



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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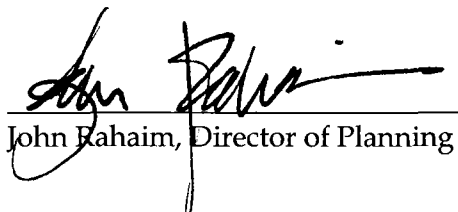
Date: August 30, 2017
Case No. **Case No. 2017-010661GPR**
101 Hyde Street – General Plan Referral (Interim Lease Activation)

Block/Lot No.: 0346/003A
Project Sponsor: Joshua Keene
San Francisco Real Estate Department
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Rachael Tanner – (415) 575-8730
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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Recommended By: 
John Bahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the City’s proposed interim lease of approximately 7,500 gross square feet of 101 Hyde Street; the use will be for operation of a commercial use, including food services, retail, restaurant, and/or bar. The property, 101 Hyde Street, is currently owned by the City and County of San Francisco; specifically the Mayor’s Office of Housing and Community Development (MOHCD). In the long-term, MOHCD will develop the site into affordable housing that will serve the residents of San Francisco. In the intervening time, this interim lease will allow for activation and use of the site. 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 August 30, 2017 the Environmental Planning Division of the Department determined that the Project (lease of 7,500 square feet of 101 Hyde Street) is categorically exempt under CEQA Guidelines Section 15303 on 8/30/2017.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed interim lease activation of approximately 7,500 gross square feet of 101 Hyde Street; the use will be for operation of a commercial use, including food services, retail, restaurant, and/or bar. 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:

DOWNTOWN PLAN

OBJECTIVE 1: Manage economic growth and change to ensure enhancement of the total city living and working environment.

POLICY 1.1

Encourage development which produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

In the long-run, this site will provide affordable housing for San Franciscans. The development of housing will enhance the living and work environment in the downtown C-3-G area. In contrast, a vacancy at this site between the present time and project completion would detract from the total city living environment. Specifically, such a vacancy would have substantial and undesirable consequences. Activation of the site through an interim lease would allow the City and County to maximize the benefits of the site and minimize the undesirable consequences.

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.

Retail Uses

Shops and restaurants contribute liveliness and visual interest to street frontages, lobbies and plazas of office buildings. Group floor space fronting on streets, pedestrian ways, plazas, and courtyards outside the retail district should be devoted primarily to retail and service uses that are of interest to pedestrians and that meet the needs of workers and visitors to nearby buildings.

Leasing 101 Hyde Street for interim commercial uses is consistent with the above policy and objective found in the Downtown Plan. The lease will ensure this one story corner building, which fronts two streets, has a use that meets the interests of pedestrians, visitors, and nearby workers and residents.

HOUSING ELEMENT

OBJECTIVE 1: Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.

In accordance with Objective 1 of the Housing Element, the Mayor's Office of Housing and Community Development acquired the site in order to build permanently affordable housing. This interim lease allows MOHCD to hold the land in productive use while waiting for the available funds to build housing.

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. The Project will have a positive effect on nearby retail and employment, contributing to a continuous retail experience on the street and providing employment at the site.

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. This will enhance opportunities for employment in the area.

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 are not landmarks or of historic significance.

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.

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