



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: January 26, 2018
Case No. 2018-000891GPR
1563 Mission Street - Sublease of office and exam room space

Block/Lot No: 3511/031

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

Applicant: Same as Above

Staff Contact: Amnon Ben-Pazi – (415) 575-9077
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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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PROJECT DESCRIPTION

On January 9, 2018, the Planning Department (herein “the Department”) received a request from the City and County of San Francisco Real Estate Division to consider a lease by the Department of Public Health of office and exam room space at 1563 Mission Street (Block 3511 Lot 031). The lease is necessary in order to relocate the Department of Public Health’s Central City Older Adults (CCOA) program from 90 Van Ness Avenue, which has been sold. The CCOA program provides health care services to older San Franciscans living in SOMA and the Tenderloin. 1563 Mission Street also houses administrative offices and clinic facilities of HealthRIGHT 360.

ENVIRONMENTAL REVIEW

The lease of a building is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. Any proposed physical project will require environmental review.

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*.

Commerce and Industry Element

POLICY 7.3

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

The proposed lease of property would allow CCOA, an existing Department of Public Health facility which provides health services to older San Franciscans in the Tenderloin and SoMa districts, to continue operations within one block of its current location. The proposed new location is in the SoMa district and is highly accessible to residents of the SoMa and Tenderloin districts via transit and walking.

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 proposed lease will not negatively 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 neighborhoods.
The proposed lease would not displace any existing housing.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed lease would not displace any existing affordable housing.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The proposed property lease will not result in commuter traffic impeding Muni's transit service, overburdening the streets or altering current neighborhood parking. The proposed office and exam room space will include no parking and will be highly transit accessible.
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 proposed property lease 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 proposed property lease 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 proposed property lease 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 property lease will not affect City parks or open spaces, or their access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Sandi Levine, Real Estate Division;