



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: September 19, 2019

Case No. **Case No. 2019-015640GPR**
Exclusive Negotiating Agreement and Ground Lease for
155-165 Grove and 240 Van Ness


Block/Lot No.: 0331/028

Project Sponsor: John Updike
Senior Project Manager, City and County of San Francisco
Real Estate Division
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

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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

Following a solicitation process in concert with the C-40 Global Climate/Sustainable Communities Initiative, the City has selected the most responsive development team for negotiations around a 99 year ground lease for their proposed project, a 100% affordable housing project of 102 units, with 21 units set aside for people with disabilities. The project mix would include 90 studios, five one-bedroom and five 2-bedroom units, along with two units fronting on Van Ness Street. Fifty-one units would be capped at no more than 120% of AMI, 30 at 80% of AMI, 21 designed specifically for people with disabilities 10 of which affordable at 50% of AMI, and 11 at 13% of AMI. Project partners are The Kelsey, Common CoLiving, Mercy Housing and WRNS as architect.

ENVIRONMENTAL REVIEW

Real estate transaction only. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and 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 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

The proposed ground lease will allow for 102 new affordable housing units.

POLICY 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

The proposed ground lease would allow for the construction of permanently affordable housing.

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposed property is located in a transit-rich, walkable, and bike-friendly neighborhood.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

POLICY 4.2

Provide a range of housing options for residents with special needs for housing support and services.

The proposed property transfer will enable 21 units specifically designed for low-income people with disabilities.

OBJECTIVE 8

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

POLICY 8.1

Support the production and management of permanently affordable housing.

The proposed property transfer will allow for the production of a permanently affordable housing project.

EIGHT PRIORITY POLICIES FINDINGS

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The proposed 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 would have no adverse effect on 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 would have a positive effect on the City's housing and neighborhood character, by adding 102 permanently affordable units of housing.

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

The Project would have a positive effect on the City's supply of affordable housing delivered on currently underutilized land with abandoned buildings.

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

The project will have no adverse on Muni services as it is centrally located in high service corridors, and includes bicycle parking and no car 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 have no adverse effect 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 two buildings on 240 Van Ness and 155 Grove are red-tagged by DBI as unreinforced masonry buildings, and thus their demolition enhances the safety of the public and passersby.

7. That landmarks and historic buildings be preserved.

The existing abandoned buildings are not contributing assets to the Civic Center Historic District. Design of the new project would be compatible to the Historic District and Urban Design Guidelines for Civic Center, as well as responding to any recommendations within the Civic Center Public Realm Plan.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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