



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: June 17, 2020

Case No.: **Case No. 2020-002490GPR**
333 Valencia Street

Block/Lot No.: 3547/017

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

Applicant: Jeff Suess
Real Estate Division of San Francisco
25 Van Ness, Suite 400
San Francisco, CA 94102

Property Owner: 333 Valencia Owner, LLC
5821 Pinewood Road
Oakland, CA 94611

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

Recommended by: *Rich Hillis*
[Rich Hillis \(Jun 17, 2020 15:59 PDT\)](#)
Rich Hillis, Director of Planning

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PROJECT DESCRIPTION

The Project includes conversion of 13,450 square feet of Office use to a Public Facility on the second floor and conversion of 11,902 square feet of Retail Sales and Service use to a Health Services use on the ground floor of an existing four-story commercial office building at 333 Valencia Street for use by the San Francisco Department of Public Health (DPH). DPH would additionally occupy the office space on the third and fourth floors. DPH would locate the Maternal, Child & Adolescent Health (MCAH), Ambulatory Care, Emergency Preparedness and Response (PHEPR) and Emergency Management Services (EMS) programs on the second through fourth floors, and DPH public clinics on the ground floor.

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 303 and 762, to allow a Public Facility use and Health Services use greater than 2,999 square feet, and to establish a Public Facility use on the second floor within the Valencia Street NCT Zoning District.

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

The project was determined to be categorically exempt under CEQA Guidelines Section 15301 on March 16, 2020 (Planning Case No. 2020-002490PRJ).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The project is for the lease of 333 Valencia Street (APN 3547/017) by the City and County of San Francisco for use by DPH employees, which will convert property zoned as Office use to a Public Facility and property zoned as Retail Sales and Service to a Health Services use of an existing four-story commercial office building.

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:

MISSION AREA PLAN

COMMUNITY FACILITIES

OBJECTIVE 7.2:

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS

Policy 7.2.1

Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.

The project provides public health programs and clinics in a neighborhood location convenient to residents of the Mission and surrounding neighborhoods. The DPH services will be provided to low-income residents, including residents from immigrant communities. Locating the Project within an existing building, on a mixed-commercial street minimizes disruption to adjacent residential areas.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 1.

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

San Francisco Real Estate Department's lease of the above-mentioned property at 333 Valencia Street will efficiently accommodate DPH employees while having little or no impact on the neighborhood.

OBJECTIVE 3.

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

As DPH staff must vacate operations at 30 Van Ness, the proposed project provides office space for employees to work in another location in San Francisco. The lease of the space on 333 Valencia Street by the Real Estate Department will support economic and job growth.

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:

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 use of the property by the City will not negatively impact neighborhood-serving retail uses and the enhanced and future opportunities for residents and 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 City's proposed use of the property will not alter the physical character of the building thus will not affect any housing or neighborhood characteristics. Existing housing and neighborhood characteristics along with its cultural and economic diversity will be preserved.

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

The City's proposed use of the property will not negatively impact supply of affordable housing. Affordable housing in the neighborhood will be preserved.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The City's use of the property will not impede or affect Muni transit service or overburden streets and 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.

Proposed use of the property will neither add or subtract from the current industrial and service sectors in the 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

7. That landmarks and historic buildings be preserved.

There will be no negative impacts to landmarks and/or historic buildings in and around the neighborhood due to proposed use of property.

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

Parks and open space and their access to sunlight and vistas will not be impacted due to proposed use of property by the City.

RECOMMENDATION:

Finding the Project, on balance, is in conformity with the General Plan

GPR - 333 Valencia

Final Audit Report

2020-06-17

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