



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: December 9, 2014
Case No. 2014.002514GPR
City lease of office space at 167 Jessie Street

Block/Lot No: 3707/063

Project Sponsors: John Updike, Director
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

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Real Estate Division

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

Recommended
By: 
John Rahaim, Director of Planning

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PROJECT DESCRIPTION

On December 4, 2014, the Planning Department (herein "the Department") received a request from the City and County of San Francisco Real Estate Division to consider the lease of 4,124 sf vacant space (most recently used as office) at 167 Jessie Street in San Francisco. The lease would be for a term of 87 years and will be used by the City to sublease to non-profit organizations. The property is located in the C-3-O (Downtown Office) zoning district.

ENVIRONMENTAL REVIEW

On December 8, 2014 the Environmental Planning Division of the Planning Department determined that the proposed lease of 167 Jessie Street is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular 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 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

The proposed City lease of 167 Jessie Street would potentially offer space for non-profit organizations that provide services which maintain a favorable social and cultural climate in the city.

Arts Element

OBJECTIVE VI-1

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

POLICY VI-1.11

Identify, recognize, and support existing arts clusters and, wherever possible, encourage the development of clusters of arts facilities and arts related businesses throughout the city.

The proposed City lease of 167 Jessie Street could potentially create space for non-profit organizations that support the cluster of arts and non-profit organizations surrounding Yerba Buena Center.

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 proposed lease will not affect existing neighborhood-serving retail uses or opportunities for employment in or 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 proposed lease will not affect housing, and would provide additional space for non-profit organizations which may enhance the cultural and economic diversity of the neighborhood. .

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

The proposed lease will not affect the City's supply of affordable housing.

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

The proposed lease will 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 proposed lease would not affect the existing economic base in this area.

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

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

7. That landmarks and historic buildings be preserved.

The proposed lease is located in a building listed on the California Register of Historical Resources. The proposed lease will not affect the building's historic status.

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

The proposed lease will not affect City parks or open spaces, or their access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: John Updike, Real Estate Division

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