



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Date: January 3, 2017
Case No. **Case No. 2016-015649GPR**
Ground lease, Lease Disposition and Development Agreement of
Zuckerberg San Francisco General Campus, B/C Parking Lot
by Real Estate Division

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Block/Lot No.: 4154/001
Project Sponsor: John Updike, Director
San Francisco Real Estate Department
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

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

Recommended By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Project is the City's proposed Ground Lease, Lease Disposition, and Development Agreement with the University of California San Francisco to construct a modern academic research building at the B/C Parking Lots of the Priscilla Chan and Mark Zuckerberg San Francisco Center Campus. The proposed lease, lease disposition and development agreement would include approximately 175,000 square feet of research workspace for 680 existing and 120 off-site UCSF employees. It would be 80 feet in height. 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

The project was fully evaluated in the UCSF Research Building and City Parking Garage Expansion at the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital (ZSFG) and Trauma Center Campus EIR, certified by the Board of Regents of the University of California on November 17, 2016 (State Clearinghouse No. 2015102010).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed ground lease, lease disposition and development agreement of the property containing ZSFG surface parking lots B/C. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

POLICY 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the City.

ZSFG is an essential health provider for people throughout the City who would otherwise be without access to health care because of economic and social issues. With a large number of UCSF physicians and health care professionals, ZSFG advances community wellness by aligning care, discovery and education.

UCSF's proposal to construct a new, seismically sound research building on the site would replace ZSFG research facilities that are seismically compromised. The new building would enable ZSFG and UCSF to advance its research and care in seismically-fit buildings. It would also consolidate off-site UCSF programs and employees that would benefit from relocating to the ZSFG campus. In a seismic event and on an everyday basis, the new construction would promote the City and County of San Francisco and ZSFG's functions of providing local and regional health and educational services.

COMMUNITY SAFETY ELEMENT

POLICY 1.3

Assure that new construction meets current structural and life safety standards.

POLICY 1.15

Abate structural and non-structural hazards in City-owned structures.

ZSFG proposes to construct a seismically compliant research facility, as part of a larger plan to reduce seismic hazards throughout the hospital campus.

EIGHT PRIORITY POLICIES FINDINGS

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. 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 would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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 would have no adverse effect on the City's housing and neighborhood character.

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

The Project would have no adverse 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.

Per the Final Environmental Impact Report for the UCSF Research Building and City Parking Garage Expansion at the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital And Trauma Center Campus (EIR), the proposed project was reviewed for potential significant transportation impacts in the Proposed UCSF Research Building at San Francisco General Hospital Transportation Impact Study (TIS). The EIR found that the Proposed UCSF Research Building would, after mitigation measures, have less than significant impacts on transit and streets during and after construction.

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 would have no adverse effect the existing economic base in this area. The project's consolidation of additional employees would support the local service sector and the potential for more residential employment.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. The new building enhances the City's ability to provide health services by relocating existing employees and programs from seismically unsafe buildings into a new facility that meets or exceeds current seismic codes.

7. That landmarks and historic buildings be preserved.

Per EIR, the facility shall be designed according to guidelines that promote compatibility with the existing SFGH Historic District and mitigate indirect impacts to the setting of the SFGH District.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

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

Attachments:

Proposed Facility, Conceptual Massing and Existing views from street

cc: Jeff Seuss, Real Estate Division
Rich Sucre, Planning Department
Jeanie Poling, Planning Department
David Leong, Planning Department

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