



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: January 19, 2018
Case No. 2018-000760GPR
Hunter View Wellness Center
(91 Fairfax Ave)

Block/Lot No.: Block 4624, Lot 031

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

Recommended
By: 
John Rahaim, Director of Planning

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PROJECT DESCRIPTION

The proposed Project involves a proposed lease by Department of Public Health (DPH) of an area of 794 square feet on the first floor of Hunters View Housing Development at 901 Fairfax Avenue, San Francisco. The term of the lease is a 15-year term; with automatic yearly extensions (unless written notice of termination is given by City or landlord 90 days before expiration of the current term). Annual rent is *zero* dollars in consideration of the mission and services to the local community and its residents.

DPH will be using the space to start a "Community Wellness Program" in cooperation with MOHCD. The program will include: office functions, examinations and counseling uses related to operation and programming of a new Wellness Center. The center will provide the local community with health services supporting the well-being of its participants through classes, educational events, demonstrations, pilot projects and on-going counseling. Participants will find support for health issues such as diabetes, smoking and diet-related issues as well as counseling related to housing, safety and general health prevention.

The landlord and developer, HV Partners Block 10, L.P., will be constructing and installing the community center at the above-mentioned location including furniture, fixtures and equipment all meeting the City's program requirements.

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

This proposed lease is part of a larger project developed by HV Partners Block 10, L.P. In accordance with the California Environmental Quality Act, an Environmental Impact Report (2007.0168E) was prepared for the above-mentioned project. This document was certified by the San Francisco Planning Commission on June 12th 2008.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed Community Wellness Center to serve the local Bayview community. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 from the City's General Plan, as well as other specific policies from the Community Facilities Element, all of which are described in the body of this letter. Relevant objectives and policies are highlighted below.

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 project makes sure to complement new housing stock with adequate services for its future residents. The Wellness Center will increase quality of life of the residents and strengthen the new housing stock in the neighborhood.

POLICY 3.4: Locate neighborhood centers so that they are easily accessible and near the natural center of activity.

The project will strengthen participation to wellness programs for its convenient location on the first floor of the new residential building.

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 project meets the goals of Objective 7 to create and maintain a healthy environment in which people may live and work; by meeting these goals, the project helps each individual in the local community to reach and sustain her/his best health in a safe and supportive environment.

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, demolition and replacement of the Chinese Recreation Center, 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 proposed 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 (lease of space for a Community Wellness Center) would offer some opportunities for local employment while not generating any adverse effect on neighborhood-serving retail 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 proposed Project would strengthen existing housing by providing community-serving uses as integrated part of the local housing stock. The project would also enhance quality of life in the neighborhood by providing health-focused community services.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed Project will have no adverse impact on the city's supply of affordable housing; the project will enhance the affordable housing stock in the neighborhood by adding community services to the development.
4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
The Project would not have any impact on MUNI transit service, the local street networks, or neighborhood parking. Services provided by the project will be target to residents of the same housing development hosting the Community Wellness Center thus generating minimum to zero commute patterns.
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 will not build or demolish any commercial space and will not have a direct impact on the city's diverse economic base. The project would not adversely affect industrial and service sectors or future opportunities for residential employment and ownership in these sectors.

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

The Project will not have any adverse effect on the City's preparedness against injury or loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project will be housed in a new development with no impact on historic buildings or landmarks.

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

The Project does not propose to add any new structures and will have no impact on sunlight or vistas.

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