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GENERAL PLAN REFERRAL

June 24, 2024

Case No.: 2023-004883GPR
Block/Lot No.: 3731/004
Project Sponsor: City and County of San Francisco Recreation and Parks Department
Applicant: Burt Hirschfeld, Real Estate Division City and County of San Francisco
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Recommended By: 
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Rachael Tanner, Director of Citywide Policy for
Rich Hillis, Director of Planning

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

Please note that a General Plan Referral is a determination regarding the project’s consistency with the Eight Priority Policies of Planning Code Section 101.1 and conformity with the Objectives and Policies of the General Plan. This General Plan Referral is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

Project Description

The proposed Project is the acquisition of a 9,625 square foot parcel at 240 6th Street in San Francisco (APN 3731/004) for use by the Recreation and Parks Department (RPD). The Project does not include any physical improvements or changes to the building at the Project site, which is a known historic resource.

The Project site is currently improved with a two-story garage, partially leased to an automotive maintenance and repair shop until May 31, 2026, with an option retained by the City to cancel the lease at an earlier date. Following acquisition and separate from the Project RPD anticipates future demolition of the existing improvements and redevelopment of the site, designated an “A”-rated historical resource by the Planning Department, into a public park (subject to CEQA review and compliance requirements). This parcel is adjacent

to an existing RPD facility, the Gene Friend Recreation Center. A future effort at the site is expected to develop the site into public open space and would add new public open space to District 6, an area in need of parks and open space. Any such future effort will require an additional General Plan Referral.

Section 4.105 of the San Francisco City Charter and Section 2A.53 of the San Francisco Administrative Code require a written report from the Planning Department to the Board of Supervisors on the consistency of the proposed Project with the General Plan.

Environmental Review

The Project is a real estate acquisition and is not an activity subject to CEQA because it would not result in a direct or indirect physical change in the environment pursuant to Guidelines Section 15060(c)(2). If the acquisition is approved, the redevelopment of the site would be referred to the Planning Department for environmental review.

General Plan Compliance and Basis for Recommendation

As described below, the proposed Project 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 and Actions are in **Bold** font; staff comments are in *italic* font.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION.

Policy 2.1

Prioritize acquisition of open space in high needs areas.

The Project would acquire the property at 240 6th Street, which is in a High Needs Area identified in Map 7 of the Recreation and Open Space Element, for future development as open space.

EAST SOMA AREA PLAN

OBJECTIVE 5.1

PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS AND VISITORS.

Policy 5.1.1

Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the East SoMa.

The Project would acquire the property at 240 6th Street, which is within the East SoMa plan area, for future development as open space.

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 the acquisition of an existing property which does not include neighborhood-serving retail uses. The Project would not impact existing and future neighborhood-serving retail uses.

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 the acquisition of an existing property which does not include housing. The Project would not impact existing housing or neighborhood character.

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

The Project is the acquisition of an existing property which does not include housing. The Project 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 the acquisition of an existing property. It would not increase commuter traffic and would not impede MUNI transit service or overburden City 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 resident employment and ownership in these sectors be enhanced;

The Project is the acquisition of an existing property that contains an automotive repair shop. While a future project may replace this existing use, the change would be the result of a new recreation or open space use and not the result of displacement by commercial office development.

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

The Project is the acquisition of an existing property. Any future development at this site would be required to comply with applicable seismic standards that would enhance the City's preparedness against injury

and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project is the acquisition of an existing property which is a known historic resource. The Project does not include any physical improvements or changes to the building at the Project site, and thus would have no effect on the City's Landmarks and historic buildings. If any such improvements or changes are proposed, they would need to be evaluated for impacts to the City's Landmarks and historic buildings as part of a separate project.

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

The Project is the acquisition of an existing property adjacent to an existing City recreational facility for potential future development as open space. The project does not propose and development which would impact existing parks or open space, but potential future development of the site as open space would enhance the City's park and open space network.

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