




GENERAL PLAN REFERRAL

August 17, 2023

Case No.: 2023-006994GPR
Block/Lot No.: 4277/013
Project Sponsor: City and County of San Francisco Department of Public Health
Applicant: Jeff Suess, Real Estate Division, City and County of San Francisco
Jeff.Suess@sfgov.org
25 van Ness Avenue Suite 400
San Francisco, CA 94102
Staff Contact: Amnon Ben-Pazi – (628) 652-7428
Amnon.Ben-Pazi@sfgov.org

Recommended By: 
Joshua Switzky, Acting 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

This Project is the lease of space at 2789 25th Street, a City-owned office building, to the San Francisco General Hospital Foundation for office and administrative functions for a period of 15 years with an option to renew for 10 additional years. The San Francisco General Hospital Foundation supports and funds excellence in patient care and innovation at Zuckerberg San Francisco General Hospital and Trauma Center.

Environmental Review

The Project is a real estate transaction only. It 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

As described below, the proposed Project 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.

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;

2789 25th Street does not include neighborhood-serving retail uses. However, employees of the San Francisco General Hospital Foundation would widen the customer base of existing and future neighborhood-serving retail establishments in the vicinity. The Project would thus enhance existing and future 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 neighborhoods;

The Project would have no impact on existing housing. It would protect neighborhood character, which is closely associated with the nearby Zuckerberg San Francisco General Hospital and Trauma Center, by allowing a foundation dedicated to the facility to remain in the neighborhood.

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

The Project is the lease of space in an existing office building which does not include housing. It would have no impact 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 is the lease of space in an existing office building. It would have no impact on commuter traffic.

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 is the lease of space in an existing office building. It would not cause displacement of businesses in the industrial or service sectors and will have no impact 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 Project is the lease of space in an existing office building. It would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project is the lease of space in an existing office building which is not a landmark or historic. The Project would not alter the building's exterior and would have no impact 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 is the lease of space in an existing office building. It would have no impact 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