



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

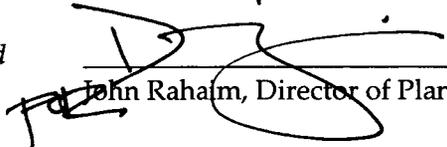
Date: October 20, 2017
Case No. **Case No. 2017-012791GPR**
945 Bryant Future Building Lease – General Plan Referral

Block/Lot No.: 3780/079
Project Sponsor: Konstantine Apostolopoulos
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Jessica Look – (415) 575-6812
jessica.look@sfgov.org

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

Recommended
By:  John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the City’s proposed lease of 945 Bryant Street for the purpose of office space for the Adult Probation Department while the Hall of Justice undergoes its’ long term reaccommodation period. The lease is proposed to be a 20 year lease of 41,745 rentable square feet of an entire building made up of three floors. The current zoning is Urban Mixed Use (UMU), however under the circumstance of public use, the proposed use of office space is permitted.

The Adult Probation Department will move into the building in a phased entry. Phase 1 will include the first two floors being occupied at the same time. Phase 2 will include the occupation of the floor once the existing tenant from the third floor has vacated. The lease will be no earlier than July 1st, 2018 and will be fully executed by December 31, 2017. The City will also lease 33 parking spaces in the lot adjacent to the building.

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:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2: Maintain and enhance a sound a diverse economic base and fiscal structure for the City

POLICY 3.3

Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.

The proposed lease will allow the Adult Probation Department to continue to provide valuable public service to all they serve, including victims and probationers. One of these key services are the CASC Employment services which provides employment readiness training and aids in lifting people out of poverty into jobs, including private sector jobs.

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 Adult Probation 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 functional of daily activities of related agencies. The proposed lease will allow this important government service to function during the Hall of Justice's proposed reaccomodation 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.

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 945 Bryant is an office space lease for the Adult Probation 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
------------------------	---