



GENERAL PLAN REFERRAL

September 3, 2020

Case No.: 2020-006771GPR
Block/Lot No.: 3759/045
Project Sponsor: Jeff Suess
Applicant: Jeff Suess – (415) 554-9860
jeff.suess@sfgov.com
City and County of San Francisco, Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Staff Contact: Malena Leon-Farrera – (628) 652-7474
malena.leon-farrera@sfgov.org

Recommended By: *Rich Hillis*
Rich Hillis, Director of Planning

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

Project Description

The Real Estate Division is proposing to acquire the land and building located at 444 6th Street (the “Property”). The Property consists of approximately 5,156 sq. ft. in a single-story masonry building on approximately 5,156 sq. ft. of land.

The Property’s current land use is industrial – warehouse/wholesale distribution; is within the Service/Arts/Light Industrial (SALI) zoning district. The property is vacant; it’s previous occupant was the SF Deputy Sheriff Association.

The property is now being acquired for a yet to be determined project and the property will not be modified in any way without obtaining further Planning Department approvals. These approvals may include a new General Plan Referral and additional environmental review.

Environmental Review

Real estate transaction only. 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

As described below, the proposed avigation easement to CCSF 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.

WESTERN SOUTH OF MARKET COMMUNITY PLAN

OBJECTIVE 9.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 9.1.1

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

Policy 9.1.2

Encourage appropriate location and expansion of essential neighborhood-serving community and human services activities throughout Western SoMa, exclusive of the residential enclave districts

The acquisition of 444 6th Street would utilize the subject property for a yet to be determined project and the property will not be modified in any way without obtaining any required Planning Department approvals.

Planning Code Section 101 Findings

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:

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 neighborhoods;

The Project would not have an 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 not have an adverse effect on the City's affordable housing.

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

The Project would not have an adverse effect on 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 resident employment and ownership in these sectors be enhanced;

The Project would not have an adverse effect on City's industrial or service sectors, nor the future opportunities for resident employment and ownership.

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

The Project would have no adverse effect on the City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

This Project would have no adverse effect on landmarks or historic buildings.

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 vistas.

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

Attachments: