



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: January 26, 2016
Case **2016-001101GPR**
2016 Public Health & Safety Bond
Block/Lot No.: Various, Citywide
Project Sponsor: Jim Buker – (415) 557-4758
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San Francisco Public Works
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Recommendation: Finding the proposed 2016 Public Health & Safety Bond, on balance, in conformity with the General Plan. The bond would provide up to \$350 million for improvements to community health, emergency response and safety.

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The City and County of San Francisco is proposing a \$350 million Public Health & Safety Bond for the June 2016 ballot. The proposed bond will fund essential projects and improvements to City infrastructure in two areas: health and safety. Projects which have been identified for funding by the Public Health & Safety Bond are summarized in the table below. This General Plan Referral is for the Bond itself. If approved, Bond-funded projects that meet the following criteria should be referred to the Planning Department to determine whether they require separate Environmental Review or 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)

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	Project	Address	Description	Cost
1	San Francisco Department of Public Health San Francisco General Hospital, Building No. 5	1001 Potrero Avenue	Make earthquake safety improvements and modernize fire response and life safety systems to the existing 1970's era hospital building. Renovate the interior to provide outpatient healthcare services.	\$222 Million
2	San Francisco Department of Public Health Southeast Health Center	2401 Keith Street	Renovate the existing health center and construct a 20,000 gsf addition to provide primary care health services and comprehensive behavioral health services	\$30 Million
3	San Francisco Fire Department Emergency Medical Services Facility	2245 Jerrold Avenue	Construct a modern, seismically safe ambulance and paramedic deployment facility consisting of a three-story, approx. 30,000 gsf building and a three-level approx. 55,000 gsf parking structure.	\$44 Million
4	Homeless Shelters and Homeless Service Sites	Various	Modernization and expansion of existing City-owned homeless shelters and homeless service sites.	\$20 Million
5	San Francisco Department of Public Health Neighborhood Public Health Clinics	Various	Renovation to neighborhood public health clinics that provide primary care and behavioral health across the City	\$20 Million
6	San Francisco Fire Department Neighborhood Fire Stations	Various	Repairs and modernization of San Francisco Fire Department's neighborhood fire stations.	\$14 Million

ENVIRONMENTAL REVIEW

The projects listed on the previous page and their funding under the bond have received environmental review, summarized below:

(1) San Francisco Department of Public Health, San Francisco General Hospital, Building No. 5, 1001 Potrero Avenue. On April 4, 2015, the Planning Department determined the project categorically exempt from environmental review under Class 1 of CEQA Guidelines Section 15301 (Planning Case No. 2014-002709ENV).

(2) San Francisco Department of Public Health, Southeast Health Center, 2401 Keith Street. On June 16, 2015, the Planning Department determined that renovation of and a two-story horizontal addition to the Southeast Health Center (2401 Keith Street) was categorically exempt from environmental review under Class 32 of the CEQA Guidelines, Section 15332 (Planning Case No. 2014.0500E).

(3) San Francisco Fire Department Emergency Medical Services Facility, 2245 Jerrold Avenue. On December 11, 2015, the Planning Department determined that the demolition of two small structures and construction of a 30,334 gross square foot San Francisco Fire Department (“SFFD”) Emergency Medical Services Facility and 62,000 gross square foot parking structure behind SFFD Fire Station No. 9 at 2245 Jerrold Avenue was categorically exempt from environmental review under Class 32 of the CEQA Guidelines, Section 15332 (Planning Case No. 2015-011249ENV).

(4) Homeless Shelters & Homeless Service Sites, (5) Neighborhood Public Health Clinics, and (6) Neighborhood Fire Stations. Bond funding for improvements to these facilities are statutorily exempt from CEQA under CEQA Guidelines Section 15273 – establishment of rates, tolls, fares, and charges for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas. If approved, these Bond-funded projects would be referred to the Planning Department for environmental review.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The proposed Bond to fund Public Health and Safety improvements is, on balance, **in conformity** with the General Plan, as described in the body of this Case Report. If the Bond is approved and funds for improvements become available, **projects may require project-level General Plan referrals**, as required by San Francisco Charter §4.105 and § 2A.53 of the Administrative Code 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.

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

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POLICY 6.3

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

Comment: The Bond would provide funds which would be directed toward the modernization of the City's homeless shelters and homeless services sites and provide expanded services to an at-risk population.

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 would provide funds for renovation of the existing Southeast Health Center and construct a 20,000 gsf addition to provide primary care health services and comprehensive behavioral health service. The Bond would also fund renovations to neighborhood public health clinics across the City.

COMMUNITY HEALTH & SAFETY ELEMENT

OBJECTIVE 1

REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

POLICY 1.15

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

POLICY 1.18

Identify and replace vulnerable infrastructure and critical service lifelines in high-risk areas.

Comment: The Bond would provide funds for renovations, additions, and seismic safety improvements to a variety of City-owned structure that provide critical public health functions such as San Francisco General Hospital, the Southeast Health Center, the San Francisco Fire Department Emergency Medical Services Facility and neighborhood fire stations.

RECOMMENDATION:

Finding the 2016 Public Health & Safety Bond, on balance, in-conformity with the General Plan

If the Bond is approved and funds for improvements become available, future projects may require project-level General Plan referrals, as required by San Francisco Charter §4.105 and § 2A.53 of the Administrative Code and/or other discretionary actions by the Planning Department.

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 \$350,000,000 General Obligation Bond for Public Health and Safety, proposed to be placed on the June 2016 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.

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 displace any existing housing.

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

The project will not adversely impact the City's supply of affordable housing and existing neighborhood housing will be preserved.

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

The project will not impede Muni transit service or overburden 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 project would fund improvements to City facilities which will enhance the City's ability to protect against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

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The project would not have an adverse effect on landmarks or historic buildings. Projects funded by the Bond will be evaluated individually for any impacts to historic buildings.

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.