



GENERAL PLAN REFERRAL

November 30, 2021

Case No.: 2021-011262GPR
Block/Lot No.: 0302/009 and 0302/006
Project Sponsor: Real Estate Division
Applicant: Jeff Suess – (415) 554-9873
jeff.suess@sfgov.org
Real Estate Division
25 Van Ness Suite 400
San Francisco, CA 94104

Staff Contact: Danielle Ngo – (628) 652-7591
danielle.ngo@sfgov.org

Recommended By: 
AnMarie Rodgers, 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

The project sponsor, Real Estate Division, is looking to acquire two adjacent parcels in District 6 (822 Geary Street and 629 Hyde Street) on behalf of the Department of Public Health. At 822 Geary Street, there is approximately 8,875 square feet (with mezzanine) of single-story masonry building on approximately 6,873 square feet of land (0.158 acres). At 629 Hyde Street, there is a 2,185 square foot parcel (0.05 acres) with no structures.

The Department of Public Health seeks to acquire the land and building of these two parcels for the purpose of establishing behavioral health programs that would serve individuals in the community who are experiencing behavioral health crises or are in need of community based behavioral health services and care.

The Real Estate Division requests this General Plan Referral to be granted for the purchase of 822 Geary Street and 629 Hyde Street, a real estate transaction (the Project).

Environmental Review

This 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 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.

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

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Project will enable a building that is currently vacant to become occupied and active.

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

POLICY 7.3

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

These two adjacent parcels are currently vacant and have the potential to expand health services in the city. At the site in District 6, the Department of Public Health seeks to establish behavioral health programs. These programs would serve individuals who are experiencing behavioral health crises or need community based behavioral health services and care.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

POLICY 3.7

Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

At the site in District 6, the Department of Public Health seeks to establish behavioral health programs. These programs would serve individuals who are experiencing behavioral health crises or need community based behavioral health services and care. The Department of Public health is designing the social services to be provided at the site for the direct benefit of the neighboring community.

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.

At the site in District 6, the Department of Public Health seeks to establish behavioral health programs. These programs would serve individuals who are experiencing behavioral health crises or need community based behavioral health services and care. The clients of the site are projected to be from the neighborhood. Local access to behavioral health services would then be offered where none currently exist.

HOUSING ELEMENT**OBJECTIVE 6**

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

POLICY 6.3 Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

At the site in District 6, the Department of Public Health seeks to establish behavioral health programs. These programs would serve individuals who are experiencing behavioral health crises or need community based behavioral health services and care. The social services expected at the site should directly benefit the neighborhood community, especially people with special needs and people experiencing homelessness.

POLICY 6.4 Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

At the site in District 6, the Department of Public Health seeks to establish behavioral health programs. These programs would serve individuals who are experiencing behavioral health crises or need community based behavioral health services and care. The social services expected at the site should directly benefit the neighborhood community, increasing access to the health care and services systems, especially people with special needs and people experiencing homelessness.

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;

The Project would not have a negative effect on existing neighborhood-serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail. The Project would activate a site that is currently inactive. The employees of the site will likely frequent local businesses.

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 not have a negative effect on housing or neighborhood character. The social services provided by the site should directly benefit the neighborhood community.

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

The Project would not have an 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;

The Project would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The clients of the site will likely be from the neighborhood, and there is no anticipation of high traffic volume associated with this project's acquisition or activation.

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 would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired. This site is not a commercial office development. The site will be a public facing service activation that will improve resident 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 have an adverse effect on City's preparedness against injury and loss of life in an

earthquake. Any improvements made to the building will include seismic upgrades.

7. That the landmarks and historic buildings be preserved;

The Project would not have an adverse effect on the City's Landmarks and historic buildings. There will be no changes to the exterior façade of the building that would impact the historic nature of the building.

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

The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas. There are no parks that will be impacted by the building.

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

Attachments:

Owners Authorization for GPR
Photos

September 30, 2021

Mr. Jeff Sues
City & County of San Francisco
Real Estate Division
25 Van Ness, Suite 400
San Francisco, CA 94012

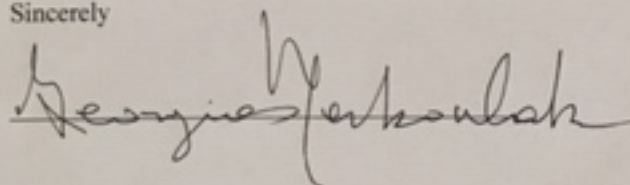
RE: General Plan Referral

Dear Mr. Sues:

I am the of the properties known as 822 Geary Street and 629 Hyde Street, San Francisco, also known as Assessors Block 0301/009 and 0302/006, Lot 026. We have executed a letter of intent to sell this building to the City and County of San Francisco.

We hereby authorize the Real Estate Division of the City and County of San Francisco to pursue and obtain a General Plan Referral for the purposes of allowing us to enter into a Purchase and Sales Agreement with the City and Country of San Francisco.

Sincerely



10-1-21
Date

Street views of both 822 Geary and 629 Hyde



822 Geary Street

822 Geary Street store front view

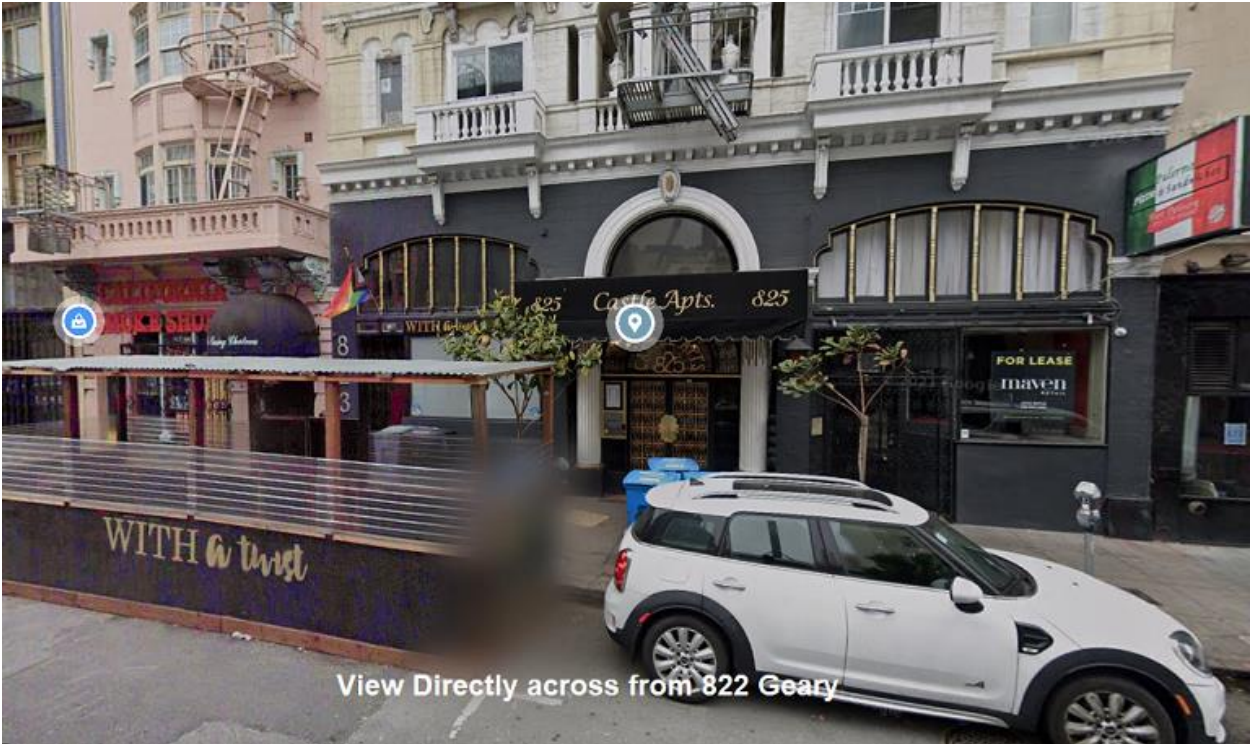


View East from subject

Street views of both 822 Geary and 629 Hyde



View West



View Directly across from 822 Geary

Street views of both 822 Geary and 629 Hyde

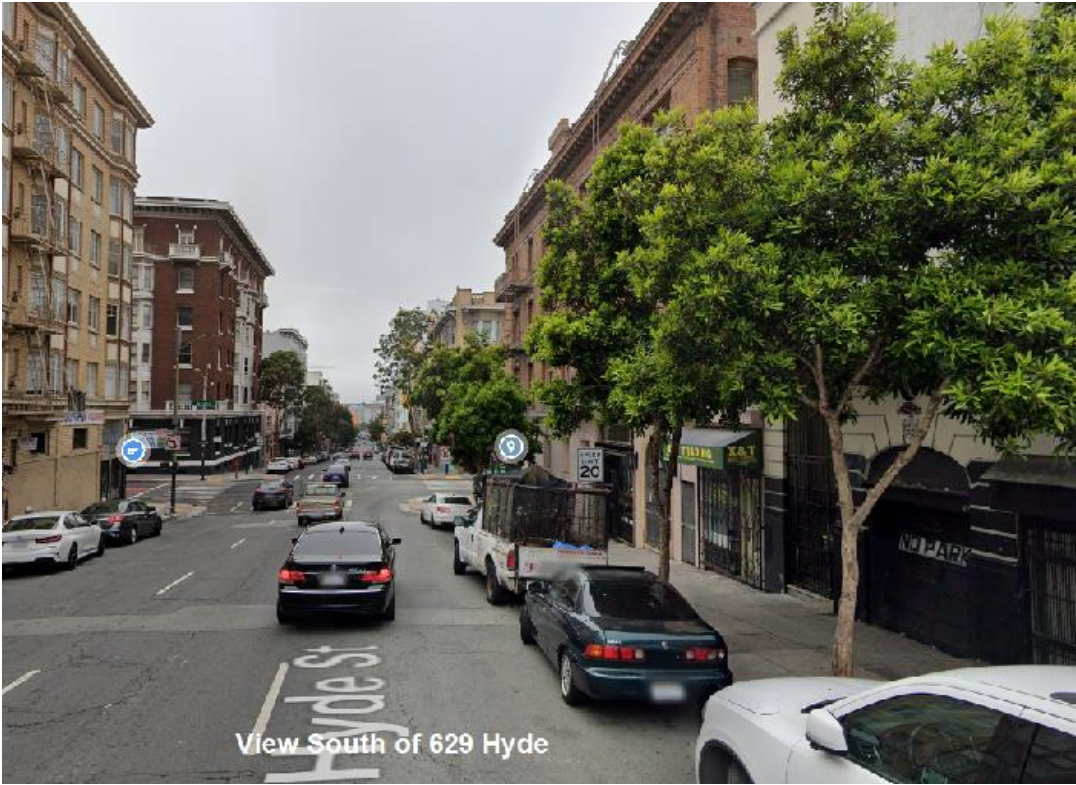
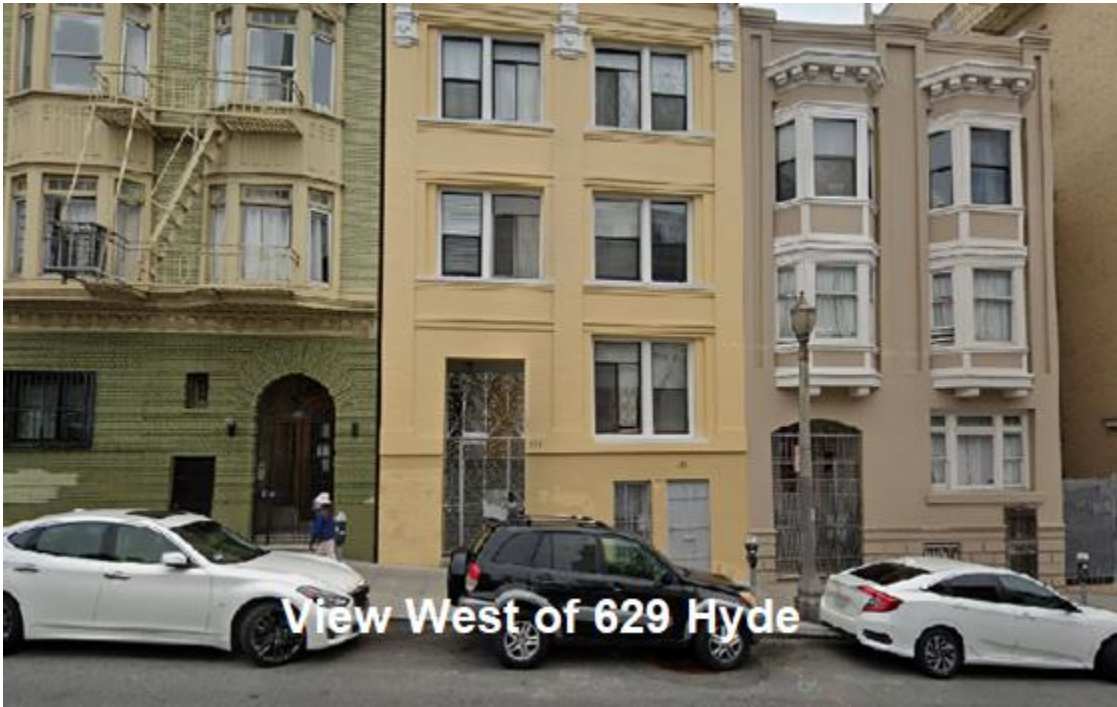


822 Geary and 629 Hyde Overview



629 Hyde

Street views of both 822 Geary and 629 Hyde



Street views of both 822 Geary and 629 Hyde



View North of 629 Hyde