



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Case 2017-010696GPR
1 South Van Ness Avenue Cell Tower Lease

Block/Lot No.: 3506 / 001 (1 South Van Ness Avenue)
Zoning: C-3-G
Height: 120/400-R-2

Project Sponsor: Joshua Keene – (415) 554-9859
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San Francisco Department of Real Estate
25 Van Ness Avenue, Suite 400
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Recommendation: Finding the proposed 1 South Van Ness Avenue Cell Tower Lease Project, on balance, **in conformity** with the General Plan.

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The San Francisco Department of Real Estate is proposing to enter into a lease for a cell tower to be installed on top of a City-owned building at 1 South Van Ness Avenue. The tower would be relocated from its existing location across the street at the site of the future One Oak development. The lease would allow the tower to be installed on City property, with revenues from the lease going to the City.

ENVIRONMENTAL REVIEW

The project was determined to be categorically exempt under CEQA Guidelines Section 15301 on 5/26/2016, BPA# 2201605117135).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the proposed lease and relocation of a cell tower to City property at 1 South Van Ness Avenue 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.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.2

Seek revenue measures which will spread the cost burden equitably to all users of city services.

Allowing the cell tower to be installed on top of City property at 1 South Van Ness would generate revenue for the City.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

POLICY 4.1

Maintain and enhance a favorable business climate in the City.

POLICY 4.2

Promote and attract those economic activities with potential benefit to the City.

The proposed project would benefit the City by enhancing the business climate through maintaining the same level of communication services for residents and workers in the area.

OBJECTIVE 8: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

POLICY 8.3:

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The proposed amendments would continue to ensure that residents and visitors have adequate public service in the form of competitive telecommunications services.

COMMUNITY SAFETY ELEMENT

OBJECTIVE 3: ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

POLICY 1.20

Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

POLICY 2.15

Utilize advancing technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.

The proposed project would continue to enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.

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, demolition and replacement of the Chinese Recreation Center, 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.

No neighborhood-serving retail would be affected by the proposal.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

Existing housing and neighborhood character would not be affected by the proposal.

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

The City's supply of affordable housing would not be affected by the proposal.

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

The Project would not impede 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 residential employment and ownership in these sectors be enhanced.

The Project would not have any effect on the city's economic base. Revenue from the lease would go to the City.

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

The Project would not negatively affect the City's preparedness to protect against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

This Project would not adversely affect any landmarks or buildings of historic significance.

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

The Project would not adversely affect any parks or open space.

RECOMMENDATION:

Finding that the 1 South Van Ness Cell Tower Lease Project, on balance, in-conformity with the General Plan