metro Station and the Market Street transit spine. The buildings' new owner will retain the buildings for office use and will comply with all zoning requirements after the City's end of lease back.

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:

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 property sale will not negatively affect existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. The properties' existing office uses and concentration of employees contribute to strong neighborhood commercial activity.

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 property sale would not displace any existing housing. The buildings are planned to continue as office use after property sale.

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

The proposed property sale involves existing office buildings and will not affect 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 property sale will 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 proposed property sale will not displace industrial or service sector uses.

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

The proposed property sale will result in relocation of City operations currently located at the sites to a more resilient asset in the area, helping facilitate enhanced public sector responsiveness in the event of an emergency.

7. That landmarks and historic buildings be preserved.

The proposed property sale will not affect any landmarks or historic buildings.

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

The proposed property sale will not affect City parks or open spaces, or their access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Sandi Levine, Real Estate Division