



GENERAL PLAN REFERRAL

May 6, 2024

Case No.: 2024-001896GPR
Block/Lot Nos.: Various, Citywide
Project Sponsor:
Applicant:
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Recommended By:

Joshua Switzky, Deputy Director of Citywide Policy for
Rich Hillis, Director of Planning

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

Project Description

The City and County of San Francisco is proposing the Healthy, Safe and Vibrant San Francisco Bond, a \$390 million General Obligation Bond for the November 2024 ballot to fund investments in public emergency shelters, including shelters and interim housing sites; new health facilities and institutions; and pedestrian and roadway safety improvements; streetscape enhancements; and other public space improvements. Investments may include:

1. Expanding and improving community health centers to deliver preventative and primary care services, behavioral health services, sexual health services, and other ancillary healthcare services including the seismic retrofit and renovation of the Chinatown Public Health Center and the acquisition and improvement of a new building for the relocation of the City Clinic.
2. Critical repairs and renovations at Zuckerberg San Francisco General Hospital and Laguna Honda Hospital, including the repair of mechanical systems, fire control systems, and other deferred maintenance needs as well as improvements to hospital infrastructure required to meet new regulatory requirements to ensure the hospital remains operational and in

regulatory compliance.

3. Seismic upgrades at Zuckerberg San Francisco General Hospital to ensure staff safety, including improvements at building 3 and other safety measures at the hospital.
4. New shelter site, including the acquisition, construction, and improvement of a shelter or interim housing site to reduce unsheltered homelessness for families.
5. Vision Zero and Safe Streets roadway safety improvements citywide, including High Injury Network projects such as Sloat Boulevard / Great Highway Exchange Project, and pedestrian safety improvements Citywide, including sidewalk widening, bulb outs, road repaving and certain multimodal transit projects.
6. Modernization and accessibility improvements to public spaces, including public spaces around downtown San Francisco, such as public spaces near the Powell Street Cable Car turnaround, at Harvey Milk Plaza, and other park locations, such as at the Jerry Garcia Amphitheater in McLaren Park.
7. A portion of Bond proceeds shall be used to perform audits of Bond expenditures implied by or necessary incident to the acquisition or improvement of real property, including establishment and operation of a Citizens' Oversight Committee.

Environmental Review

Except for the projects noted below, the Healthy, Safe and Vibrant San Francisco Bond is not an activity subject to CEQA because it would not result in a direct or indirect physical change in the environment pursuant to Guidelines Section 15378(b)(4). Further, CEQA Guidelines Section 15378(b)(4) provides that a project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

As to the exception noted above, the Healthy, Safe and Vibrant San Francisco Bond includes funding for two specific projects, which are categorically exempt under CEQA.

The Planning Department determined that the Chinatown Health Center project is categorically exempt under CEQA Guidelines Section 15301 on September 14, 2023 (Planning Case No. 2021-012063ENV).

The Planning Department found the Harvey Milk Plaza project to be categorically exempt under CEQA Guidelines Section 15302 on November 3, 2022 (Planning Case No. 2019-013425ENV).

Note that the proposed seismic improvements of Building 3 at Zuckerberg San Francisco General Hospital were determined to be “not a project” under CEQA on May 2, 2024, as the scope of the project is consistent with San Francisco Planning’s “Processing Guidance: Not a Project Under CEQA” memorandum dated September 18, 2013.

If the Bond is approved, Bond-funded projects that are not yet identified or proposed would be referred to the Planning Department for a separate environmental review.

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 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 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed Bond, if approved, would provide resources to improve public spaces and accessibility in the downtown area, helping to retain and attract new commercial activity in the City’s retail core.

OBJECTIVE 7

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

POLICY 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The proposed Bond, if approved, would provide resources to improve and expand health services to multiple populations in San Francisco without disrupting adjacent residential uses.

POLICY 7.3

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

The proposed Bond, if approved, would provide resources to improve accessibility of community clinics and shelters, provide seismic upgrades to maintain services in perpetuity and provide critical repairs to the City’s large hospitals. These improvements would take place across geographies, promoting health services for all.

HOUSING ELEMENT

**OBJECTIVE 1.C
 ELIMINATE HOMELESSNESS.**

POLICY 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

The proposed Bond, if approved, would provide resources to improve and expand shelters that serve individuals and families experiencing homelessness to allow for an increased volume of services and improved service delivery.

SAFETY AND RESILIENCE ELEMENT

**OBJECTIVE 3.1
 EXISTING BUILDINGS. ENSURE RETROFITS AND RENOVATIONS TO EXISTING STRUCTURES INCREASE BUILDING LONGEVITY AND MEET CURRENT BEST PRACTICES TO PROTECT OCCUPANTS AND STRUCTURES.**

POLICY 3.1.1

Reduce the risks presented by City-owned structures and privately-owned buildings and provide assistance to vulnerable communities with limited adaptive capacity to reduce those risks.

POLICY 3.1.3

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

**OBJECTIVE 3.3
 INFRASTRUCTURE AND PUBLIC REALM. ENSURE THE CITY’S LIFELINE SYSTEMS, TRANSPORTATION AND EMERGENCY RESPONSE FACILITIES, UTILITIES, STREETS, PUBLIC SPACES, AND COASTS CAN WITHSTAND AND ADAPT TO ALL HAZARDS.**

POLICY 3.3.1

Reduce the risk of all hazards to community facilities and lifeline infrastructure, starting with Environmental Justice Communities.

The proposed Bond, if approved, would provide resources for preventative and deferred maintenance and seismic upgrades for City-owned properties, reducing the risks to these City-owned structures and critical lifeline services.

TRANSPORTATION ELEMENT

OBJECTIVE 18

ACHIEVE STREET SAFETY FOR ALL.

POLICY 18.3

Focus the City's limited resources toward those areas most in need of safety improvements, based on appropriate data, recognizing that those most disproportionately impacted by traffic injuries and deaths are children, seniors, people of color and those in low-income communities.

OBJECTIVE 24

DESIGN EVERY STREET IN SAN FRANCISCO FOR SAFE AND CONVENIENT WALKING.

POLICY 24.1

Every surface street in San Francisco should be designed consistent with the Better Streets Plan for safe and convenient walking, including sufficient and continuous sidewalks and safe pedestrian crossings at reasonable distances to encourage access and mobility for seniors, people with disabilities and children.

The proposed Bond, if approved, would provide funding for Vision Zero and Safe Streets roadway safety improvements citywide, including High Injury Network projects such as Sloat Boulevard / Great Highway Exchange Project, and pedestrian safety improvements Citywide, including sidewalk widening, bulb outs, road repaving projects in accordance with the Better Streets Plan.

DOWNTOWN AREA PLAN

OBJECTIVE 9

PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

POLICY 9.2

Provide different kinds of open space downtown.

The proposed Bond, if approved, would provide funding for modernization and accessibility improvements to public spaces, including public spaces around downtown San Francisco, such as public spaces near the Powell Street Cable Car turnaround.

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 proposed Bond, if approved, would have no effect on existing 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 proposed Bond, if approved, would have no effect on existing housing. It would provide improved services to neighborhoods, especially in the case of community clinics with expanded capacity and increased care standards, thus enhancing neighborhood character.

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

The proposed Bond, if approved, would have no 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 proposed Bond, if approved, would have no effect on commuter traffic, MUNI, 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 proposed Bond, if approved, would provide resources to improve public spaces and accessibility in the downtown area, helping to retain and attract new retail and other service sector activity in the City’s retail core. The proposed Bond would have no effect on the City’s industrial sector.

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

The proposed Bond, if approved, would fund seismic improvements that will improve the City’s earthquake preparedness.

7. That landmarks and historic buildings be preserved;

The proposed Bond, if approved, may fund seismic improvements of buildings at Zuckerberg San Francisco General and Laguna Honda Hospitals, helping to preserve historic buildings at these locations.

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

The proposed Bond, if approved, would provide resources to improve public spaces downtown, in the Upper Market area, and in McLaren Park.

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