



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: January 28, 2014

Case No. Case No. 2014.0100R
RED MOHCD-SFUSD Property Transfer (1950 Mission and
555 Franklin Streets)

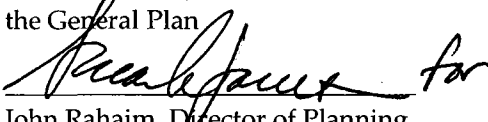
Block/Lot No: 3554/005, 4287/007, Portions of 0785/030 & 033

Project Sponsor: John Updike, Director of Real Estate
City and County of San Francisco Real Estate Division
25 Van Ness Ave, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

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

Recommended By: 
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BACKGROUND

We are in receipt of your request that the Planning Department consider a General Plan referral application concerning the property transfers and conveyance between the Mayor's Office of Housing and Community Development ("MOHCD") and the San Francisco Unified School District ("SFUSD").

PROJECT DESCRIPTION

The proposed action or "project" is to transfer and convey one parcel from the SFUSD to the MOHCD and to transfer one parcel from MOHCD to SFUSD, as follows.

1. **1950 Mission.** The common address of the parcel that SFSUD will convey to MOHCD is 1950 Mission Street (Assessor Parcel 3554-005).
2. **555 Franklin.** The common address of the parcel that the MOHCD will convey to SFUSD in order to facilitate the property swap for 1950 Mission Street is 555 Franklin Street (portions of assessor parcels 0785-030 and 0785-033).

The purpose of this proposal is to facilitate the development of MOHCD-sponsored affordable housing in the future, once funding is available. Any future actions beyond the proposed property transfer would be separate projects and subject to full project review and permitting.

REAL ESTATE DIVISION, MOHCD-SFUSD PROPERTY TRANSFER
(1950 MISSION & 555 FRANKLIN STREETS)

Existing Conditions

Both parcels are essentially vacant and are not the location of existing buildings. The 1950 Mission Street site is an abandoned continuation school and surface parking lot. There are about nine temporary, single-story buildings around the site perimeter with an open area in the middle of the lot. The 555 Franklin Street parcel is a surface parking lot.

ENVIRONMENTAL REVIEW

On January 23, 2014, the Environmental Planning section of the Planning Department determined that the proposed property transfer and conveyance between MOHCD and SFUSD are categorically exempt from environmental review under CEQA Class 1 – acquisition/leasing of existing facilities.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the General Plan and the Eight Priority Policies of the Planning Code, Section 101.1. It is, on balance, in-conformity with the following Objectives and Policies of the General Plan. (Note: General Plan objectives, policies, and text 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.

The MOHCD would use the site for affordable housing development at an unspecified date in the future, once funding became available.

POLICY 1.1: Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

As a separate project, the MOHCD anticipates using the site acquired in this property transfer project for affordable housing development at an unspecified date in the future, once funding became available.

Eight General Plan Priority Policies Findings

The proposed project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described below.

- 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 1950 Mission parcel is vacant and the 555 Franklin Street parcel is a surface parking lot. There is no existing retail business on either parcel, and the property transfer would not displace or otherwise compromise neighborhood-serving retail uses.

**REAL ESTATE DIVISION, MOHCD-SFUSD PROPERTY TRANSFER
(1950 MISSION & 555 FRANKLIN STREETS)**

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

The property transfer would not change existing conditions on the two parcels (vacant or surface parking uses), and therefore would not adversely affect housing or neighborhood character.

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

The property transfer would not change existing conditions on the two parcels (vacant or surface parking uses), and therefore would not affect the City's existing affordable housing stock.

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

The property transfer would not change existing conditions on the two parcels (vacant or surface parking uses), and therefore would not affect existing commuter traffic and nor impede MUNI transit service, increase vehicle trips, nor increase parking demand.

- 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 property transfer would not change existing conditions on the two parcels (vacant or surface parking uses), and therefore would not affect the neighborhood economy or the City's economic base.

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

The property transfer would not change existing conditions on the two parcels (vacant or surface parking uses); therefore, the property transfer would not affect the City's preparedness to protect against injury and loss of life in an earthquake.

- 7. That landmarks and historic buildings be preserved.**

The property transfer would not change existing conditions on the two parcels (vacant or surface parking uses), and neither parcel is designated with landmark or historic building status; therefore, the property transfer would not affect landmark or historic resources on the sites.

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

The property transfer would not change existing conditions on the two parcels (vacant or surface parking uses), therefore, the property transfer would not affect existing City park or open space, or their access to sunlight and vistas.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan.

