



GENERAL PLAN REFERRAL

December 3, 2021

Case No.: 2021-011709GPR
Block/Lot No.: 6237/014-017 66 Raymond Avenue
Project Sponsor: General Services Agency, Real estate Division, City and County of San Francisco
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Recommended By:


AnMarie Rodgers, Director of Citywide Policy, for Rich Hillis, Director of Planning

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

Project Description

The Project is the lease of City property to Asian Pacific American Family Support Services, a not-for-profit organization. The lessee currently provides supportive services including meals, education, counselling, case management and childcare to children, parents and elders as a tenant at this location, the western portion of the Visitacion Valley Community Center. The previous 5-year lease has expired and a new lease is required in order for Asian Pacific American Family Support Services to continue offering services at this location. Section 23 of the Administrative Code requires a General Plan Referral for new leases of City property.

Environmental Review

The proposed project is a real estate transaction only and is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

General Plan Compliance and Basis for Recommendation

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

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

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.4

Participation in neighborhood centers activities and programs is encouraged when centers are visibly located near or within areas where neighborhood activity is clustered such as neighborhood shopping areas, recreation centers, libraries, schools and health centers. Centers should be easily accessible, particularly by foot and public transit. Major trafficways are not good locations in view of possible congestion and lowered standards of safety and traffic engineering.

The Visitacion Valley Community Center is located in close proximity to Leland Avenue, the commercial center of Visitacion Valley. This location is not on a major trafficway, is well served by public transit and is easily accessible to pedestrians.

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 Project is a new lease on a previously leased Community Center and as such would have no adverse impact to neighborhood-serving retail uses nor on opportunities for resident employment in and 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 neighborhoods;

The Project is a new lease on a previously leased Community Center and would have no effect on housing. The Visitacion Valley Family Center is an established part of the Visitacion Valley neighborhood, thus the

Project would help conserve the neighborhood's character.

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

The Project is a new lease on a previously leased Community Center and thus would not impact 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 is a new lease on a previously leased Community Center and as such would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking in San Francisco County.

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 is a new lease on a previously leased Community Center and does not include new office uses. Thus the Project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The Project is a new lease on a previously leased Community Center and does not include any physical changes to the building.

7. That the landmarks and historic buildings be preserved;

The Project is a new lease on a previously leased Community Center and does not include any physical changes to the building.

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

The Project is a new lease on a previously lease City property that is neither a park nor an open space. The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

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