




GENERAL PLAN REFERRAL

November 14, 2022

Case No.: 2022-010960GPR
Address: 3061 16th Street –Casa Esperanza (formerly the Eula)
Block/Lot No.: 3569/078
Project Sponsor: San Francisco Department of Homelessness and Supportive Housing
Applicant: Sharon Christen – (415) 336-7203
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 San Francisco Department of Homelessness and Supportive Housing
 440 Turk Street
 San Francisco, CA 94102
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Recommended By: 
 AnMarie Rodgers, Director of Citywide Policy for
 Rich Hillis, Director of Planning

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

Project Description

Working through the building's Tenant (Dolores Street Community Services) and property management entity, the City proposes to convert 5 tourist Group Housing SRO units to Group Housing Residential SRO units and rehab the ground floor retail to convert it into ground floor ancillary social service offices, community spaces and services office. The ground floor uses will all support the building's use as permanent supportive housing for formerly homeless Transitional Aged Youth residents. The ground floor will also house a 90 SF social enterprise space to allow the resident youth to engage with the neighborhood selling their art and crafts and contributing to the neighborhood commercial of 16th Street.

A General Plan Referral is generally required for public housing projects, or publicly assisted private housing projects. (Administrative Code Section 2A.53(c)(6)).

Environmental Review

The Project will be approved under California Assembly Bill No. 2162 (AB-2162) which is considered a ministerial approval and is not subject to CEQA.

General Plan Compliance and Basis for Recommendation

As described below, the proposed conversion of five tourist hotel rooms to Group Housing SROs and ground floor alterations are 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.

HOUSING ELEMENT

OBJECTIVE 3

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS

Policy 3.5

Retain permanently affordable residential hotels and single room occupancy (SRO) units.

The project will retain an existing SRO building while enhancing the affordability of these existing rooms, as the project sponsor will deed-restrict all 25 rooms at the site for permanent supportive housing for transitional-aged youth.

OBJECTIVE 6

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS

Policy 6.1

Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

The project will provide affordable housing and supportive services for formerly homeless transitional-aged youth.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL

Policy 7.5

Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval process.

The project is using the streamlining provisions set forth in CA Govt. Code Section 65650 (AB 2162), which provide a streamlined, ministerial approval path for permanent supportive housing projects.

Policy 7.6

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

The project is maximizing affordable housing resources as it proposes to convert existing residential hotel rooms and tourist hotel rooms into permanent supportive housing.

OBJECTIVE 11

SUPPORT AND RESPECT THE DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The project will retain the existing building and proposes minimal exterior alterations on the front façade, generally preserving the character of the building.

MISSION AREA PLAN

OBJECTIVE 1.1

STRENGTHEN THE MISSION'S EXISTING MIXED-USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK

3055-3061 16th Street is located within the geography of the Mission Area Plan. The project will maintain the mixed-use character of the Mission by preserving and enhancing existing residential uses, while also providing a social enterprise space at the ground floor to allow the residents to sell their arts and crafts, which allows them to engage with the neighborhood and diversifies the commercial uses on 16th Street.

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 project would not have an adverse effect on existing neighborhood-serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail. The project would replace a liquor store with supportive services at the ground floor, which includes a social enterprise space for the residents to sell their arts and crafts. While the ground floor use

will change, the new ground floor use will also be active in nature.

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

The Project would not have a negative effect on existing housing or neighborhood character in San Francisco.

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

The Project would enhance the City’s supply of affordable housing by permanently restricting existing SRO units for permanent supportive housing for formerly homeless transitional- aged youth.

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 transit service or overburdening the streets or neighborhood parking in San Francisco County.

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 Project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired for San Francisco.

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

The Project would not have an adverse effect on City’s preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would not have an adverse effect on the City’s Landmarks and historic buildings.

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

The Project would not have an adverse effect on the City’s parks and open space and their access to sunlight and vistas.

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