



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* January 10, 2018  
*Case No.* 2018-000702GPR  
125 Bayshore Lease

*Block/Lot No:* 5559/002 and 5559/019

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

*Applicant:* Same as Above

*Staff Contact:* Susan Exline – (415) 558-6332  
[Susan.exline@sfgov.org](mailto:Susan.exline@sfgov.org)

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

*Recommended*  
*By:*   
John Rahaim, Director of Planning

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

On December 4, 2017, the Planning Department (herein “the Department”) received a request from the City and County of San Francisco Real Estate Division to consider leasing 125 Bayshore Blvd (Block 5559 Lots 0002 and 019) for 180 days with options for renewal for the purpose of providing a 125 bed navigation center and supportive services for the homeless. The site is currently a vacant building. This lease is of the approximately 31,200 square foot vacant building is for the use of warehouse space for modular housing of transitioning homeless (12, 965 sf) and for administrative offices (10,000 sf). Please note that in order to use this property for its intended use, a conditional use permit will be required.

### ENVIRONMENTAL REVIEW

The lease of a building is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. Any proposed physical project will require environmental review.

## 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*.

### Housing Element

#### OBJECTIVE 1

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.**

#### POLICY 1.8

**Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.**

*The proposed lease of property would allow for the future potential to construct a homeless navigation center.*

#### POLICY 1.10

**Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.**

*The proposed property is located in an area accessible by transit and near bicycle facilities*

### 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 negatively 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 would not displace any existing housing and would provide transitional homeless housing to serve an unmet need in the City.*
3. That the City's supply of affordable housing be preserved and enhanced.  
*The proposed property transfer will increase the stock of temporary affordable housing in the City.*

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

*The proposed property lease will not result in commuter traffic impeding Muni's transit service, overburdening the streets or altering current neighborhood parking. The proposed affordable housing project will include no parking and will be transit accessible.*

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 property lease would not affect the existing economic base in this area. The current use of the site is a vacant building. Proposed uses include a homeless shelter that would*

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

*The proposed property 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 property lease will not affect landmarks or historic buildings.*

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

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

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
------------------------	---

cc: Konstantine Apostopolous, Real Estate Division;