



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: September 12, 2018
Case No. Case No. 2018-011528GPR
Jurisdiction Transfer ACC & SFMTA

Block/Lot No.: 3925/002 (1200 15th Street) and 3904/002 (Bryant Street)
Project Sponsor: CCSF – GSA – Real Estate Division
 25 Van Ness Avenue, #400
 San Francisco, CA 94102

Applicant: Kerstin Magary
 SFMTA
 1 South Van Ness Avenue, 8th Floor - #8191
 San Francisco, CA 94103
 (415) 701-4323
 kerstin.magary@sfmta.com

Staff Contact: Jessica Look – (415) 575-6812
 jessica.look@sfgov.org

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

Recommended By: 
 John Rahaim, Director of Planning

PROJECT DESCRIPTION

The project involves a jurisdictional transfer and swap of San Francisco’s Animal Care and Control (ACC) shelter at 1200 15th Street to San Francisco Municipal Transportation Authority (SFMTA) and SFMTA’s 1419 Bryant Street facility to ACC.

1200 15th Street, which is comprised of a portion of APN 3925-002 and vacated Treat Avenue, is an improved office building and used as an animal shelter by ACC. The site is zoned P-Public. 1401-1419 Bryant Street, which is a portion of APN 3904-002 and also zoned P-Public, contains an unreinforced masonry building that is a historical landmark. It is currently being used by the SFMTA’s Overhead Lines Division. The building also abuts another building owned and used by SFMTA, which is 2502 Alameda Street. SFMTA plans to continue using this building after the jurisdictional transfer.

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

ACC will be constructing tenant improvements to the building on 1419 Bryant Street and SFMTA will continue to access 2502 Alameda Street via the Bryan Street parking lot pursuant to the department's MOU.

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

The effects of the project were fully reviewed under the Eastern Neighborhoods Area Plan EIR certified by the San Francisco Planning Commission on 8/7/08, by Motion No. 17661. On 1/6/2016 the project was determined to be consistent with the Eastern Neighborhoods Area Plan EIR and exempt from environmental review per CEQA Guidelines Section 15183 (Planning Case No. 2015-005388ENV).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is a jurisdictional transfer and swap of ACC's shelter at 1200 15th Street to SFMTA and SFMTA's 1419 Bryant Street facility to ACC. 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 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

POLICY 7.1

Promote San Francisco, particularly the civic center, as a location for local, regional, state and federal governmental functions

Both the ACC and the SFMTA facility continue to remain in physical proximity of their original locations as well as near various governmental activities. This is important to continue the efficient functioning of daily activities of their agencies and other related agencies as well. The City will continue to strengthen the locational advantages of this clustering of governmental services.

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:

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 negative effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. Neighborhood- serving retail will be preserved and enhanced with the swap of uses as city staff as potential customers will still remain within the area.

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.

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. There are no plans for housing within this project.

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

The Project will not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking. ACC will have parking for visitor's and City fleet cars at the new Bryant location (existing parking remains).

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 impact the existing economic base 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 impact achieving the greatest possible preparedness against injury and loss of life in an earthquake. ACC is constructing tenant improvements at 1419 Bryant and will comply with all applicable building code. If SFMTA does any tenant improvements at 1200 15th Street, it too will follow applicable building code.

7. That landmarks and historic buildings be preserved.

The project will rehabilitate the Bryant Street building in accordance to preservation code and review. It will be continued to serve and be open for public use.

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

The Project does not contain any parks or open space and there will not be any structures that could have any effect on a park or open space. There are no immediately adjacent parks or open space.

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