



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: December 13, 2019

Case No. **Case No. 2019-021204GPR**
City's long-term lease of property for office use

Block/Lot No.: 3728/075

Project Sponsor: Real Estate Division
City and County of San Francisco
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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Recommended By: 
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PROJECT DESCRIPTION

This GPR is for the lease of 1275 Mission Street (APN 3728/075) by the City and County of San Francisco for the Digital Service Department offices. The City's Digital Service Department currently occupies offices at 1231 Stevenson Street, Suite 101 in San Francisco. The department consists of twenty-five full time staff but will be increasing staff by 100% by the end of 2019. Digital Services' current office space cannot accommodate the increase in staff at their current location and is therefore proposing to enter into a lease for an office building located at 1275 Mission Street in San Francisco.

The property located at 1275 Mission Street is privately owned by Mission 1275 SF LLC and Baskin

Investment Group LC and consists of approximately 8,750 square feet. The City intends to enter into a long-term lease (6 years with two 5-year lease extensions). The City is currently negotiating with the property owner.

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 Dec 1, 2019, the Environmental Planning Division of the Planning Department determined that the project is a Real estate transaction only. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The project is for the lease of 1275 Mission Street (APN 3728/075) by the City and County of San Francisco for the Digital Service Department offices. 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:

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 1.

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1

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

San Francisco Real Estate Department's lease of the above-mentioned property at 1275 Mission Street will help efficiently accommodate the increased number of employees of the Digital Services Department while having zero impact on the neighborhood.

OBJECTIVE 3.

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.2

Promote measures designed to increase the number if San Francisco jobs held by San Francisco residents.

The proposed lease provides additional office infrastructure for an increase of 100% of the current City's Digital Service Department staff- The lease of the 8,750- square feet property from Mission 1275 SF LLC and Baskin Investment Group LC by the Real Estate department will support economic and job growth.

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 proposed use of the property by the City will not negatively impact neighborhood-serving retail uses and the enhanced and future opportunities for residents and 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 City's proposed use of the property will not alter the physical character of the building thus will not affect any housing or neighborhood characteristics. Existing housing and neighborhood characteristics along with its cultural and economic diversity will be preserved.

3. That the City's supply of affordable housing be preserved and enhanced.

The City's proposed use of the property will not negatively impact supply of affordable housing. Affordable housing in the neighborhood will be preserved.

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

The City's use of the property will not impede or affect Muni transit service or overburden streets and 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.

Proposed use of the property will neither add or subtract from the current industrial and service sectors 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.

There will be no negative impacts to landmarks and/or historic buildings in and around the neighborhood due to proposed use of property.

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

Parks and open space and their access to sunlight and vistas will not be impacted due to proposed use of property by the City.

RECOMMENDATION:

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