



GENERAL PLAN REFERRAL

April 12, 2021

Case No.: 2021-002346GPR
Block/Lot No.: 3726/026
Project Sponsor: City and County of San Francisco
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Recommended By:  for _____
Rich Hillis, Director of Planning

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

Project Description

The Department of Public Health (DPH) would establish a Drug Sobering Center, a social service use, at 1076 Howard Street. This new use would provide social services to intoxicated individuals for their care and safety.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 15301 Categorical Exemption.

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.

COMMUNITY FACILITIES

OBJECTIVES AND POLICIES

OBJECTIVE 7

DISTRIBUTION THROUGHOUT THE CITY OF DISTRICT PUBLIC HEALTH CENTERS TO MAKE THE EDUCATIONAL AND PREVENTIVE SERVICES OF THE DEPARMTENT OF PUBLIC HEALTH CONVENIENT TO THE PEOPLE, THEREBY HELPING TO ACHIEVE THE GOALS OF THE PUBLIC HEALTH PROGRAM IN SAN FRANCISCO.

URBAN DESIGN

OBJECTIVES AND POLICIES

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

EAST SOMA AREA PLAN

Community Facilities

OBJECTIVES AND POLICIES

OBJECTIVE 7.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 7.1.1

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age level.

OBJECTIVE 7.2

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS.

Historic Resources

OBJECTIVES AND POLICIES**OBJECTIVE 8.2****PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE EAST SOMA AREA PLAN.****Policy 8.2.3**

Promote and offer incentives for the rehabilitation and adaptive reuse of historic buildings in the East SoMa area plan.

The General Plan encourages new social service uses throughout San Francisco. The underlying Mixed-Use General (MUG) Zoning District principally permits social service uses. Generally, the East SoMa Area Plan encourages the preservation and reuse of historic buildings and the also the creation and continuation of important community facilities. The Project is consistent with the policies and objectives of the East SoMa Area Plan. The Project will contribute to the diversity and mixed-use character of the neighborhood and will reuse and restore a historic resource. The Project will also provide a critical social service and health service use to the City's existing social network.

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;

No retail use exists on the project site. 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.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

No housing exists on the project site. The Project would conserve the existing neighborhood character and also protect the cultural and economic diversity of this neighborhood by providing an important new social service.

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

No affordable housing exists on the project site. 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.

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 does not include commercial office development and would not cause displacement of the industrial or service sectors. The Project preserves the 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 would meet the City's standards for preparedness against injury and loss of life in an earthquake, and would meet all criteria established by the Department of Building Inspection.

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. This Project reuses an important historic property in a sensitive manner and according to adopted standards for historic preservation.

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.

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