



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: November 28, 2018
Case No. **2018-015846GPR**
35-45 Onondaga Avenue - Sublease

Block/Lot No: 6959/017
6959/016

Project Sponsors: Andrico Q. Penick, Director
San Francisco Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Sandi Levine
415-554-9867
sandi.levine@sfgov.org

Staff Contact: Lisa Fisher – (415) 575-8715
lisa.fisher@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 November 7, the Planning Department (herein “the Department”) received a request from the City and County of San Francisco Real Estate Division to consider two long-term, below-market rate leases to non-profit/neighborhood-serving organizations in a vacant, City-owned, former public health facility. Clinic by the Bay is a health care clinic being considered for 35 Onondaga, which provides services to low-income persons. ArtSpan is a non-profit arts organization being considered for 45 Onondaga, which provides workspace to local artists, classes, and public events. These organizations would also provide public access to this historic building and features, including a restored historic mural.

Both proposed uses currently require Conditional Use (CU) authorization under existing zoning. Thirty-five Onondaga is in the Excelsior Outer Mission Neighborhood Commercial District (NCD), within which Clinic by the Bay could be considered a Community Facility use. Forty-five Onondaga is a Public District, within which ArtSpan could be considered an Arts Activity or Community Facility. Arts Activities are Principally Permitted (P) only on 35 Onondaga.

ENVIRONMENTAL REVIEW

The project was determined to be categorically exempt under CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures) on 11/28/2018 (Planning Case No. 2018-015846PRJ).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described to follow, 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 outlined below.

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

Arts Element:

ART.SUP.1. RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.

ART.SUP.1.4. Provide access to the creative process and cultural resources for all neighborhoods.

ArtSpan promotes and supports local artists in their facilities, as well as provides opportunities for the community to experience and interact with art and artists, and create art.

ART.ENV.1. SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

ART.ENV.1.7. Encourage the use of available and existing facilities under local government jurisdiction by artists and arts organizations.

The proposed long-term, below-market rate lease provides affordability and stability to an art-based non-profit organization, helping maintain art in San Francisco.

Commerce and Industry Element:

GOVERNMENT, HEALTH AND EDUCATION SERVICES POLICY 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

Clinic by the Bay promotes and supports healthy residents in the surrounding community, especially focused on lower-income persons. Its location in the Excelsior also provides health services to those that may find it difficult to travel to downtown or other areas where health services are currently concentrated, such as Mission Bay, Laurel Heights, and the Van Ness corridor.

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 sublease 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 sublease would not displace any existing housing. The leases will facilitate the renovation and use of an historic building that contributes to neighborhood character.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed sublease would not displace any existing affordable housing.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The proposed property leases are not anticipated to impact MUNI service, but could impact neighborhood street parking; no on-site parking will be provided. The project applicant is encouraged to work with tenants to provide ample bike parking, and information to staff and users that facilitates sustainable travel by walking, biking, and transit.
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 leases are not displacing anyone and could enhance the 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 property sublease would not affect the City's preparedness to protect against injury and loss of life in an earthquake. The renovation is anticipated to improve seismic safety of the property.
7. That landmarks and historic buildings be preserved.
The proposed property leases will support historic preservation of the existing building.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed leases will not impact existing open spaces or access to light/views, and will maintain its existing tree. Due to the set-back nature of the property on a corner lot, the project applicant is encouraged to work with new tenants to consider adding an attractive and usable public open space/amenity.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan

cc: Sandi Levine, Real Estate Division