



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: April 30, 2018
Case No. **Case No. 2018-004705GPR**
**Master Lease of Yerba Buena Gardens, by Yerba Buena
Gardens Conservancy, through 2061**

Block/Lot No.: CB-1: 3706/096-124 & 3706/276-303, CB-2: 3723/113-117 &
3723/115, CB-3: 3734/091

Project Sponsor: Joshua Keene
San Francisco Real Estate Department
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Robin Abad -(415) 575-9123
Robin.Abad@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 Yerba Buena Garden properties are a collection of urban mixed-use spaces that include private uses (i.e., commercial and retail properties) and public uses (i.e., cultural facilities, performance venues, recreational venues, and vast amounts of public open space that includes garden areas, plazas, children's play areas, artwork, a historic carousel, and fountains). The City manages the properties as a single, unified set of properties. The City is entering into a long-term lease and operating agreement with a non-profit known as the Yerba Buena Gardens Conservancy. The Conservancy as established to continue to provide the coordinated and cohesive governance and management of Yerba Buena Gardens. As of the date of this application, current estimate is that the City will both acquire the property and enter into the master lease in 2018, and the lease shall expire in 2061. 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 April 4, 2018 the Environmental Planning Division of the Department determined that the Project is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

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 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 master lease would facilitate the effective management and programming of Yerba Buena Gardens for the public.

DOWNTOWN PLAN

OBJECTIVE 16: Create and maintain attractive, interesting urban streetscapes.

POLICY 16.4: Use designs and materials and include activities at the ground floor to create pedestrian interest.

Retail Uses

Shops and restaurants contribute liveliness and visual interest to street frontages, lobbies and plazas of office buildings. Group floor space fronting on streets, pedestrian ways, plazas, and courtyards outside the retail district should be devoted primarily to retail and service uses that are of interest to pedestrians and that meet the needs of workers and visitors to nearby buildings.

The master lease will allow for effective management of shops and restaurants at the ground floors and surrounding the gardens, contributing to a lively and interesting streetscape.

OBJECTIVE 16: Create and maintain attractive, interesting urban streetscapes.

POLICY 16.4

Use designs and materials and include activities at the ground floor to create pedestrian interest.

The proposed lease will facilitate active retail and restaurant uses at the ground floor and other levels in and around the gardens.

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. The Project will have a positive effect on nearby retail and employment, contributing to a continuous retail experience on the street and providing employment at the site.

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.

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 adversely affect the existing economic base in this area. This will enhance opportunities for employment in the 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.

No alteration to landmarks or historic buildings is proposed.

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
------------------------	---