



## GENERAL PLAN REFERRAL

March 7, 2024

**Case No.:** 2022-012441GPR  
**Address:** 1633 Valencia Street  
**Block/Lot Nos.:** 6574/071  
**Project Sponsor:** Mayor's Office of Housing & Community Development  
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**Recommended By:**

Joshua Switzky, Deputy Director of Citywide Policy for  
Rich Hillis, Director of Planning

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

### Project Description

The Project would construct a building containing approximately 145 affordable housing units, a manager's unit, common areas, service offices, and meeting rooms, which would provide permanent supportive housing for very low-income senior households that have experienced homelessness.

### Environmental Review

On 7/28/2023, the planning department determined that the proposed project is eligible for California Senate Bill 35 approval; therefore, the project is considered ministerial and is not subject to CEQA.

## General Plan Compliance and Basis for Recommendation

As described below, the proposed refinancing and rehabilitation is 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 1.C

ELIMINATE HOMELESSNESS.

#### OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS.

#### OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

#### Policy 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

#### Policy 22

Create dedicated and consistent local funding sources and advocate for regional, State, and Federal funding to support building permanently affordable housing for very low-, low-, and moderate-income households that meets the Regional Housing Needs Allocation targets.

#### Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

*The Project would provide permanent supportive housing for very low-income senior households that have experienced homelessness.*

## 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 have no effect on existing neighborhood-serving retail uses and opportunities for resident employment in and 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 neighborhoods;

*The Project would have no effect on existing housing. It would protect neighborhood character by allowing low-income seniors who have experienced homelessness and may otherwise be displaced from the City to reside in the neighborhood.*

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

*The Project would enhance the City's supply of affordable housing.*

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 have no effect on the City's industrial or service sectors or on future opportunities for resident employment or ownership in these sectors.*

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

*The Project would be built to all applicable seismic standards.*

7. That the landmarks and historic buildings be preserved;

*The Project would have no 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 have no effect on the City's parks and open space and their access to sunlight and vistas.*

<b>Finding:</b>	The project, on balance, is <b>in conformity</b> with the General Plan.
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