



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

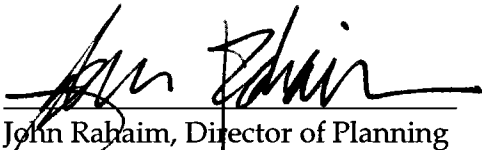
Date: October 18, 2012
Case No. **Case No. 2012.1264R**
Lease of Degaussing Station

Block/Lot No.: 0900/003
Project Sponsor: Cassandra Costello
San Francisco Recreation and Park Department
501 Stanyan Street
San Francisco, CA 94117

Applicant: Same as Above

Staff Contact: Paul Chasan – (415) 575-9065
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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Recommended By: 
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PROJECT DESCRIPTION

The Department of Recreation and Parks proposes to lease the abandoned building along Marina Green Drive to Woodhouse Marina Green, LLC. to operate a counter service seafood restaurant.

SITE DESCRIPTION AND PRESENT USE

The project involves renovating a vacant building sited wholly within Marina Green Park. The building, a historic structure sits along the northern edge of the park directly fronting the water. The building is a former degaussing station which has been vacant for years. It is a fenced-in facility which occupies a total area of 1,070 square feet, 720 square feet of which is a building sitting on the northern edge of the Marina Green where Fillmore Street would cross the park. Originally the property of the US Navy, the building was gifted to the City in the 1980s and has sat idle for many years.

Woodhouse Fish Co. is a family-owned seafood restaurant with two locations in San Francisco (one on Fillmore Street and one on Market at St.). Woodhouse Fish Company won a competitive

bidding process and was the entity chosen to operate a restaurant at this site by the Recreation and Park Commission.

ENVIRONMENTAL REVIEW

The proposed project is exempt by CEQA Guidelines Section 15301, Existing Facilities: change of use and lease.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

Based on a review of the application, the Planning Department finds that the proposed leasing an existing, historic building owned by the Recreation and Parks Department that is sited within Marina Green on the City's northern waterfront is, on balance, in conformity with the Objectives and Policies of the General Plan.

RECREATION AND OPEN SPACE ELEMENT

Policy 3.1 Assure that new development adjacent to the shoreline capitalizes on its unique waterfront location, considers shoreline land use provisions, improves visual and physical access to the water, and conforms with urban design policies.:

...Priority Land Uses. The most important uses of the shoreline should be those providing substantial long-term public benefits that cannot be provided on other sites within the city. Maritime shipping and freight handling facilities, ship repair; water-related public recreation, open space including shoreline public access and water-dependent habitat areas; commercial fishing; and commercial and recreational maritime activities (e.g. ferries, excursion boats, water taxis, historic ship and visiting ship berthing, recreational boating) and maritime support services are included in this category.

Restricted Land Uses. Office, residential, public assembly and recreational sports facility with associated commercial uses, water oriented commercial recreation and public assembly uses such as restaurants, hotels and shops, museums, visitor centers, theaters and other activities such as non-water-oriented community facilities and industrial uses are appropriate in the areas designated in the General Plan. These uses may provide limited public benefits and should be restricted to areas which are not needed for priority uses. Parking accessory to these uses should be in structures or otherwise screened from view. Recreation-oriented commercial services should be permitted where appropriate on land adjacent to open space areas...

Comment: Policy 3.1 makes allowance for limited commercial uses including restaurants along the shoreline.

Policy 3.1 of the recreation and open space element continues with a discussion about for urban design guidance for adding new structures like buildings, parking garages and roads to existing open spaces.

- Maximize direct physical access to the water;

- Preserve and enhance the natural shoreline, where it exists;
- In windy areas incorporate design features which will make shoreline open spaces more pleasant and usable;
- Avoid shadowing areas of public use;
- Maintain visual access to the water from more distant inland areas by preserving view corridors and lowering the profile of buildings; higher buildings should provide such associated amenities as publicly accessible overlooks;
- Restrict uncovered parking beyond the seawall (over water) that is visible from adjacent public areas;
- Screen development from view from the shoreline if it will detract from the natural setting of the shoreline;
- Provide ample natural landscaping;
- Meet the more specific design policies and principles in the Urban Design Element and Western, Northeastern, Central Waterfront and South Bayshore Plans of the General Plan.

Comment: While these guidelines apply to new construction rather than renovation of existing structures, the proposed development is consistent with the intent of the above guidelines as impacts existing views, not add additional shadows, reduce access to the water etc. will remain essentially unchanged.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Cassandra Costello, Department of Recreation and Parks

