



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Case **2017-012795GPR**
777 Brannan Street Building Lease

Block/Lot No.: 3784 / 032 (769 and 777 Brannan Street)
Zoning: SALI
Height: 40/55-X

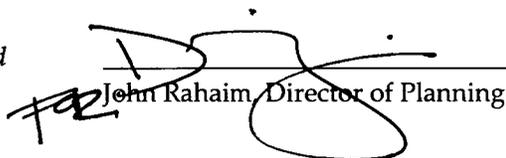
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Recommendation: Finding the proposed 777 Brannan Building Lease Project,
on balance, **in conformity** with the General Plan.

Recommended

By:


John Rahaim, Director of Planning

PROJECT DESCRIPTION

The City of San Francisco ("City") will enter into a future lease (as lessee) of approximately 27,154 rentable square feet on three floors of 777 Brannan Street. The lease will consist of the entire building. The lease has a ten (10) year term and the City will have the right to extend the term of the lease for two (2), five (5) year periods subject to twelve (12) months' prior written notice. The space will be used as storage for the various City departments currently housed at the 850 Bryant Street Hall of Justice building during its long-term reaccommodation period. The proposed use is permitted under the zoning district for the property, Service/Arts/Light Industrial (SALI).

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (c).

GENERAL PLAN REFERRAL

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the proposed lease of 777 Brannan Street 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 are in **Bold** font; staff comments are in *italic* font.

COMMERCE AND INDUSTRY ELEMENT**OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

POLICY 7.1

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

The proposed project will allow various City departments to continue their functions during the Hall of Justice long-term reaccommodation period.

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, the proposed lease of 777 Brannan Street, 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.

No neighborhood-serving retail would be affected by the proposal.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

Existing housing and neighborhood character would not be affected by the proposal.

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

The City's supply of affordable housing would not be affected by the proposal.

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

The Project would not impede MUNI transit service or overburden 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 residential employment and ownership in these sectors be enhanced.

The Project would not have any effect on the city's industrial or service sectors and would not reduce future employment or ownership opportunities in the sectors.

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

The Project would not have any effect on the City's preparedness to protect against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

This Project would not adversely affect any landmarks or buildings of historic significance.

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

The Project would not adversely affect any parks or open space.

<p>RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan.</p>
