



GENERAL PLAN REFERRAL

March 24, 2022

Case No.: 2022-002306GPR

Block/Lot No.: 1170 Market St. Block 0351 Lot 051
Project Sponsor: City and County of San Francisco
Applicant: Andrico Q. Penick- 415-554-9850
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Real Estate Division
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Recommended By: 
AnMarie Rodgers, Director of Citywide Policy for Rich Hillis, Director of Planning

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

Project Description

The subject property is a 5,568 square foot lot (the "Property") which is improved with a seven-story building (plus a basement floor) consisting of approximately 41,100 gross square feet (the "Building"). The Property sits adjacent to United Nations Plaza on Market Street. The Building has a fairly long history of being used as a site for institutional education, first by the Art Institute of California - San Francisco and then by City College. More recently, the Building has been vacant for a few years until the City and County of San Francisco ("City") leased it pursuant to the Proclamation By The Mayor Declaring The Existence Of A Local Emergency - Drug Overdoses in the Tenderloin ("Proclamation"). The Mayor, through the Proclamation, recognized that deaths from drug overdose are at epidemic levels in San Francisco and recently the threat to public health, safety and welfare has become much graver and more imminent in the Tenderloin and demands emergency action. As a result of the Proclamation the Real Estate Division ("RED"), on behalf of the Department of Emergency Management ("DEM") leased the Building and the City currently uses the Building to house the Tenderloin Linkage Center.

The Tenderloin Linkage Center is designed to provide a safe space for anyone to easily and quickly access San Francisco health and human services resources. These services are divided into two tiers: Tier 1: basic needs; Tier 2: Services and Programs. Basic needs include hot meals and water, clothing, social space, showers, laundry, wound care supplies, and harm reduction supplies. Services and Programs include referrals to primary care and medical treatment, housing, shelter, medication-assisted treatment, social support services, food and nutrition programs, youth and family care, and re-entry services.

The current lease is for 6 month (expiration is June 30, 2022) but it also has 3 two month extensions. Due to the fact that the Proclamation expires on June 30, 2022, it is necessary to go to the Board of Supervisors to exercise the lease extension options. DEM has determined that there is a continuing need for the services provided at the Tenderloin Linkage Center. Approval is necessary in order for the Director of Real Estate to exercise the lease extension and for DEM to continue to provide these critically needed services.

Environmental Review

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

As described below, the building's temporary use as The Tenderloin Linkage Center is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

POLICY 3.1

Provide neighborhood centers in areas lacking adequate community facilities.

The use as The Tenderloin Linkage Center will continue to provide needed services in the community where they are needed.

OBJECTIVE 7

DISTRIBUTION THROUGHOUT THE CITY OF DISTRICT PUBLIC HEALTH CENTERS TO MAKE THE EDUCATIONAL AND PREVENTIVE SERVICES OF THE DEPARTMENT OF PUBLIC HEALTH CONVENIENT TO THE PEOPLE, THEREBY HELPING TO ACHIEVE THE GOALS OF THE PUBLIC HEALTH PROGRAM IN SAN FRANCISCO.

The Tenderloin Linkage Center is designed to provide a safe space for anyone to easily and quickly access San Francisco health and human services resources.

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;

This project will not affect existing neighborhood-serving retail uses. The project site does not have retail space and the new use will not have adverse impacts to surrounding retail.

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 not have a negative effect on housing or neighborhood character.

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

The project will not affect the City's supply of affordable housing. The Property is not zoned for 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 transit service or overburdening the 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 Property is currently zoned C-3-G Downtown General and has a long history of institutional educational use. The current project is institutional services and thus the use is categorized the same as many prior uses.

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

The building meets current code and to the extent possible DEM has set up the provision of services with earthquake safety in mind.

7. That the landmarks and historic buildings be preserved;

The project will not result in capital or structural changes to the building. The use will not adversely affect

the historic district and will preserve the building in its current condition.

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

The project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

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