



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: January 6, 2016

Case No. 2014.0500R
SFDPH 2401 Keith Street Project Expansion


Block/Lot No: 4849/016

Project Sponsors: John Updike, Acting Director
San Francisco Real Estate Department
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Lily Langlois -- (415) 575-9083
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Recommendation: Finding the project, on balance, is in conformity with the
General Plan

Recommended By: 
John Rahaim, Director of Planning

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REAL ESTATE DIV.

PROJECT DESCRIPTION

On April 07, 2014, the Planning Department (herein "the Department") received a request from the San Francisco Department of Public Health to build a new two-story 36-foot high clinic adjacent to the existing one-story 16-foot high Southeast Health Center (SEHC) located at 2401 Keith Street in Bayview Hunters Point.

The subject property is located at the northeast corner of Keith Street and Armstrong Avenue. Currently there is a one story health center and parking on the property. The property is located in a P (Public Use) Zoning District and a 40-X Height District.

ENVIRONMENTAL REVIEW

On June 16, 2015, the Environmental Planning Division of the Planning Department determined that the project is Categorically Exempt from Environmental Review as a Categorical Exemption Class 32 (CEQA Guidelines Section 15332: In-Fill Development Projects). Exemption issued under Case No. 2012.1103E.

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 following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

Community Facilities Element

OBJECTIVE 3

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

The project would expand an existing public health facility to better serve the needs of local residents.

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.

The project would expand an existing public health facility to better serve the needs of local residents.

Bayview Hunters Point Area Plan

POLICY 16.3

Support improved health services that are more relevant to social-oriented health problems in Bayview Hunters Point, and promote the expansion of the Southeast Health Center.

The project would expand the Southeast Health Center

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 affect existing 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 will not affect existing housing.
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.
The project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current 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 would not affect the existing economic base in this area.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The project would not affect the City's preparedness to protect against injury and loss of life in an earthquake.
7. That landmarks and historic buildings be preserved.
The project will not affect landmarks or historic buildings.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed project would not affect City parks or open spaces, or their access to sunlight and vistas.

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| RECOMMENDATION: | Finding the Project, on balance, in-conformity with the General Plan |
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cc: Lisa Zayas-Chien, Department of Public Health

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