



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

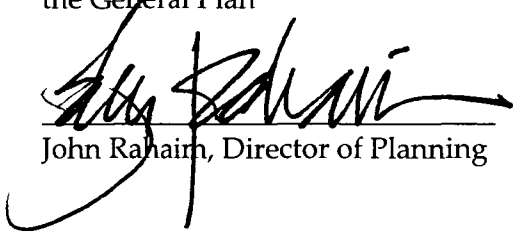
Date: November 3, 2017
Case No. **Case No. 2017-011971GPR**
88 Fifth Street – General Plan Referral

Block/Lot No.: 3704/011
Project Sponsor: John Updike
San Francisco Real Estate Department
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Paolo Ikezoe – (415) 575-9137
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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 the United States Old Mint to NPU, Inc., for two years, with three one-year extension options, while studies and testing are conducted by the California Historical Society for the eventual renovation of the building. The proposed lessee, NPU, Inc., is currently permitted to use the building for presenting community events, music concerts, theatrical events, cultural programming, consumer events, trade shows, corporate meetings, social functions, and special events. The property, at 88 Fifth Street, is currently owned by the City and County of San Francisco. The lease would be for longer than one year, and over \$15,000 per month, and will need to be introduced to the Board of Supervisors for approval. The City’s long term objectives are to fully renovate the Old Mint Building and rededicate it as a permanent cultural facility. In the intervening time, this interim lease will allow for activation and use of the site.

ENVIRONMENTAL REVIEW

The project is Categorical Exempt from the California Environmental Quality Act under Class 1 (CEQA Guidelines Section 15301).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

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:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 8: Enhance San Francisco's position as a national center for conventions and visitor trade.

POLICY 8.1

Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercial, and industrial activities.

POLICY 8.3

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

Several of the uses NPU, Inc. is permitted to have on the site, including consumer events and trade shows, will enhance the variety of spaces available for convention and visitor trade in San Francisco. The site is well located, near Moscone Center, the City's main convention facility, regional transit at the Powell Street BART station, and tourist facilities in Union Square.

DOWNTOWN PLAN

OBJECTIVE 12: Conserve resources that provide continuity with San Francisco's past.

POLICY 12.1

Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 12.2

Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The proposed lease is intended to activate the site while studies and testing are conducted by the California Historical Society, towards the goal of a full renovation to preserve the building. The project sponsor’s long-term intent is to dedicate the renovated Old Mint Building as a permanent cultural facility.

OBJECTIVE 16: Create and maintain attractive, interesting urban streetscapes.

POLICY 16.4

Use designs and materials and include activities at the ground floor to create pedestrian interest.

The proposed lease would allow for more consistent activation of the site by allowing NPU, Inc. to hold events and programming on a regular basis. Activation of the site will create a more active environment for pedestrians.

ARTS ELEMENT

OBJECTIVE VI-1: Support the continued development and preservation of artists’ and arts organizations’ spaces.

POLICY VI-1.3

Increase the use of City owned neighborhood facilities for the arts.

The proposed lessees intends to hold community events, music concerts, theatrical events and cultural programming in the City owned building.

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 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 neighborhood.

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.

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 adversely affect the existing economic base in this area. The proposed lease would likely lead to additional opportunities for employment on the site.

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.

The proposed lease would allow for activation and use of the site while preparations are made for a full renovation of the historic building.

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

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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