



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 5, 2017
Case No. Case No. 2017-004310GPR
City lease of 170 9th Street for use by the
City's Assessor Recorder
Block/Lot No.: 3509/008
Project Sponsor: John Updike
San Francisco Real Estate Department
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

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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

The Project is the City's proposed lease of approximately 25,500 square feet of office space in a three-story building located at 170 9th Street that is currently vacant. The property will be used by the City's Assessor Recorder.

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 28, 2017 the Environmental Planning Division of the Planning Department determined that the project is categorically exempt under CEQA Guidelines Section 15301 (Planning Case No. 2017-004310ENV).

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 as described in the body of this letter 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 2.2

Seek revenue measures which will spread the cost burden equitably to all users of city services.

The Office of the Assessor-Recorder is responsible for helping the City generate over one-third of the General Fund revenue, which is used to fund services like fire, police, neighborhood improvements, and health and family support services.

RECREATION AND OPEN SPACE

OBJECTIVE 6

SECURE LONG-TERM RESOURCES AND MANAGEMENT FOR OPEN SPACE ACQUISITION, AND RENOVATION, OPERATIONS, AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE

Approximately 64% of the revenue collected by the Office of the Assessor-Recorder is used for City services, including recreation and parks. The ongoing operations of the Office of the Assessor-Recorder will ensure that funding and resources for maintenance and operations of recreation and open space is secured.

URBAN DESIGN

OBJECTIVE 4

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

POLICY 4.5

Provide adequate maintenance for public areas.

The continuance of the Office of the Assessor-Recorder's efforts ensure the maintenance of public areas by allocating revenue funds for Public Works (street cleaning and maintenance).

POLICY 4.9

Maximize the use of recreation areas for recreational purposes.

Revenues generated by the Office of the Assessor-Recorder support Recreation and Parks Department as well.

COMMUNITY FACILITIES

The Office of the Assessor-Recorder's 2016 Annual Report shows that for every dollar collected from tax revenue, €64 are spent on City Services, including Public Safety and Community Health. The Community Facilities element of the General Plan describes how police facilities and public health centers should be located, distributed, and designed, in order to serve the community more efficiently. This lease would allow the Office of the Assessor-Recorder to continue that work.

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 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 neighborhood.

The Project would have no adverse effect on the City's housing stock or on neighborhood character; the applicant is not proposing any modifications to the exterior of the building.

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 affect the existing economic base in this area; the property is currently vacant.
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 site and building is listed as Category A, a Historical Resource under CEQA. The applicant is not proposing any modifications to the exterior of the building.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The applicant is not proposing any modifications to the exterior of the building. 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
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cc: John Updike, Real Estate Division

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