



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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

Date: September 13, 2019
Case No. Case No. 2019-016166GPR
Transfer of OCII property to City – 227-255 7th Street

Reception:
415.558.6378

Fax:
415.558.6409

Block/Lot No.: 3731/240, 3731/241
Project Sponsor: Office of Community Investment and Infrastructure
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Planning
Information:
415.558.6377

Applicant: Josh Keene
City & County of San Francisco Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94103
(415) 554-9859
Joshua.keene@sfgov.org

Staff Contact: Jeremy Shaw – (415) 575-9135
jeremy.shaw@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 a transfer of an OCII asset – a public health clinic within a residential building to – the City as required under Redevelopment Dissolution Law. The usage and the occupancy of the building will not change.

ENVIRONMENTAL REVIEW

This transfer 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

The Project is the proposed acquisition of real property by the City and County of San Francisco (as transferee) and the Office of Community Investment and Infrastructure (OCII as current owner or transferor). Westbrook Plaza, located at 227-255 7th Street in San Francisco, is a portion of an existing housing development and is being transferred to the City from OCII, pursuant to Redevelopment Dissolution Law. It is a technical requirement by the state. There is no change of use. The overall property consists of residential uses, a community health clinic, a parking garage and courtyard. This conveyance applies to the clinic portion only, as the rest of the property has already been transferred to the City. 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 FACILITIES ELEMENT

OBJECTIVE 7

DISTRIBUTION THROUGHOUT THE CITY OF DISTRICT PUBLIC HEALTH CENTERS TO MAKE THE EDUCATIONAL AND PREVENTIVE SERVICES OF THE DEPARTMENT OF PUBLIC HEALTH CONVENIENT TO THE PEOPLE, THEREBY HELPING TO ACHIEVE THE GOALS OF THE PUBLIC HEALTH PROGRAM IN SAN FRANCISCO.

The Project would transfer ownership and maintain a neighborhood public health clinic within a residential development.

HOUSING ELEMENT

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

POLICY 4.2

Provide a range of housing options for residents with special needs for housing support and services.

The Project would maintain a neighborhood public health clinic and services within a residential development.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Project would maintain proximal health services within an affordable housing development.

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 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:

The proposed 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 acquisition will not affect retail and will not impact future opportunities for residential employment in and ownership of neighborhood-serving retail.

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 will conserve existing housing and neighborhood character.

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

The Project will not adversely affect 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 Project 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 will ensure the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The project will not result in any physical change and 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 project will not affect parks, open space, sunlight or vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Marie Munson, OCII

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SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: September 19, 2019
Case No. Case No. 2019-016169GPR
Transfer of OCII property to City – 345 Williams Avenue

Block/Lot No.: 5423A/009
Project Sponsor: Office of Community Investment and Infrastructure
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Applicant: Josh Keene
City & County of San Francisco Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94103
(415) 554-9859
Joshua.keene@sfgov.org

Staff Contact: Vladimir Vallejo – (415) 575-6811
vladimir.vallejo@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 a transfer of an OCII asset – Foods Co. grocery store to the City as required under Redevelopment Dissolution Law. The usage and the occupancy of the building will not change.

ENVIRONMENTAL REVIEW

This transfer 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.

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Suite 400
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GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed acquisition of real property by the City and County of San Francisco (as transferee) and the Office of Community Investment and Infrastructure (OCII as current owner or transferor). Foods Co. grocery store (and its underlying land) located at 345 Williams Avenue in San Francisco is being transferred to the City from OCII this fall, pursuant to Redevelopment Dissolution law. There is no change in use and this transfer is a technical requirement by the state. 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:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and service in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The Project would maintain the existing grocery store use in the Bayview community, a community generally underserved by grocery stores.

HOUSING ELEMENT

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Project would maintain an existing grocery store, a much-needed neighborhood service, in immediately adjacent to a residential neighborhood.

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 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:

The proposed 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 acquisition will not affect retail and will not impact future opportunities for residential employment in and ownership of neighborhood-serving retail. The Project will maintain the existing grocery store use.

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 will not adversely affect existing housing and neighborhood character.

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

The Project will not adversely affect 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 Project would not affect the existing economic base in this area and will maintain the existing grocery store use.

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

The Project will negatively affect the City's ability to achieve the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The project will not result in any physical change and 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 project will not affect parks, open space, sunlight or vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Marie Munson, OCII

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General Plan Referral

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Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
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Planning
Information:
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Date: January 10, 2020
Case No. Case No. 2019-023396GPR
Portion of Cargo Way & Burke Avenue
Transfer of Office Community Investment
and Infrastructure (OCII) Real Estate Parcels to
San Francisco Real Estate Division

Block/Lot No.: Block 5203, Lots 037, 044, Public Street
Block 4570, Lots 020, 021, 028, Public Sidewalk
Block 3751, Lots 167, 168, Public Sidewalk
Block 4700, Lot 055, Public Park

Project Sponsor: Josh Keene
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Tam Tran – (415) 575-8716, tam.tran@sfgov.org

Recommendation: Finding the proposed property transfer, on balance,
is in conformity with the General Plan

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the proposed transfer of real estate parcels from the Office of Community Investment and Infrastructure (OCII) to the Public Works Department of the City/County of San Francisco. Under State Redevelopment Dissolution Law, OCII's property serving public uses must be transferred to the City. Parcels under consideration are located in the India Basin area of the City. This submittal is for a General Plan Referral to recommend whether the property transfer 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. There will be no change in land uses as part of this property transfer.

ENVIRONMENTAL REVIEW

On December 20, 2019, the Environmental Planning Division of the Planning Department determined that the property transfer is not defined as a project under the California Environmental Quality Act Guidelines, Sections 15060 (c)(2) and 15378, as it does not result in a physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed transfer of real estate parcels from OCII to Public Works. 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:

TRANSPORTATION ELEMENT**POLICY 1.2**

Ensure the safety and comfort of pedestrians throughout the city.

Safety is a concern in the development and accommodation of any part of the transportation system, but safety for pedestrians (which includes disabled persons in wheelchairs and other ambulatory devices) should be given priority where conflicts exist with other modes of transportation. Even when the bulk of a trip is by transit, automobile or bicycle, at one point or another nearly every person traveling in San Francisco is a pedestrian.

The proposed property transfer from OCII to Public Works is consistent with maintaining the current sidewalk width and condition along the subject area. The structure and function of the sidewalk will not be affected by the proposed property transfer; Public Works, the transferee, is the appropriate agency to assure the land will continue to be used as a sidewalk

POLICY 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Sidewalks should be sufficiently wide to comfortably carry existing and expected levels of pedestrians, and to provide for necessary pedestrian amenities and buffering from adjacent roadways. The need for these elements varies by the street context – sidewalk width should be based on the overall context and role of the street.

The proposed property transfer from OCII to Public Works is consistent with maintaining the current sidewalk width and condition along the subject area. The structure and function of the sidewalk will not

be affected by the proposed property transfer. Public Works, the transferee, is the appropriate agency to assure the land will continue to be used as a sidewalk

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Eight Priority Policies 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, the transfer of property from OCII to Public Works for continued use as a sidewalk, 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 would have no adverse effect on existing 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 be not be negatively affected.

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

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.

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 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 Project would not affect the existing economic base in this area, as industrial and service sectors would not be affected.

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.

7. That landmarks and historic buildings be preserved.

The Project will have no effect on landmarks or historic buildings. No lots proposed for transfer contain historic landmarks or 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 vista.

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