



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: March 30, 2016
Case No. **Case No. 2016-03725GPR**
**City lease of private property at 200 Paul Ave
for use by Department of Technology's Public Safety Division**

Block/Lot No.: 5431A/001F
Project Sponsor: John Updike, Director
San Francisco Real Estate Department
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Jacob Bintliff – (415) 575-9170
jacob.bintliff@sfgov.org

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

*Recommended
By:*  John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the City's proposed lease of a warehouse building occupying the rear portion of private property located at 200 Paul Ave. If the Project is approved, the Department of Technology's Public Safety Division (DT-PS) would relocate storage, installation, and repair functions currently housed at a facility located on City property at 1800 Jerrold Ave. Accessory support office space and shower and locker room facilities would also be relocated to the proposed site.

Specifically, the Project would lease a total of 54,000 square feet of warehouse and support office space at the proposed site. Of this, 26,000 square feet will be used to store materials including cable, tools, conduit, and street fiber boxes and provide secure overnight storage for City trucks with sensitive equipment; 10,000 square feet would be used for radio repair, morning assembly and dispatch activities, end of day report writing, and shower and locker room facilities; 8,000 square feet would be used to install radios in new Police, Fire, and other City vehicles; and 10,000 square feet would be accessory support office space.

While DT-PS would use the building structure in its current configuration, some interior modifications will be required, including the installation of storage racks, secure fencing, support office modifications, and the installation of shower and locker room facilities to serve DT-PS employees who work primarily in the field. The Project would also entail modifications to bring the property into ADA compliance and seek LEED Gold Certification. Necessary permit applications for these modifications would have to be submitted by an architect and contractor to be retained by the property lessor. Verification of ADA compliance would also have to be obtained from the Mayor's Office on Disability prior to the submittal of any construction permit plans.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

On March 29, 2016 the project was determined to be categorically exempt under CEQA Guidelines Section 15301 on 3/29/16 (Planning Record No. 2016-003725GPR).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed lease of a warehouse building located on private property to relocate storage, installation, repair, and support functions of the Department of Technology's Public Safety Division (DT-PS) from an existing facility located on City property. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

COMMUNITY SAFETY ELEMENT

OBJECTIVE 3

Ensure the protection of life and property from disasters through effective emergency response. Provide public education and training about earthquakes and other natural disasters and how individuals, businesses and communities can reduce the impacts of disasters.

DT-PS is responsible for the maintenance, upgrade and expansion of the City's communication systems, many of which are mission critical for law enforcements agencies and emergency responders, including the 911 Radio system, 911 Wireless Data system, Mutual Aid Radio system, microwave links connecting City buildings to Bay Area counties, police stations, and hospitals, public 911 call boxes, ambulance radio and vehicle locating systems, hospital emergency radio systems, fire station public address systems, the City's fire station Automated Information System (AIS), radar in Fire boats and Police Marine Units,

and the City's Outdoor Public Warning System (OPWS). Therefore, the Project, which is to lease warehouse space to support DT-PS functions, advances this objective.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 4

Improve the viability of existing industry in the city and the attractiveness of the city as a location for new industry.

The dispersion of manufacturing activities from their initial concentration in San Francisco during the mid 19th Century has been a gradual process... manufacturing has steadily declined in importance as an employer and land user in San Francisco... despite the decline of manufacturing generally, there are activities, for which the central city remains an attractive location. Growth in these areas should be encouraged.

The Project would maintain and improve (i.e. providing for ADA accessibility and LEED Gold status) existing light industrial space in San Francisco. The Project would protect the City's stock of industrial space for use by the manufacturing sector, in support of this objective.

BAYVIEW HUNTERS POINT AREA PLAN

Policy 1.5

Encourage a wider variety of light industrial uses throughout the Bayview.

The Project, which would lease the warehouse portion of 200 Paul Ave. for use by the City's Department of Technology Public Safety Division, is consistent with this policy. DT-PS provides communications services for all City Departments that provide emergency services in San Francisco, and coordinates with other jurisdictions, as required. The Project would maintain and improve (i.e. providing for ADA accessibility and LEED Gold status) existing light industrial space in the Bayview and consists of uses that are consistent with the production, distribution, and repair activities of the PDR-2 District, while also providing critical public safety support functions.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

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 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 have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will not be negatively affected, and would be maintained because the activities proposed by the Project are consistent with the production, distribution, and repair character of the area.

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'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 subject property is located in the PDR-2 District: Core Production, Distribution, and Repair. The intent of this District is to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. Thus, this District prohibits new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. Generally, all other uses are permitted.

According to information provided by the Project sponsor (see Appendix C), the proposed uses for the subject property include various activities which are consistent with several primarily permitted uses in this District, including automotive repair, light manufacturing, and commercial storage. Accessory uses in this District are limited to a total of one-third of the total floor area occupied by all permitted and accessory uses. In this case, 10,000 square feet of the total 54,000 to be leased would be used for an accessory use of support office space; this falls below the limit of 17,820 square feet of accessory use space (54,000 sq ft x 0.33).

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The Project is consistent with the use controls for this District, which is intended to protect space for light industrial use, and therefore would not affect the existing economic base in this area.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies by securing space needed to perform DT-PS services that are mission critical to Police, Fire, and emergency management City functions.

7. That landmarks and historic buildings be preserved.

This site and building are not landmarks or of historic significance. The property is recorded as a Class C Historic Resource Status (No Historic Resource Present / Not Age Eligible)

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. The Project proposes a lease of an existing building and proposes no changes to the existing building structure or any additional structures on the site.

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

- A. Letter from project sponsor to Director of Planning dated March 17, 2016
- B. Email from project sponsor detailing proposed uses dated March 24, 2016

cc: Charlie Dunn, Real Estate



John Updike
Acting Director of Real Estate



March 17, 2016

Mr. John Rahaim
Director of Planning
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, Ca 94103-2414

Block 5431A, Lot 032
City Lease at 200 Paul Ave

Attn: Susan Exline, General Plan Referrals

**Subject: Lease of a portion of 200 Paul Ave
for the Department of Technology Public Safety Division**

Dear Mr. Rahaim:

Enclosed is a General Plan Referral application for the City lease of a portion of the property located at 200 Paul (Assessor's Block 5431A, Lot 032) in the City and County of San Francisco for the Public Safety Division of the Department of Technology.

The Department of Technology's Public Safety Division (DT-PS) is responsible for the maintenance, upgrade and expansion of the City's communication systems. DT-PS maintains the internet and telephone systems for all City departments including maintaining 220 miles of fiber infrastructure supporting approximately 350 City facilities.

Many of these communication systems are mission critical for law enforcement agencies and emergency responders including the 911 Radio system, 911 Wireless Data system, Mutual Aid Radio system, microwave links connecting City buildings to Bay Area counties, police stations and hospitals, public 911 call boxes, ambulance radio and vehicle locating systems, hospital emergency radio systems, fire station public address systems, the City's fire station Automated Information System (AIS), radar in Fire boats and Police Marine Units, and the City's OPWS (Outdoor Public Warning System).

DT-PS will also be installing the radios and mobile data terminals in all new police, fire, ambulance, parking control vehicles, and other City service vehicles (as well as fixing the broken ones); and

The Property consists of 2 buildings: a Data Center in the front and a warehouse in the rear. The City will be leasing only the rear warehouse for warehouse and production uses consistent with the former

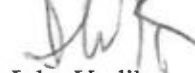
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uses and PDR-2 zoning. While the City will permit and construct interior improvements specialized for DT-PS needs, the City will be using the Building structure in its current configuration.

Please advise if the lease of the subject property is in conformity 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

A handwritten signature in black ink, appearing to read "J. Updike", written over the word "Respectfully".

John Updike
Director of Real Estate

Enclosure

Bintliff, Jacob (CPC)

From: Dunn, Charlie (ADM)
Sent: Thursday, March 24, 2016 1:42 PM
To: Exline, Susan (CPC); Bintliff, Jacob (CPC)
Subject: RE: General Plan Referral - 200 Paul Ave lease

Per our telephone discussion, the following are rough estimated percentages

10,000 SF for admin offices

10,000 SF for radio repair, morning assembly, end of the day report writing, showers and locker rooms ,etc

8,000 SF for Radio Installations

26,000 SF for material storage and overnight vehicle secured parking
