



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: Oct 31, 2017

Case No. 2017-011721GPR
Property Transfer – Yerba Buena Gardens

Block/Lot No: 3706/096-124, 3706/276-303, 3723/113-117, 3723/115, 3734/091

Project Sponsors: Joshua Keene
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Kevin Kitchingham
Mayor’s Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Applicant: Same as Above

Staff Contact: Kay Cheng – (415) 575-9094
Kay.cheng@sfgov.org

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

Recommended By: 
John Rahaim, Director of Planning

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

On September 13, 2017, the Planning Department (herein “the Department”) received a request from the City and County of San Francisco Real Estate Division to consider transferring the Yerba Buena Garden properties (Central Block One, Two and Three) from the Office of Community Investment and Infrastructure (OCII) to the City and County of San Francisco (CCSF). The properties are a collection of urban mix-used spaces that include public and private uses that function as a set of self-financing properties. A non-profit known as the Yerba Buena Gardens Conservancy has been established to provide the coordinated governance and management upon transfer.

This project does not propose any additional development, land use changes, or changes to the right-of-way that have not already been approved. This action is simply to transfer ownership of the property from OCII to CCSF.

ENVIRONMENTAL REVIEW

Not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

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*.

Arts Element

GOAL VI.

ENHANCE, DEVELOP, AND PROTECT THE PHYSICAL ENVIRONMENT OF THE ARTS IN SAN FRANCISCO

OBJECTIVE VI-1

Support the continued development and preservation of artists' and arts organizations' spaces.

POLICY VI-1.4

Preserve existing performing spaces in San Francisco.

POLICY VI-1.5

Develop and maintain a mid-sized downtown performing arts facility available to community-based, culturally diverse arts groups easily accessible to visitors

The proposed property transfer will maintain existing cultural facilities and performance venues.

Downtown Area Plan

OBJECTIVE 3

IMPROVE DOWNTOWN SAN FRANCISCO'S POSITION AS THE REGION'S PRIME LOCATION FOR SPECIALIZED RETAIL TRADE.

POLICY 3.1

Maintain high quality, specialty retail shopping facilities in the retail core.

POLICY 3.5

Meet the convenience needs of daytime downtown workers.

OBJECTIVE 5

RETAIN A DIVERSE BASE OF SUPPORT COMMERCIAL ACTIVITY IN AND NEAR DOWNTOWN.

POLICY 5.1

Provide space for support commercial activities within the downtown and in adjacent areas.

OBJECTIVE 9

PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

OBJECTIVE 10

ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

POLICY 10.2

Encourage the creation of new open spaces that become a part of an interconnected pedestrian network.

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 transfer will maintain the existing collection of urban mixed-use spaces that include commercial and retail properties.
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 transfer would not displace any existing housing.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed property transfer will not impact the stock of permanent affordable housing in the City.
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'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 transfer would not affect the existing economic base in this area, it will be continue to be used as commercial, retail, and public space that provide employment opportunities.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed 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 proposed property transfer will not affect 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 transfer will preserve the access to the all existing open spaces and parks.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: John Updike, Real Estate Division; Joshua Keene, Real Estate Division

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