



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 15, 2020

Case: 2020-004910GPR

Block/Lot No.: Various, Citywide

Project Sponsor: Naomi Kelly
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Recommendation: Finding the proposed General Obligation Bond, on balance, in conformity with the General Plan.

Recommended By: *Rich Hillis*
[Rich Hillis \(May 19, 2020 11:45 PDT\)](#)
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PROJECT DESCRIPTION

The City and County of San Francisco is proposing a \$438.5 million Health and Recovery Bond for the November 2020 ballot. The purpose of the Bond is to fund investments in public facilities that serve people experiencing mental health challenges, substance use disorder, and/or homelessness; safe and accessible parks, recreation facilities and open spaces, and essential public infrastructure, including streets, curb ramps and the pedestrian right of way.

The 2020 Health and Recovery Bond proposes three categories of investments, each with a different budget amount. Please see table below.

Table 1: Bond Components and Budget Amount

Program Categories	General Obligation Fund
Invest in facilities that provide treatment and permanent supportive housing for people experiencing mental health challenges, substance use disorder, and/or homelessness.	\$197 million
Build and improve safe and accessible parks, recreation facilities, and open spaces throughout the City with shovel-ready projects and programs.	\$200 million
Invest in shovel-ready public infrastructure projects including street resurfacing and the construction and maintenance of curb ramps, street structures, and the pedestrian right of way.	\$41.5 million
TOTAL	\$438.5 million

Individual projects funded by the bond program may require additional project level analysis and review -possibly including General Plan Referrals - by the Planning Department as they are identified.

ENVIRONMENTAL REVIEW

The General Obligation Bond is 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 proposed Health and Recovery Bond to invest in the City's most at-risk Citizens, and improve parks, open spaces and public right-of-ways is, on balance, **in conformity** with the General Plan, as described in the body of this Report. If the Bond is approved and funds become available, **some projects may require project-level General Plan referrals**, as required by San Francisco Charter §4.105 and § 2A.53 of the Administrative Code, Environmental Review and/or other discretionary actions by the Planning Department.

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

COMMUNITY FACILITIES ELEMENT

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

Comment: The Bond includes funding for community health centers, including Chinatown Public Health Center which is located in the one of the densest parts of our City. The goal is that patients can be treated safely and properly with improvements such as additional counseling and examination rooms, upgraded labs and nursing stations and earthquake-safety improvements. District health centers, such as Chinatown Public Health Center, are located to suit the public need and are important in achieving the City's General Plan goals.

HOUSING ELEMENT

OBJECTIVE 6

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

POLICY 6.1

Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

POLICY 6.3

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors

POLICY 6.4

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

Comment: The Bond includes investments in mental health and substance use disorder treatment facilities and permanent supportive housing and shelters for the homeless. This aims to have the greatest positive impact on our City and be sustainably operable with projected available sources.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

POLICY 1.2

Prioritize renovation in highly-utilized open spaces and recreational facilities and in high needs areas.

POLICY 1.4

Maintain and repair recreational facilities and open spaces to modern maintenance standards.

POLICY 1.5

Prioritize the better utilization of McLaren Park, Ocean Beach, the Southeastern Waterfront and other underutilized significant open spaces.

POLICY 1.8

Support urban agriculture and local food security through development of policies and programs that encourage food production throughout San Francisco.

Comment: The proposed Bond, if approved, would provide resources to address capital needs in the City's park system. This includes investments in neighborhood parks, recreation centers and waterfront parks; citywide parks, such as McLaren Park; sustainability investments, including shoreline protection, forestry and water conservation; and community investments in priority recovery parks, failing playgrounds, the Community Opportunity Fund, mini parks, community gardens and trails.

TRANSPORATION ELEMENT

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

POLICY 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

POLICY 24.7

Ensure safe pedestrian crossings at signaled intersection

POLICY 24.9

Implement the provisions of the American with Disabilities Act

Comment: The proposed Bond, if approved, would provide resources to address capital needs in the City's streets and right-of-way. This includes funding for projects with the following scopes intended to preserve and improve civic infrastructure within the City's right-of-way, such as construction of new ADA-compliant curb ramps and minor construction for streetscape features such as trees, planting areas and lighting.

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, the proposed \$300,000,000 General Obligation Bond for affordable housing proposed to be placed on the November 2015 ballot, 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 will not displace or restrict access to any existing neighborhood-serving or restrict future opportunities. It may provide additional opportunities for resident employment and support to neighborhood serving uses.

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 will not affect existing housing or neighborhood character. It will however provide amenities such as improved health care facilities, maintained parks and open spaces and functional streets.

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

The project will not convert any existing affordable housing to non-residential use.

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

The proposed project will not impede Muni transit service, nor overburden our 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 residential employment and ownership in these sectors be enhanced.

The project will not displace any individual businesses.

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

The proposed project will not hinder earthquake preparedness efforts. Further, any new construction supported by proceeds from the Bond will be up to current seismic and safety codes and standards.

7. That landmarks and historic buildings be preserved.

The project would not have an adverse effect on landmarks or historic buildings. For any RPD proposed alterations, projects have been reviewed by the Planning Department's Environmental Review staff. In addition, historic materials in the right-of-way are protected by DPW Order 201,95, and any repair and maintenance to facilities that constitute historic resources will be conducted in accordance with the Secretary of the Interior's Standards for rehabilitation.

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

The project will not impact parks and open spaces. If the Bond is passed, it will maintain and enhance parks and open space.

RECOMMENDATION:

**Finding the General Obligation Bond, on balance,
in-conformity with the General Plan**

If approved, the following types of projects funded by the Bond should be referred to the Planning Department to determine whether they require separate General Plan Referral(s), pursuant to Section 4.105 of the Charter and Sections 2A.52 and 2A.53 of the Administrative Code or other authorization:

- Demolition of buildings / structures
- Construction of new buildings / structures
- Additions to existing structures (enlargement)




Rush GPR Assignment Notice - 2020-004910GPR (Health and Recovery Bond 2020)

Final Audit Report

2020-05-19

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