



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* June 16, 2016

*Case* 2016-007737GPR  
Acquisition of 440 Turk Street

*Block/Lot No.:* 0336/032

*Project Sponsor:* Marta Bayol – (415) 554-9860  
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*Recommendation:* Finding the proposed acquisition of 440 Turk Street, on balance, **in conformity** with the General Plan.

*Recommended*  
*By:*

  
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### PROJECT DESCRIPTION

The City and County of San Francisco’s Real Estate Division is proposing to purchase the property at 440 Turk Street (the “Project”) for the offices of the Department of Homelessness. The project site is Parcel C, 25,854 square feet, on a 3-parcel site that also includes 89 housing units owned by the San Francisco Housing Authority. This GPR concerns only the office space in Parcel C.

### ENVIRONMENTAL REVIEW

Not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment.

### GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the proposed acquisition of 440 Turk Street 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.

**HOUSING ELEMENT**

**OBJECTIVE 6: REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS**

**POLICY 6.1**

**Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.**

*Establishment of the Department of Homelessness at 440 Turk will support service-enriched solutions and the pursuit of short- and long-term strategies to eliminate homelessness.*

**POLICY 6.2**

**Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.**

*Establishment of the Department of Homelessness at 440 Turk will enable City staff to prioritize the highest incidences of homelessness.*

**POLICY 6.4**

**Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.**

*Establishment of the Department of Homelessness at 440 Turk will enable more efficient coordination among City staff working in the Civic Center area, nearby shelter programs and nearby outreach services.*

**CIVIC CENTER AREA PLAN**

**OBJECTIVE 2: DEVELOP THE CIVIC CENTER AS A COHESIVE AREA FOR THE ADMINISTRATIVE FUNCTIONS OF CITY, STATE AND FEDERAL GOVERNMENT, AND AS A FOCAL POINT FOR CULTURAL, CEREMONIAL, AND COMMUNITY ACTIVITIES.**

**POLICY 2.1**

**Design the Civic Center to promote efficiency and convenience within and between the governmental entities represented, and provide for their orderly expansion.**

**POLICY 2.4**

**Encourage administrative-oriented governmental functions (executive, legislative, and judicial) to locate in new consolidated facilities rather than being dispersed throughout the adjacent area in leased or rented quarters.**

*Locating Department of Homelessness offices in a City-owned facility and adjacent to a number of City services in the Civic Center area increases overall convenience and efficiency between City services and functions.*

**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.

*The Project would have no adverse effect on 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 Project would have no adverse impact on housing and neighborhood character; services in the Project would support the cultural and economic diversity in the neighborhood.*

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

*The Project would have no adverse impact 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 City's economic base or future opportunities for employment and/or ownership.*

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.

*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 the acquisition of 440 Turk Street, on balance, in-conformity with the General Plan**