



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

**Date:** September 13, 2011

**Case No.** Case No. 2009.1163R  
17<sup>th</sup> and Folsom - Subdivide City-owned property,  
Transfer Property and Construct Public Park

**Block/Lot No.:** Block 3571 Lot 018

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

**Applicant:** Same as Above

**Staff Contact:** Sue Exline - (415) 558-6332  
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**Recommendation:** Finding the project, on balance, in conformity with the General Plan.

**Recommended  
By:**

  
John Rahaim, Director of Planning

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### PROJECT DESCRIPTION

The Project calls for several actions related to a City-owned parcel (Lot 18 in Assessor's Block 3571). The 60,900 square foot property is under the jurisdiction of the Public Utilities Commission (PUC) and is used as a parking lot. The Project includes the following actions:

1. Subdividing the lot into two parcels, Parcel A and Parcel B. Parcel A, the southern parcel, would be approximately 31,850 square feet in size; Parcel B would be approximately 29,075 square feet in size. The parcels are shown in Attachment 1.
2. The PUC would transfer one lot (Parcel A) to Recreation and Parks Department and the other (Parcel B) to the Mayor's Office of Housing.
3. The Recreation and Park Department would construct a public park on the parcel that the Recreation and Parks Department would purchase.

**GENERAL PLAN REFERRAL  
17<sup>TH</sup> AND FOLSOM LOT SPLIT AND JURISDICTIONAL TRANSFER--**

**CASE NO. 2009.1163R**

Parcel B is not proposed for housing or other development at this time. Should development be proposed in the future, the Mayor's Office of Housing would be required to file for a separate General Plan Referral application and request any associated environmental review.

**SITE DESCRIPTION AND PRESENT USE**

The subject parcel is located on 17<sup>th</sup> Street between Folsom and Shotwell. The site is currently a parking lot leased to UCSF.

**ENVIRONMENTAL REVIEW**

The Environmental Planning Section of the Department determined that the subject Project was analyzed in the earlier actions, and that they are non-physical events, and are exempt from Environmental Review pursuant to Sec. 15060(c)(2) of CEQA Guidelines.

**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:

Note: General Plan policies and objectives are in bold font. Staff discussion is in *italics*

**RECREATION AND OPEN SPACE ELEMENT**

**POLICY 2.1**

**Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.**

**POLICY 2.7**

**Acquire additional open space for public use.**

**POLICY 2.9**

**Maintain and expand the urban forest.**

**POLICY 2.12**

**Expand community garden opportunities throughout the City.**

**OBJECTIVE 4**

**PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.**

**Policy 4.2:**

Maximize joint use of other properties and facilities.

**Policy 4.6:**

Assure the provision of adequate public open space to serve new residential development.

*Comment: The Project would build a public park which proposes a cutting edge design that meets environmental sustainability goals and serves the surrounding neighborhoods through active recreational space and informal, passive gathering spaces.*

**MISSION AREA PLAN**

**OBJECTIVE 2.1**

**ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES**

**POLICY 2.1.2**

Provide land and funding for the construction of new housing affordable to very low- and low-income households.

**POLICY 2.1.3**

Provide units that are affordable to households at moderate and "middle incomes" – working households earning above traditional below-market rate thresholds but still well below what is needed to buy a market-priced home, with restrictions to ensure affordability continues.

**OBJECTIVE 2.6**

**CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY**

**POLICY 2.6.1**

Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.

**POLICY 2.6.2**

Explore housing policy changes at the citywide level that preserve and augment the stock of existing rental and ownership housing.

**POLICY 2.6.3**

Research and pursue innovative revenue sources for the construction of affordable housing, such as tax increment financing, or other dedicated City funds.

*Comment: Parcel B would be transferred to the Mayor's Office of Housing. However, the site is not proposed for housing or other development at this time. Should development be proposed in the future, the Mayor's Office of Housing would be required to file for a separate General Plan Referral application and request any associated environmental review.*

**OBJECTIVE 5.1**

**PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS AND VISITORS**

**POLICY 5.1.1**

**Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the Mission.**

*Comment: The Project would provide a site for a new park, and may provide a location for future affordable housing, meeting many of the policy goals of the Mission Area Plan.*

**URBAN DESIGN ELEMENT**

**OBJECTIVE 1:**

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

**POLICY 1.6**

**Make centers of activity more prominent through design of street features and by other means.**

**POLICY 1.8**

**Increase the visibility of major destination areas and other points for orientation.**

**OBJECTIVE 4:**

**IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

**POLICY 4.11**

**Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.**

**POLICY 4.13**

**Improve pedestrian areas by providing human scale and interest.**

*Comment: The project would emphasize and reinforce the existing scale and character of the neighborhood through the implementation of the jurisdictional transfers, and property transfers that would encourage a number of proposed improvements to the pedestrian realm.*

**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 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.*

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.*

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 affect the existing economic base in this 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.

*The project does not involve any historic buildings.*

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

*The project does not affect access to sunlight on our open spaces. It will protect and enhance the City's open space resources and would create a new public park.*

**RECOMMENDATION:**

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

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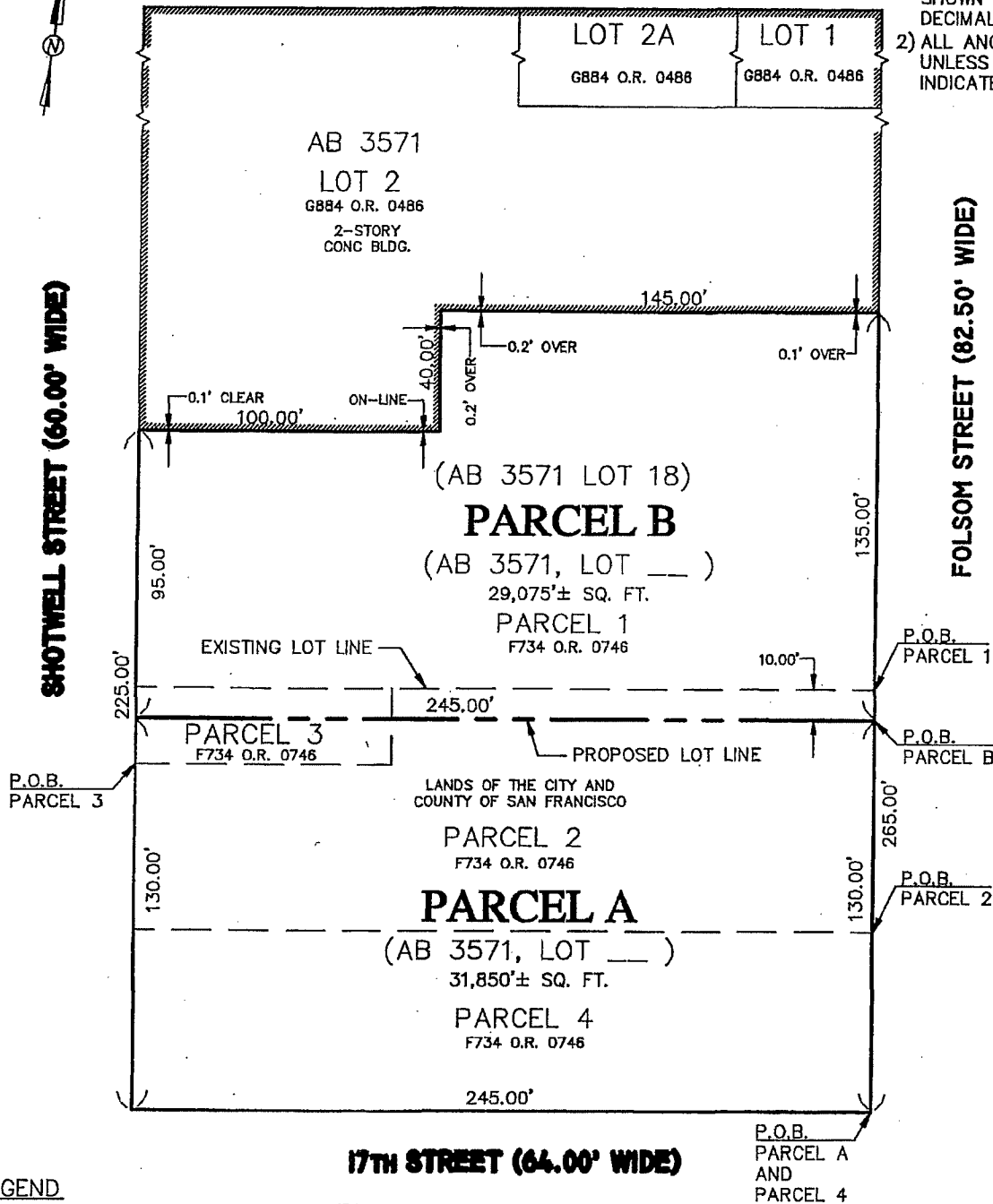
16TH STREET (80.00' WIDE)

NOTES

- 1) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2) ALL ANGLES ARE 90°, UNLESS OTHERWISE INDICATED.

SHOTWELL STREET (60.00' WIDE)

FOLSOM STREET (82.50' WIDE)



**LEGEND**

- PROPOSED PROPERTY LINE (P)
- EXISTING PARCEL LINE(S) TO BE REMOVED
- AB ASSESSOR'S BLOCK
- P.O.B. POINT OF BEGINNING

SCALE: 1"=50'

**EXHIBIT**

PLAT TO ACCOMPANY LEGAL DESCRIPTIONS  
 LOT LINE ADJUSTMENT  
 OF THOSE CERTAIN LANDS DESCRIBED IN F734 O.R. 0746  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

Δ	BY	DATE	REVISIONS

