



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Case **2016-004050GPR**
Acquisition of 1036 Mission Street

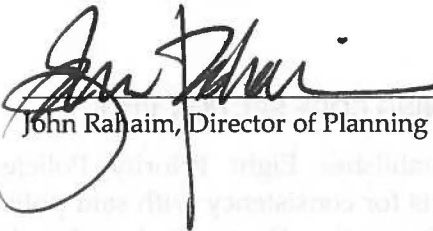
Block/Lot No.: 3703/162

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Mayor’s Office of Housing and Community Development
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Recommendation: Finding the proposed acquisition of 1036 Mission Street,
on balance, **in conformity** with the General Plan.

Recommended
By:


John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Mayor’s Office of Housing and Community Development is proposing to purchase the property at 1036 Mission Street (the “Project”). The project site is 15,200 square feet. It is currently undeveloped and serves as a parking lot. This property has already been entitled for an 83-unit affordable housing development, to be constructed by the Tenderloin Neighborhood Development Corporation with funding support from the City and County of San Francisco.

ENVIRONMENTAL REVIEW

The project was fully analyzed in the 1036 Mission Street Mitigated Negative Declaration, adopted on May 14, 2009 (Planning Case No. 2007.1464E).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the proposed acquisition of 1036 Mission Street is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of 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 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.

Comment: The acquisition of 1036 Mission Street would secure this site for affordable housing in perpetuity.

OBJECTIVE 7, SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

POLICY 7.1

Expand the financial resources available for permanently affordable housing, especially permanent sources.

Comment: The acquisition of 1036 Mission Street is an example of use of financial resources to create permanently affordable housing.

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 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 support neighborhood character by ensuring that the newly developed housing is affordable in perpetuity.

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 preserving the affordability of the newly developed housing in perpetuity.

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's transit service, overburdening the streets or altering current neighborhood 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 not adversely affect the City's economic base or future opportunities for employment and/or ownership.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

This Project would not adversely affect any landmarks or buildings of historic significance.

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

The Project would not adversely affect any parks or open space.

RECOMMENDATION:

Finding the acquisition of 1036 Mission Street, on balance, in-conformity with the General Plan

