



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: April 9, 2018
Case No. 2018-002290GPR - amended
1735 Mission Street - Sublease of office


Block/Lot No: 3531/028

Project Sponsors: John Updike, Director
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Jessica Look – (415) 575-6812
jessica.look@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 April 5, the Planning Department (herein "the Department") received an amended General Plan Referral application from the City and County of San Francisco Real Estate Division to consider a subleasing of a portion of recently vacated office space from HealthRIGHT360 to the Department of Public Health (DPH). HealthRIGHT360 moved out of the 1735 Mission Space, and have a lease at well below market rate in place through 2/16/22.

The sublease is necessary for DPH to meet its temporary needs while benefiting from favorable rent. DPH intends to use the majority of this space for job training programs including training classrooms and some ancillary space for IT support services that supports these training uses and programs. The sublease will also allow HealthRIGHT360 to avoid the expense of its vacated space at 1735 Mission.

ENVIRONMENTAL REVIEW

The sublease of a building is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a 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*.

Commerce and Industry Element

POLICY 7.1

Promote San Francisco, particularly the civic center, as a location for local, regional, state and federal functions.

The proposed sublease of property would allow Department of Public Health to be in close physical proximity of other various government activities in the Civic Center area. These activities serve as an important job training resources for individuals who also live and work in the area.

POLICY 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The proposed sublease of property would allow Department of Public Health facility which provides health services to at all risk San Franciscans, to continue operations and training to its associated service partners, such as Emergency Medical Services, Center for Learning and Innovations, and Food Safety providers. The proposed centralized location is within close proximity of other locations of DPH and other help care providers.

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 sublease will not negatively affect 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 neighborhoods.
The proposed sublease would not displace any existing housing.

3. That the City's supply of affordable housing be preserved and enhanced.
The proposed sublease would not displace any existing affordable housing.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The proposed property sublease will not result in commuter traffic impeding Muni's transit service, overburdening the streets or altering current neighborhood parking. The proposed intended use will include no parking and will be highly transit accessible.
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 sublease 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 proposed property sublease 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 sublease 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 sublease will not affect City parks or open spaces, or their access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Sandi Levine, Real Estate Division;