



# SAN FRANCISCO PLANNING DEPARTMENT

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## General Plan Referral

*Date:* July 28, 2014  
*Case No.* Case No. 2011.0119R

200 6<sup>th</sup> Street Ground Lease

*Block/Lot No.:* 3731/001  
*Project Sponsor:* John Updike  
SF Real Estate Division  
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San Francisco, CA 94102

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

*Recommended By:*   
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## PROJECT DESCRIPTION

The Mayor's Office of Housing and Community Development (MOHCD) proposes to enter into a ground lease agreement with Mercy Housing California for the property located at 200 6<sup>th</sup> Street.

The property was transferred to MOHCD from the former Redevelopment Agency of San Francisco (SFRA). MOHCD proposes to enter into a partnership with Mercy Housing California to construct at the project site a 9-story mixed-use development with 67 affordable housing units for families and developmentally challenged adults. The planned mixed-use development received Planning Commission approvals in August of 2013 and the existing vacant building at the site has been scheduled for demolition in September of 2014.

## SITE DESCRIPTION AND PRESENT USE

The site is located at the south-east corner of 6<sup>th</sup> and Howard Streets in the City's South of Market neighborhood. The site is currently improved with a 4-story structure built in 1909. This building, formerly used as a residential hotel, has been vacant for approximately 20 years and is in considerable disrepair. The property was purchased by the former SFRA through eminent domain with the specific purpose of constructing new affordable housing at the site.

## ENVIRONMENTAL REVIEW

Environmental clearance for the project was issued on August 1, 2013 under case no. 2011.0119E.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The project is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

### HOUSING ELEMENT

**OBJECTIVE 1:** Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.

**POLICY 1.1:** Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

*The former SFRA identified the site for permanently affordable housing. The proposed land lease would make this site available for the development of 67 units of permanently affordable housing for families and developmentally challenged adults.*

**OBJECTIVE 2:** Retain existing housing units, and promote safety and maintenance standards, without jeopardizing affordability.

**POLICY 2.1:** Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

*The existing 4-story building at the project site has been vacant for approximately 20 years and is in considerable disrepair. Demolition of this building and construction of the proposed 9-story mixed use building would result in considerable net increase in affordable housing.*

**OBJECTIVE 4:** Foster a housing stock that meets the needs of all residents across lifecycles.

**POLICY 4.1:** Develop new housing, and encourage the remodeling of existing housing, for families with children.

**POLICY 4.2:** Provide a range of housing options for residents with special needs for housing support and services.

*The proposed mixed use building would include large apartments suitable for families with children, as well as housing and support services for developmentally challenged adults.*

#### **PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1**

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

##### **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 mixed-use development will include ground-floor commercial space.*

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

*While the existing 4-story building at the project site did in the past provide housing, it has been vacant for approximately 20 years and is in considerable disrepair. The proposed new 9-story mixed-use building would provide a significantly greater amount of housing, meeting all current*

*housing standards. As determined by the Historic Preservation Commission, the proposed new building would meet all design guidelines intended to preserve neighborhood character.*

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

*The proposed mixed-use development would enhance the City's supply of affordable housing with 67 new permanently affordable housing units.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposed mixed-use development would be predominantly residential and is not expected to generate significant commuter traffic.*

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 mixed-use development would not include commercial office uses.*

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

*The proposed new building will comply with all applicable safety standards.*

7. That landmarks and historic buildings be preserved.

*While the existing building at the project site was built in 1909, it is in considerable disrepair and is not a landmark. In considering the project, the Historic Preservation Commission determined that there were overriding considerations which, on balance, permitted the demolition of this structure.*

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

*The project will have no effect on access to sunlight and vistas at the City's parks and open space.*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
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