



GENERAL PLAN REFERRAL NOTE TO FILE

Date: May 1, 2022

Case Number: 2009.1153GPR

Project Title: San Francisco Market (formerly San Francisco Wholesale Produce Market)

Project Address: 1901 Innes, 2001 Innes, 1900 Kirkwood, and 2000 Kirkwood avenues, San Francisco

Zoning: 80-E/Production, Distribution, and Repair 2

Blocks/Lots¹: 5268/007, 010, and 011, 5284A/004,005, and 006, 5282/031 and 033, 5269/002, 007, 008, and 009, 5262/004, 528/1003 and 005

Lot Size: 13 acres (approximately 566,000 square feet)

Project Sponsor: Michael Janis – 415-550-4495 ext. 101
mjanis@thesfmarket.org

Staff Contact: Jeremy Shaw –628-652-7449
jeremy.shaw@sfgov.org

On September 6, 2011, the Planning Department issued a General Plan Referral (GPR) on the San Francisco Wholesale Produce Market Reinvestment and Expansion Plan (Project). The GPR assessed the Project, which consisted of a proposed Lease Agreement between the SF Market Corporation and the City and County of San Francisco and the development and improvements contemplated within said lease. The City granted final approval of this lease in July 2012.

In its GPR, the Department found the Project to be, on balance, in conformity with the General Plan with certain conditions – these conditions relating to the manner of certain street vacation and dedications, and streetscape and site design. All of those conditions were incorporated into the lease and agreed to by the Real Estate Division (RED) and the Wholesale Produce Market (Market).

The Market and relevant City agencies are currently preparing a set of proposed amendments to the original lease, covering financing-related aspects of the Agreement as well as the timing of delivery of certain improvements. Specifically, the Market is seeking the ability to enter into individual leases with the City by development phase of Project, as has been required by potential lenders. These individual leaseholds will allow the Market to finance each new warehouse on its campus as the Project’s buildout progresses. The Market Corporation will still be the Lessee, and the use provisions of the lease, limiting the use of the campus to a produce market, will still apply. The amendments would also make the vacation of Jerrold Avenue effective upon City approval, which is necessary for the Market to obtain financing and permits to construct the next warehouse building. Additionally, the improvements to Innes Avenue would be delivered by phase of the overall

¹ Blocks/lots identified have changed from those identified in 2011 as the parcels have since been subdivided.

project. None of these proposed changes would undermine the Department's prior GPR conclusions, and all the previous GPR-related conditions remain in the lease.

The proposed amendments, currently under review by the Department's Environmental Planning division, would not alter the overall project size. It is the Project's understanding that this review will result in an Addendum to the original CEQA determination (Case No. 2009.1153E), and that no new CEQA impacts have been identified in the course of the additional analysis.

This Note to File clarifies that the Department's GPR on the Project is still valid and accurate, and that the proposed amendments to the Market's lease do not substantially alter the Project in ways necessitating either a separate General Plan review or different conclusions.