



49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

GENERAL PLAN REFERRAL

July 28, 2025

Case No.: 2025-006724GPR
Address: 1660-1670 Mission Street
Block/Lot Nos.: 3512/005, 3512/006
Project Sponsor: CCSF Real Estate Division
Applicant: Jeff Suess, CCIM LEED AP
Transaction Team Manager, CCSF Real Estate Division
415.554.9873
Jeff.Suess@sfgov.org
25 Van Ness Ave., Suite 400
San Francisco, CA 94102
Staff Contact: Amnon Ben-Pazi – (628) 652-7428
Amnon.Ben-Pazi@sfgov.org

Recommended By: DocuSigned by:

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Rachael Tanner, Director of Citywide Policy for
Sarah Dennis Phillips, Director of Planning

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

Project Description

The project involves the acquisition of an office building and adjacent parking lot located at 1660–1670 Mission Street by the City and County of San Francisco, as well as the site’s conversion to house health care services and associated administrative functions for the San Francisco Department of Public Health (DPH).

DPH plans to co-locate and centralize several health care services at the site, including several behavioral health services and the San Francisco City Clinic, a sexual health clinic currently operated by DPH’s Population Health division at 356 7th Street. The project site is located near public transit on Mission Street, Van Ness Avenue, and Market Street, making it easily accessible for health care clients and staff.

Environmental Review

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

As described below, the proposed refinancing and rehabilitation is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

WESTERN SOMA AREA PLAN

OBJECTIVE 9.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 9.1.5

Ensure adequate maintenance of existing public health and community facilities.

OBJECTIVE 9.3

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE SOUTH OF MARKET NEIGHBORHOODS.

Policy 9.3.1

Promote the continued operation of existing human and health services that serve low-income and immigrant communities and prevent their displacement.

The Project would relocate the San Francisco City Clinic, which serves a city-wide population including low-income and immigrant communities, from its current location within the Western SoMa plan area to a location approximately one block outside the plan area but within the western part of the SoMa neighborhoods. Co-locating the clinic with other health care services at 1660-1670 Mission Street, a large modern building highly accessible city-wide via transit, will facilitate the continued availability and improvement of these services in the SoMa neighborhoods and enhance convenience and the overall experience for people accessing them.

Planning Code Section 101 Findings

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:

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 enhance existing neighborhood-serving retail uses by providing additional foot traffic

from on-site workers and patients/clients.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Project would have no effect on existing housing and neighborhood character.

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

The Project would have no 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 have no effect on commuter traffic, MUNI transit service, streets, or 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 resident employment and ownership in these sectors be enhanced;

The Project would have no effect on the City's industrial or service sectors or on future opportunities for resident employment or ownership in these sectors.

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

The existing building was constructed in 1990 and is rated SHR-2 (fair seismic performance) by the City. Interior renovation will meet applicable seismic standards.

7. That the landmarks and historic buildings be preserved;

The Project would have no effect on the City's landmarks and historic buildings.

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

The Project would have no effect on the City's parks and open space and their access to sunlight and vistas.

Finding: The project, on balance, is in conformity with the General Plan.
