



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: July 27, 2020

Case No. **Case No. 2020-006768GPR**
1663 Mission Street

Block/Lot No.: 3514/030

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

Applicant: Andrico Q. Penick – 415-554-9860
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Real Estate Division of San Francisco
25 Van Ness, Suite 400
San Francisco, CA 94102

Property Owner: Speyer & Schwartz, A Calif. Corp.
1663 Mission Street
San Francisco, CA 94103

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

Recommended by: *Rich Hillis*
Rich Hillis (Jul 27, 2020 15:02 PDT)
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PROJECT DESCRIPTION

The Planning Department (herein “the Department”) received a request from the City and County of San Francisco Real Estate Division to consider leasing 1663 Mission Street (Block 3514/ Lot 030). This would allow the Department of Emergency Management to relocate the administrative offices for the Bay Area Urban Areas Security Initiatives (UASI), which is currently located at 711 Van Ness Avenue. The Department of Emergency Management would lease and occupy the existing office space at 1663 Mission Street, Suites 304 and 320.

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 lease of this property is a real estate transaction only and is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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:

MARKET OCTAVIA PLAN

OBJECTIVE 1.1:

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD

POLICY 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible by foot.

The proposed relocation of UASI's administrative office to 1633 Mission Street is in an area that is well-served by existing Muni transit service. The proposed office relocation also does not provide any parking spaces to staff, which would not contribute to increased traffic along the Mission Street corridor, and therefore would not hinder transit service.

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 1663 Mission Street will efficiently accommodate DEM employees while having little or no impact on the neighborhood.

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 for signature

Final Audit Report

2020-07-27

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