



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 17, 2019


Case No. **Case No. 2019-004587GPR**
Acquisition of 1828 Egbert Avenue

Block/Lot No.: 5434B/005

Applicant: Elsa Lamb
Real Estate Division of San Francisco
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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Recommended By: 
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PROJECT DESCRIPTION

This GPR is for the acquisition (or 20-year long lease) of 1828 Egbert Avenue (5434B/005), by the City and County of San Francisco from the private owner San Francisco Self Storage III LLC. The property consists of 126,988 square foot building on 2 acres of land.

The site will host a San Francisco Police Department (SFPD) warehouse for its property and evidence storage. SFPD needs to relocate from its two current facilities: from its Hunters Point Shipyard location due to environmental reasons, and from the Hall of Justice due to its closure as a facility.

The property, privately owned by San Francisco Self Storage III LLC, will be acquired through a fee title purchase or a 20-year lease.

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

On May 15, 2019, the Environmental Planning Division of the Planning Department determined that the acquisition 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. The ordinance is changing tenant in a building used as storage, with no change of use. If future physical changes are proposed, the project would be reviewed in accordance with CEQA.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed purchase or 20-year lease from a private property owner to the City and County of San Francisco for a SFPD warehouse. 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:

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 1.

DISTRIBUTE, LOCATE, AND DESIGN POLICE FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE, EFFICIENT, AND RESPONSIVE PERFORMANCE OF POLICE FUNCTIONS.

POLICY 1.1

Locate police functions that are best conducted on a centralized basis in a police headquarters building.

The site provides an appropriately-sized area for current storage of its property and evidence.

POLICY 1.4

Distribute, locate, and design police support facilities to maximize their effectiveness, use, and accessibility for police personnel.

POLICY 1.5

As they require replacement, relocate existing nonconforming facilities consistent with community desires for neighborhood police facilities.

The proposal is to move the warehouse function to an appropriately located industrial neighborhood where it could potentially expand in the future, and away from locations that are no longer suitable for the use, thereby meeting Policies 1.4 and 1.5 above.

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 existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. No sites proposed for transfer contain existing neighborhood-serving retail uses.

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 affordable housing stock. The existing affordable housing stock will not be negatively affected.

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. No parcels contain existing industrial or service sector uses.

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 will have no effect on landmarks or historic buildings. No parcels proposed for transfer contain historic landmarks or 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 vista.

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