



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
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Planning  
Information:  
**415.558.6377**

*Date:* May, 26 2016

*Case No.* Case No. 2016.003177GPR  
450 06<sup>th</sup> Street Acquisition

*Block/Lot No.:* 3759/043

*Project Sponsor:* John Updike – (415) 554-9860  
[john.updike@sfgov.org](mailto:john.updike@sfgov.org)  
Office of the Director of Real Estate  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102

*Staff Contact:* Audrey Harris– (415) 575-9136  
[audrey.harris@sfgov.org](mailto:audrey.harris@sfgov.org)

*Recommendation:* Finding the proposed acquisition of land and building at 450 06<sup>th</sup> Street,  
on balance, **in conformity** with the General Plan.

*Recommended*  
*By:*   
John Rahaim, Director of Planning

### PROJECT DESCRIPTION

The Real Estate Division, directed and discussed by the Board of Supervisors at the December 15, 2015 meeting, is proposing to acquire the land and building located at 450 06<sup>th</sup> Street (the "Property"). The Property consists of approximately 5,100 sq. ft. in a single story masonry building on 5,998 sf. ft. of land. The Property's current land use is industrial – warehouse/wholesale distribution; is within the Service/Arts/Light Industrial (SALI) zoning district. The existing tenant is a national beauty supply company that occupies the building under a lease which the City will assume.

The property would be acquired to provide space for the Justice Facilities Improvement Program. This program is intended to provide programs and services that address the challenges of diversion from incarceration, alternatives to incarceration and re-entry transition of former offenders. The Property would not be modified in any way without obtaining the required approvals from the Planning Department. These approvals may include a new General Plan Referral and additional environmental review.

*The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.*

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

*The Project would not have an adverse effect on the City's housing stock or on neighborhood character.*

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

*The Project would have no 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 Project would not result in commuter traffic impeding MUNI transit service or overburdening the 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 residential employment and ownership in these sectors be enhanced.

*The Project would not adversely affect our industrial and service sectors or future opportunities for residential employment and ownership in these sectors.*

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

*The Project would have no adverse effect on the City's preparedness against injury and loss of life in an earthquake.*

7. That landmarks and historic buildings be preserved.

*This Project would have no adverse effect on landmarks or historic buildings.*

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

*The Project would have no adverse effect on parks and open space or their access to sunlight and vistas.*

**RECOMMENDATION:**

**The acquisition of 450 06<sup>th</sup> Street, on balance, in-conformity with the General Plan**



Edwin M. Lee, Mayor  
Naomi M. Kelly, City Administrator



John Updike  
Director of Real Estate

March 7, 2016

John Rahaim  
Director of Planning  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2414

450 6<sup>th</sup> Street  
Block 3759, Lot 43  
#7033

Attention: Maria Oropeza-Smith  
General Plan Referrals

Dear Mr. Rahaim:

The Real Estate Division seeks a General Plan Referral for the acquisition of land and building at 450 6<sup>th</sup> Street (Assessor's Block 3759, Lot 43).

The acquisition of the property, along with 5 other adjacent parcels, was included in the Final Mitigated Negative Declaration in Planning File No. 2014.0198E.

The property consists of approximately 4,500 sq. ft. in a single story masonry building on approximately 6,000 sq. ft. of land. The property is now being acquired for a yet to be determined project, consistent with the Justice Facilities Improvement Program, and the building will not be modified in any way without obtaining any required Planning Department approvals.

Please review and determine if the purchase of 450 6<sup>th</sup> Street is consistent with the General Plan and the Eight Priority Policies of Planning Code Section 101.1. Planning Department fees are on deposit with your Department through work order.

Should you have any questions or need additional information, do not hesitate to call Charlie Dunn of our office at 554-9861.

Respectfully

John Updike  
Director of Real Estate

Planning Department  
City and County of San Francisco

1660 Mission Street  
San Francisco, CA 94103

**General Plan Referral Application**  
(See attached)

**1. Site Information**

Street Address(es) of Project: 560 6th Street

Cross Streets: Between Bryant and Harrison Streets

Assessor's Block(s) / Lot(s): Block 3759, Lot 43  
[If project is in street right-of-way, list blocks & lots fronting proposed project.]

**2. Project Title, Description:** *(Please use additional pages if necessary.)*

Project Title: 560 6<sup>th</sup> St Acquisition

Project Description: City acquisition of property

Present or Previous Use: Warehouse/ Wholesale Distribution

Building Permit Application No. N/A Date Filed: \_\_\_\_\_

What Other Approvals Does Project Require? Board of Supervisors and Mayor

**3. Owner/Applicant Information**

Property Owner's Name: N/A Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant's Name: John Updike, Director Telephone: (415) 554-9860  
*[if different from above]*

Agency with jurisdiction over property or project: Real Estate Division

Address: 25 Van Ness Avenue, Suite 400, San Francisco, CA Zip: 94102

Contact for Project Information: \_\_\_\_\_ Telephone: \_\_\_\_\_  
*[if different from above]*

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

## 5. EIGHT PRIORITY POLICIES

Section 101.1 of the San Francisco Planning Code requires findings that demonstrate consistency of the proposal with the eight priority policies of Section 101.1. These findings must be presented to the Planning Department before your project application can be reviewed for general conformity with San Francisco's General Plan.

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 have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.*

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

*The project would not have an adverse effect on the City's housing stock or on neighborhood character.*

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

*The project would have no adverse effect on the City's supply of affordable housing.*

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4. That commuter traffic would 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*

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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;

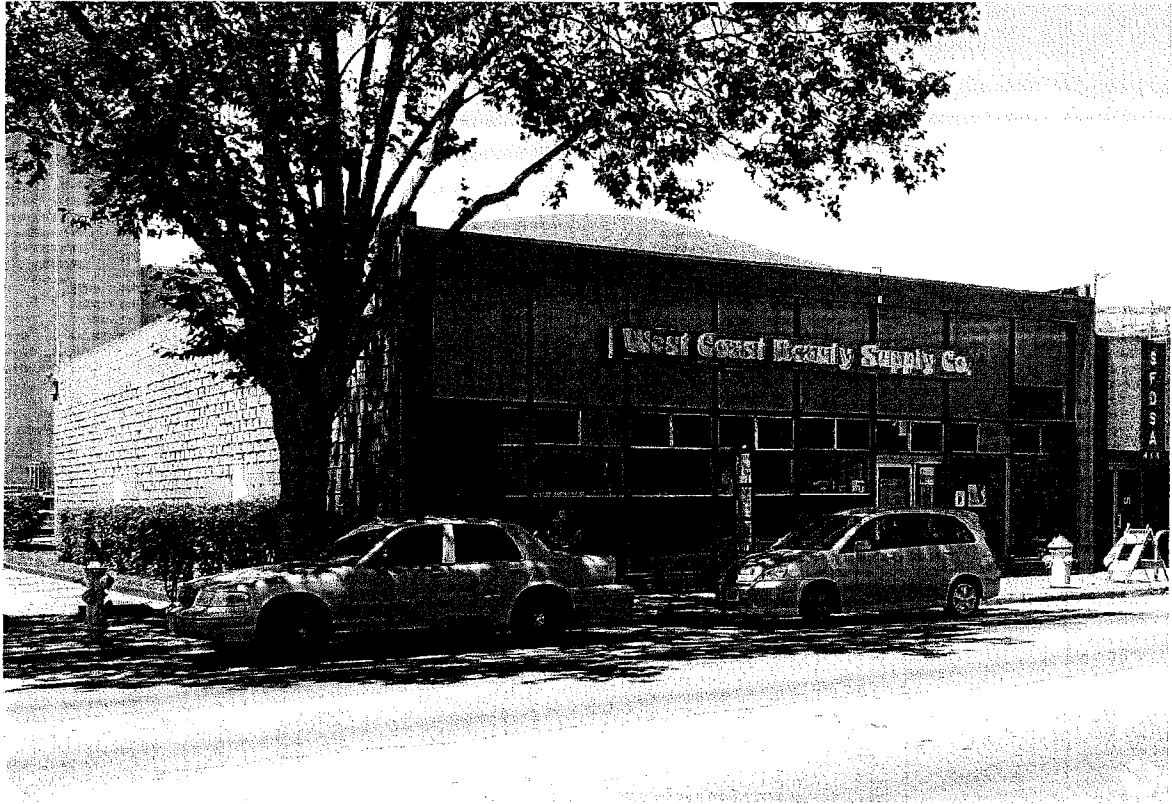
*The project would not adversely affect our industrial and service sectors or future opportunities for residential employment and ownership in these sectors*

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

*The project would have no adverse effect on the City's preparedness against injury and loss of life in an earthquake.*

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450 6<sup>th</sup> Street  
Block 3759, Lot 43

AERIAL MAP

