



GENERAL PLAN REFERRAL

October 2, 2023

Case No.: 2021-001605GPR
Block/Lot No.: Block 5695, Lot 23
Project Sponsor: City and County of San Francisco, Real Estate Division
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Real Estate Division
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Recommended By: _____
Rich Hillis, Director of Planning

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

Project Description

The property owner, Real Estate Division (RED), is leasing with Our Planet Recycling SF, LLC. The lease began in 2017 on a year-to-year basis. The property is at the intersection of Peralta Avenue and Alemany Blvd. Our Planet Recycling desired to use the vacant space between Alemany Blvd and the adjacent parcel on the other side, for employee parking, storage, and access to a Caltrans' parcel it desired to lease for its recycling business. Our Planet Recycling obtained, and still has, a Public Works' Minor Sidewalk Encroachment Permit to occupy a small portion of right-of-way (ROW) adjacent to the sidewalk and RED's parcel. Our Planet Recycling put up fencing, a gate, a moveable trailer, and storage sheds. These are the same previous and present uses allowed under the current zoning, P-Public.

Our Planet Recycling now has a long-term lease with Caltrans for its parcel and still needs the parking area and storage area on RED's parcel in order to conduct its recycling business.

Our Planet Recycling and RED have negotiated a 5-year lease with one 5-year option, which requires the lease to go to the Board of Supervisors.

RED requests this General Plan Referral to be granted for this real estate transaction.

Environmental Review

This is a real estate transaction only. It 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.

General Plan Compliance and Basis for Recommendation

As described below, the proposed real estate transfer 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.

AIR QUALITY ELEMENT

OBJECTIVE 6

LINK THE POSITIVE EFFECTS OF ENERGY CONSERVATION AND WASTE MANAGEMENT TO EMISSION REDUCTIONS.

Policy 6.2

Encourage recycling to reduce emissions from manufacturing of new materials in San Francisco and the region.

The project will provide a local business and recycling center to continue operations, providing the neighborhood and city with opportunities to recycle and reduce emissions from waste disposal.

COMMERCE AND INDUSTRY ELEMENT

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.

The project will provide a local business and recycling center to continue operations, and it is one of the few remaining local businesses in the neighborhood. Our Planet Recycling is coordinating with multiple City agencies to receive the proper permits and understanding to operate, and this project facilitates their provision of recycling services to the neighborhood and city.

Policy 4.6

Assist in the provision of available land for site expansion.

The project will provide a local business and recycling center to use parcels of land owned by the City and CalTrans that were otherwise vacant. Our Planet Recycling is coordinating with multiple City agencies to receive the proper

permits and understanding to operate, and this project facilitates their provision of recycling services to the neighborhood and city.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 21

CONTROL ILLEGAL DISPOSAL AND ELIMINATE LAND DISPOSAL OF UNTREATED WASTE.

Policy 21.1

Prevent illegal disposal.

The project will provide a local business and recycling center to continue operations, allowing the opportunity for neighborhood and city residents to properly dispose of waste and limit illegal disposal.

URBAN DESIGN ELEMENT

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.6

Emphasize the importance of local centers providing commercial and government services.

The project will provide a local business and recycling center to continue operations, supplementing city-provided recycling and waste disposal services and allowing the opportunity for local residents to support a local business.

Planning Code Section 101 Findings

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:

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 not have a negative effect on existing neighborhood-serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail. Our Planet Recycling is one of the few remaining small, local businesses, and thus enhances opportunities for resident employment and 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 neighborhoods;

The Project would not have a negative effect on housing or neighborhood character. It offers the

opportunity for local residents to walk or drive to a nearby recycling center.

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

The Project would not have an adverse effect on the City's supply of affordable housing. The parcel is too small to be used for affordable housing, and it is used with the Minor Encroachment Permit.

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 transit service or overburdening the streets or neighborhood parking. The parcel is used for employee parking and some of the Our Planet Recycling business trucks.

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 resident employment and ownership in these sectors be enhanced;

The Project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The Project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

N/A – There are no landmarks or historic buildings on the parcel. The Project would not have an adverse effect on the City's Landmarks and historic buildings.

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

The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

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