

SUMMARY OF REQUEST FOR SITE APPROVAL TO THE HEALTH COMMISSION

Contractor	Larkin Street Youth Services	DPH Division/Section	Community Behavioral Health Services (CBHS)	
Program(s)	1. Medical Clinic 2. Drop In Center	Director, CBHS	Jo Robinson	255-3440
		Business Office of Contract Compliance (BOCC) Manager	Gilda Mansour	255-3661
Contractor Contact	Sherilyn Adams, Executive Director	BOCC Director	Duane Einhorn	255-3471

Request for site approval for relocation of two of Larkin Street Youth Services' programs (Medical Clinic, which is run by DPH, and Drop-In Center) to 134 Golden Gate Avenue (as required by Chapter 79 of the San Francisco Administrative Code, the Citizens' Right-to-Know Act of 1998, also referred to as "Prop. I").

From: 1154 Sutter Street San Francisco, 94109 **To:** 134 Golden Gate Avenue San Francisco, 94102

Reason for Move: Larkin Street Youth Services' lease for the current location will be expiring and the landlord will not renew the lease. The new location will meet the program's needs to continue providing medical and drop-in services for transitional age youth (TAY). The new location is nearby (within ¼ a mile from sixteen bus stops and four rail stops). See the attached map of public transport.

Programs: The **Medical Clinic, which is run by DPH and Drop-In Center** provide an array of services to marginally housed and homeless TAY.

Zoning: There is no change in zoning required. The new site is compliant with the Americans with Disabilities Act.

Rental Costs:

- Old \$1.36 per square foot Size: 3,500 square feet
- New \$1.67 per square foot Size: 7,560 square feet

Sign Posting: Signs were initially posted on October 24, 2014, at 134 Golden Gate Avenue announcing a hearing by the Health Commission on January 7, 2015 and Community Meetings on November 4 and 20th.

The signs comply with the requirements of San Francisco Administrative Code Chapter 79.5 (copy of signs attached).

Flyers: Larkin distributed 223 flyers announcing the two Community Meetings and Health Commission were distributed to 28 locations near the new site.

Community Meetings: Two Community Meetings were held on November 4 and November 20th, 2014. Both meetings were held at 1154 Sutter Street San Francisco, CA 94103.

No members from the community attended the first Community Meeting. Larkin staff and BOCC Manager ended both meetings approximately 20 minutes after both meetings started at 5:30 pm.

After the BOCC Manager left the second meeting at 5:50 pm, because it was assumed no one would attend, two individuals arrived to ask about Larkin Street Youth Services' choice of contractor for the construction work at 134 Golden Gate.

Larkin staff provided these individuals with the BOCC Manager's contact information. The next day, the BOCC Manager emailed the individuals and invited their comment/concerns. On November 24, 2014 one of the individuals called the BOCC Manager and asked for Larkin's payroll information. The BOCC Manager let them know that DPH does not have that information and that DPH holds a service contract with Larkin. BOCC staff provided the individual with DPH's Public Information Officer.

The United Brotherhood of Carpenters and Joiners of America sent a letter to Larkin Street inquiring about their use of union workers for construction done at the new program site. See the attached letter. Note that the contract with DPH does not obligate Larkin to utilize union workers. This is out of the purview of the contract.

Recommendation: The requirements of the processes required under the Administrative Code and the Department's Good Neighbor Policy have been met. DPH recommends approval of the move of these two programs to the new location.

**NOTICE OF INTENT TO
APPROVE A CITY PROJECT
AT THIS LOCATION**

**The Finance Committee & Health
Commission will consider
Larkin Street Youth Services' Medical
Clinic & Drop-In Center's move to
134 Golden Gate Avenue**

**The Finance Committee & Health
Commission Meeting will be held at
101 Grove Street**

on

Wednesday January 7, 2015

**For further information or to submit
comments, please contact
Gilda Mansour | Business Office of Contract
Compliance | SFDPH | 415.255.3661 |
gilda.mansour@sfdph.org**



511.ORG

TRANSIT

TRAFFIC

TRIP PLANNING

RAIL-TIME DEPARTURES

SCHEDULES, MAPS & FARES

REGIONAL INFO

ENHANCED PLANNER BETA

MY 511 Login Register

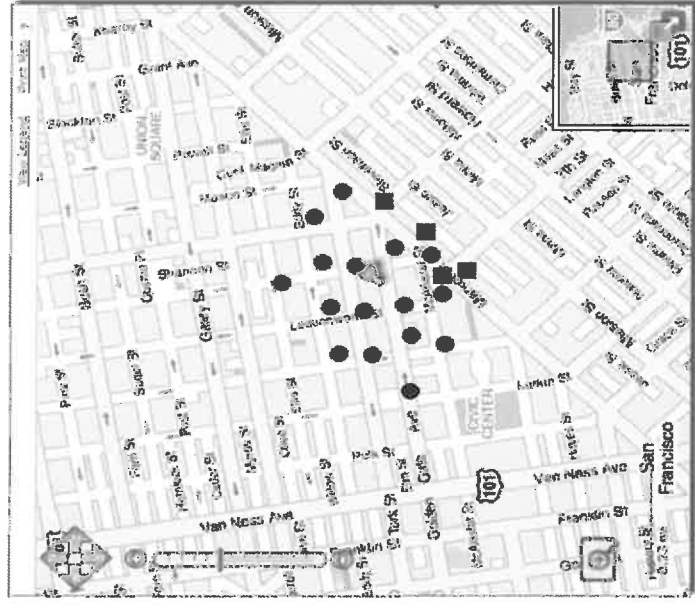
Transit Home Trip Planning Rail-Time Departures Schedules, Maps & Fares Regional Info Enhanced Planner BETA

Plan a Trip Nearby Stops and Routes Rail Systems

Location: Van Ness Ave and San Francisco Admin Center

Find a Search Near Search

Nearby Routes	Nearby Stops
Golden Gate Transit - 101X	
Golden Gate Transit - 10	
Golden Gate Transit - 54	
Golden Gate Transit - 70	
Golden Gate Transit - 90	
Golden Gate Transit - 92	
Golden Gate Transit - 93	
Golden Gate Transit - 101	
Muni - 16K	
Muni - 18-012	
Muni - 741	
Muni - 51	
Muni - 52	
Muni - K-001	



Nearby Stops and Routes Map Legend

- Symbols
 - Selected Location
 - Bus Stop
 - Bus Station/Stop
 - Ferry Landing
- For Current Route/Line
 - Old Route/Line
 - The Current Route/Line
 - Selected Nearby Bus Stop
 - Selected Nearby Bus Station
 - Selected Nearby Ferry Landing

Proposition I Site Approval Checklist

Agency Name	Larkin Street Youth Services		Program Name(s)		1. Medical Clinic 2. Drop-In Center		
Current site	1154 Sutter Street		Proposed Site		134 Golden Gate Avenue		
Sign posted announcing Health Commission hearing at least 20 days in advance of hearing; sign must conform to standards as enumerated in the Administrative Code.							
Community Meeting #1 Date	November 2, 2014	# of Attendees	0	Location	1154 Sutter Street	Date of posting	October 24, 2014
BOCC Staff	Gilda Mansour	SOC		Agency Staff	Ray Fort & Sherilyn Adams - Larkin Susan Obata - DPH	Note Taker	Gilda Mansour
Community Meeting #2 Date	November 20, 2014	# of Attendees		Location	1154 Sutter Street		
	There were zero attendees as of 5:50 pm. After leaving, two men showed up to express concern over Larkin's selection of contractor. These men were contacted by BOCC staff via email on 11/21/14. BOCC staff has not received a response to date.						
BOCC Staff	Gilda Mansour	SOC		Agency Staff	Ray Fort & Sherilyn Adams - Larkin	Note Taker	Gilda Mansour
<input checked="" type="checkbox"/> Map of the location	Attached: Map- https://maps.google.com/maps?bav=on.2.or.r.qf.&bvm=by.80185997.d.cGU&biw=1875&bih=1016&dpr=1&um=1&ie=UTF-8&fb=1&gl=us&ftid=0x8085809acbb314cd:0x566354a6ff81ebfe&q=134+Golden+Gate+Ave,+San+Francisco,+CA+94102&sa=X&ei=dp1zVJzJM c2rogSHo4CgCA&ved=0CB0Q8gEwAA&output=classic&dg=brw Public Transport: http://triplanner.transit.511.org/mic/XSLT_DM_REQUEST?#tab2Selected						
Previous rent	\$1.36 per square foot		Rent at new location		\$1.67 per square foot		
Previous square Footage	3,500 square feet		New location square footage		7,650		

PROPOSITION I. & COMMUNITY MEETING INFORMATION

Thank you for joining the Department of Public Health (DPH) at this Community Meeting as part of Proposition I. DPH would like to formally state its support for this project, as it serves to meet the mission of DPH, which is to protect and promote the health of all San Franciscans.

DPH representatives will facilitate the Community Meeting(s). The agenda for this Community Meeting is as follows:

Community Meeting Agenda

- A. Sign-in – *All attendees to sign-in*
- B. Introductions – *DPH and project representatives introductions/roles*
- C. About Prop I. & Community Meeting(s) – *DPH will present – also see 1. through 4 below*
- D. The Project – *DPH and project representatives will present – also see 5. and on below*
- E. Question & Answer – *Citizens may ask questions of DPH and project representatives*

1. What is Proposition I.?

Proposition I., also known as the *Citizens' Right-to-Know Act of 1998*, is intended to do the following:

- Allow citizens the right to know about proposed city government projects that are paid for with taxpayer dollars.
- Require that City projects subject to this Act not be implemented until adequate notice has been provided to the public prior to project approval.
- To allow the public the opportunity to have a meaningful voice prior to the project approval.
- To require formal notice requirements to enable interested citizens to bring their concerns to the attention of [the funding] City department(s) before final funding and project approval is granted.
- To allow neighborhoods and project sponsors the opportunity to make sure City projects meet the needs of the neighborhoods in which the projects are to be located.

2. What is the purpose of the Community Meetings?

The purpose of the Community Meetings is to provide citizens with the opportunity to:

- Learn about the project;
- Ask questions and receive answers; and
- Meet the project provider.

3. What are City departments required to do to comply with Prop I.?

To comply, the funding City department must:

- Post a sign¹ on the property project² will be located at least 15 days prior to approval of a new or expanded project or different site;

¹ In lieu of the signposting requirements in Section 79.5, a City officer, department, board or commission shall send mailed notice to the owner of each property within 300 feet of the lot line of the property on which the City Project is proposed. Notice shall be sent to the property owners reflected on the latest Citywide Assessor roll and neighborhood associations and organizations listed with the Planning Department where the site would be located within the indicated geographic area of interest of said association or organization. In addition, to the extent practicable, mailed notice shall be sent to the occupants of each property within 300 feet of the lot line of the property on which the City Project is proposed. The



United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 25, 2014

Sherilyn Adams, Executive Director
Larkin Street Youth Services
701 Sutter Street
San Francisco, CA 94109

Re: Using Public Funds to Finance Downward Pressure on Wages and Benefits

Dear Ms. Adams,


I am writing on behalf of Carpenters Local 22 to inquire about your tenant improvement project at 134 Golden Gate Avenue, San Francisco. It is our understanding that you have not required general contractors or all of their subcontractors to pay wages and benefits established by Carpenters on all of their projects all of the time. Although the law requires prevailing wages and benefits on your project, failure to require general contractors and all of their sub-contractors to pay area standard wages and benefits on all their jobs, all of the time, subsidizes the contractors on these other jobs. You are using public funds to finance downward pressure on wages and benefits.

If you have required the contractors to pay area standards on all their jobs, all of the time, please supply us with any information that shows you so required. If you do not respond or if such information has not been made available for inspection, we must continue to believe that you have failed to require your general contractors and all of their sub-contractors to pay area standard wages and benefits on all of their jobs, all of the time. Local 22's free speech rights protect our ability to truthfully inform the public through an aggressive public information campaign that you are eroding wage and benefit levels of Carpenters.

Carpenters Local 22 does not claim to represent a majority of the employees on your project and is not aware that it has demanded recognition of your contractors or prospective contractors on any other project. Accordingly, Carpenters Local 22 is not demanding or seeking recognition as the bargaining representative of any employees of your project, it does not seek to sign a collective bargaining agreement with you or the contractors on the project, nor does the Union seek that you stop doing business with any employer.

Carpenters Local 22 is happy to have brought the problem of your inadvertent subsidy of downward pressure on Carpenters' wages and benefits to your attention. Local 22 looks forward to hearing from you.

Sincerely,


Adrian Simi
Field Representative

sko/opeiu-3-af-cio (38) 2085 3RD STREET • SAN FRANCISCO, CA 94107
TELEPHONE: (415) 355-1322 • FAX: (415) 355-1422

