



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: October 20th, 2017

Case **2017-012793GPR**
350 Rhode Island – North (1950 17th Street- Lease of City Property)

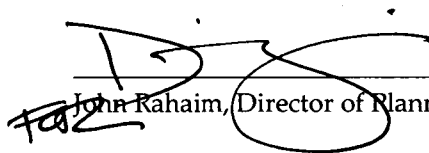
Block/Lot No.: 3957/002

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Recommendation: Finding the proposed lease for office, administrative, incidental, and parking space at 350 Rhode Island Street- North, on balance, **in conformity** with the General Plan.

Recommended
By:



John Rahaim, Director of Planning

PROJECT DESCRIPTION

The City of San Francisco is proposing to lease 125, 122 feet at 350 Rhode Island Street - North to provide office, administrative, incidental, and parking space for the District Attorney's Office and San Francisco Police Department. The lease covers the entire four story building with the exception of the ground floor retail space. The District Attorney's Office and San Francisco Police Department will move to the space at 350 Rhode Island Street- North while the Hall of Justice undergoes its long term reaccommodation period. The lease at 350 Rhode Island Street – North will be for 15 years.

ENVIRONMENTAL REVIEW

On October 18, 2017 the Environmental Planning Division of the Department determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (c).

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:

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 lease will allow the District Attorney's Office and San Francisco Police Department to continue to be within close proximity to other services associated with the Hall of Justice. The physical proximity to these government activities is important to the efficient functioning of daily activities of related agencies. The proposed lease will allow these important government services to function during the Hall of Justice's proposed 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 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:

The proposed 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 Project would have no adverse effect on 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 neighborhood.

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.

GENERAL PLAN REFERRAL

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

The Project would have no adverse effect on the City's supply of affordable housing.

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

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking. The future building lease has its own dedicated parking and thus will not add or take away neighborhood off-street 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 future building lease at 350 Rhode Island Street - North is an office space lease for the District Attorney's Office and the San Francisco Police Department. The parcel is zoned UMU, however public use is permitted under this zoning designation. The future building lease will have no adverse effect on the industrial and service sector.

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

The proposed building lease will have no adverse effect on the preparedness of the City.

7. That landmarks and historic buildings be preserved.

The proposed lease is not within a landmark building and is not a designated historic resource.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

RECOMMENDATION:

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