



Edwin M. Lee, Mayor
Naomi M. Kelly, City Administrator



John Updike
Director of Real Estate

April 5, 2017

Mr. John Rahaim
Director of Planning
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, Ca 94103-2414
Attn: Anna Wong, General Plan Referrals

Subject: Purchase of 772 Pacific Avenue for affordable housing project

Dear Mr. Rahaim:

Enclosed is a General Plan Referral application for the proposed purchase of real property, located at 772 Pacific Avenue (Block 0161 / Lot 015) in the City and County of San Francisco, for the Mayor's Office of Housing and Community Development (MOHCD).

Upon consummation of a purchase transaction for the building, the City will step into the Landlord position for the current restaurant Tenant. The current lease will terminate on 12/31/21, at which time MOHCD will begin construction on an affordable housing project at the property. Rental income from the restaurant through the lease termination will be used to support the affordable housing project.

Please confirm at your earliest convenience the purchase of the subject property is in conformance with the General Plan. Please process payment through our work order between Real Estate and the Planning Department.

Should you have any questions or need additional information, please contact Sandi Levine (sandi.levine@sfgov.org; 415-554-9867).

Respectfully,

John Updike
Director of Real Estate

CC: Anna Wong (CPC)
Sandi Levine (Real Estate)
Dan Sider (CPC)

APPLICATION FOR General Plan Referral

PROJECT DESCRIPTION:

Please give a detailed description of the project and the reason for a General Plan Referral request.

772 Pacific Avenue is a privately owned real estate parcel with an established restaurant on site. The restaurant's lease terminates on 12/31/21.

It has been offered for purchase by the City, at below fair market value, so that affordable housing may be built on the site at the end of the lease term.

The Mayor's Office of Housing and Community Development has evaluated the site and deemed it suitable for the provision of approximately 60 units of affordable housing in the Chinatown community.

We plan to purchase the property and allow the restaurant to continue operations through the end of lease. During the lease term MOHCD will be planning the project; the build will commence in early 2022.

Mayor's Office of Housing and Community Development
City and County of San Francisco



Edwin M. Lee
Mayor

Olson Lee
Director

April 4, 2017

John Updike
Director of Real Estate
City & County of San Francisco
25 Van Ness, Suite 400
San Francisco, CA 94102

Re: 772 Pacific Acquisition

Dear Mr. Updike:

The Mayor's Office of Housing and Community Development (MOHCD) supports the purchase of 772 Pacific from the Shew Family Trust for affordable housing development. 772 Pacific is in the Chinatown Residential-Neighborhood Commercial zoning district. The site was previously operated an auto garage, as early as 1919, before being converted to its current restaurant use in 1971. MOHCD anticipates development of the site as permanently affordable housing with approximately 60 units, subject to further analysis.

MOHCD is in receipt of the following documents and information related to 772 Pacific:

- 1) Purchase and Sale Agreement
- 2) Preliminary Title Report
- 3) San Francisco Property Information Map
- 4) Phase 1 Report
- 5) UST Visual Inspection Report
- 6) UST Assessment, indicating presence of an underground fuel storage tank installed in 1953
- 7) New Asia Restaurant Lease (through 12/31/21)

Based upon our review of the materials provided, the Site is suitable for affordable housing development and meets the City's requirements for a land acquisition by the City.

Conditions related to the land acquisition include the following, without limitation:

- 1) Fee title interest to the Site must be conveyed clear of all title exceptions except those are indicated in the title report dated February 23, 2017.

- 2) MOHCD acknowledges the presence of the UST, a recognized environmental condition (REC), cost of removal of which will be included as part of the anticipated future development of the site as affordable housing.
- 3) The tenancy may be eligible for relocation benefits, and the funding source for said benefits, if applicable, would be the rental revenues post-acquisition.
- 4) Real Estate will manage the asset in accordance with the terms of an appropriate MOU to be negotiated between Real Estate and MOHCD until such time as the tenant has vacated the premises.
- 5) The City's acceptance of the Site is conditioned on a finding of consistency with the General Plan and approval of the conveyance by the Board of Supervisors and the Mayor, in their respective sole discretion.

Any future financing from MOHCD appears to be within our programmatic parameters for multifamily lending. Any MOHCD financing would be to fund construction work and eligible costs attributable to the project on terms and conditions satisfactory to MOHCD, and will be subject to availability of funds, compliance with funding requirements, Citywide Affordable Housing Loan Committee approval, execution of all necessary legal documents and any other special terms and conditions related to this project. Therefore, allowing the tenant to remain until the natural termination of their lease would be acceptable to MOHCD.

Sincerely yours,



Olson Lee

cc: Sandi Levine, Department of Real Estate
John Rahaim, Kate Connor, Carly Grob, Department of City Planning

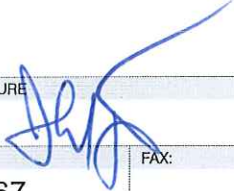
A. Project Location

STREET ADDRESS OF PROJECT:
772 Pacific Avenue
ASSESSOR'S BLOCK/LOT NO(S) If project is in public right-of-way, provide block/lot nos. of fronting property.
0161-015

B. Project Information

PROJECT TITLE / SUMMARY: - Please briefly summarize the project in one to two sentences.	
772 Pacific, Purchase of parcel for future site of affordable housing project	
PRESENT OR PREVIOUS USE:	PROPOSED USE:
Restaurant	future affordable housing build
CURRENT ZONING:	IS PROPOSED USE ALLOWED UNDER CURRENT ZONING?
CNRC	☒ Yes ☐ No

C. Applicant/Agent Information

APPLICANT'S NAME:	APPLICANT'S SIGNATURE	
John Updike		
APPLICANT'S ADDRESS:	PHONE:	FAX:
25 Van Ness Avenue, Suite 400 San Francisco, CA 94102	415-554-9867	
	EMAIL:	
	john.updike@sfgov.org	

AGENT'S NAME (CONTACT FOR INFORMATION):	COMPANY NAME:	
Sandi Levine	CCSF, Real Estate Division	
AGENT'S ADDRESS:	PHONE:	FAX:
25 Van Ness Avenue, Suite 400 San Francisco, CA 9410	415-554-9867	
	EMAIL:	
	sandi.levine@comcast.net	

D. City Department with Jurisdiction

DEPARTMENT WITH JURISDICTION:		
Mayor's Office of Housing and Community Development/Re ☐ Check here if same as above		
NAME OF DEPARTMENT CONTACT:	SIGNATURE OF DEPARTMENT CONTACT:	
Sandi Levine		
ADDRESS:	PHONE:	FAX:
772 Pacific Avenue	415-554-9867	
	EMAIL:	
	sandi.levine@comcast.net	

If more than one department has jurisdiction, attach additional sheets.

PART 2. PROJECT INFORMATION CHECKLIST

A. Project Checklist PROJECT & PROPOSED ACTION (Please check all that apply)

Property or Open Space

- ☒ Acquisition / Lease
- ☐ Sale / Lease
- ☐ Change in Use
- ☐ Other (Specify below)

Public Building or Structure

- ☐ New Construction
- ☐ Alteration
- ☐ Demolition
- ☐ Change in Use
- ☐ Acquisition / Lease
- ☐ Sale / Lease
- ☐ Other (Specify below)

Redevelopment Area / Project

- ☐ New
- ☐ Major Change
- ☐ Other (Specify below)

Sidewalk, Street, Transportation Route

- ☐ Corner bulbouts or widening less than 1 block*
- ☐ Widening
- ☐ Narrowing
- ☐ Extension
- ☐ Encroachment Permit
- ☐ Street Vacation
- ☐ Abandonment
- ☐ Other (Specify below)

Subdivision

- ☐ New
- ☐ Replat
- ☐ Lot Line Adjustment
- ☐ Other (Specify below)

Public Housing

- ☐ New Construction
- ☐ Major Change
- ☐ Other (Specify below)

Publicly Assisted Private Housing

- ☐ New Construction
- ☐ Major Change
- ☐ Other (Specify below)

Capital Improvement Plan

- ☐ Annual Capital Expenditure Plan
- ☐ Six Year Capital Improvement Program
- ☐ Capital Improvement Project
- ☐ Other (Specify below)

Long Term Financing Proposal

- ☐ General Obligation Bond
- ☐ General Revenue Bond
- ☐ Non-Profit Corporation Proposal
- ☐ Other (Specify below)

Environmental Review

Prior to issuance of a GPR, the project must receive clearance under the California Environmental Quality Act (CEQA). Has the project already been covered by previous environmental analysis? If yes, please provide the project name and/or case number if cleared by the San Francisco Planning Department or the agency and project name, and case number if cleared by another lead agency.

Agency: _____

Project Name: _____

Case Number: _____

* qualifies for streamlined referral

PART 3. FINDINGS

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the project. Each policy must have a response. If a particular policy does not apply to the project, explain why it does not apply.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

No changes until early 2022. MOHCD will develop in accordance with all applicable requirements.

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

No changes until early 2022, and plan is to increase neighborhood affordable housing in conformance with requirements in effect at the time.

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

Will produce additional affordable housing.

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

No changes until 2022, affordable housing in future should not increase parking burden in the neighborhood.

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;

No changes until 2022, affordable housing in future increase proximity of local workforce to available jobs, thereby helping with resident employment.

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

No changes until 2022, future construction will provide affordable housing built to code requirements, thereby increasing safety of housing stock in the neighborhood.

7. That landmarks and historic buildings be preserved; and

No changes until 2022, future construction plans will be made in accordance with all requirements, including history preservation issues if applicable.

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

No change in open space, affect of future construction will be addressed in entitlement process with Planning Dept.

PART 4. APPLICATION CHECKLIST & APPLICANT AFFIDAVIT

A. Application Submittal Checklist

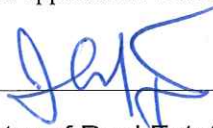
Applications must be accompanied by this checklist and required materials. The checklist is to be completed and signed by the applicant or authorized agent and the City Department with jurisdiction.

REQUIRED MATERIALS (Check if provided)	IF NOT PROVIDED, PLEASE EXPLAIN
☒ Two copies of the completed application, with all blanks filled in, signed by applicant and 2 copies of the following application materials:	scanning 1 complete app
☒ Name and signature of City Department with jurisdiction over the project	See MOHCD approval letter from Olson Lee
☒ Letter from Applicant, authorizing agent to represent applicant	
☐ Set of project drawings	Not applicable
☒ Location Map (showing adjacent properties)	
☐ Site Plan	Not applicable
☐ 8.5"x11" or 11"x17" Reduction of Site Plan	Not applicable
☐ Architectural floors plans and elevations	Not applicable
☒ Photographs of Project Site and its immediate vicinity, with viewpoints labeled	
☐ Planning Code Section 101.1 Prop. M Findings	Not applicable
☐ Check payable to Planning Dept.	Existing work order w/Planning Dept

B. Applicant's "Affidavit"

I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

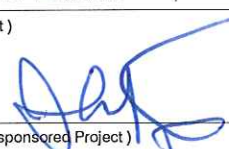


Signature of Applicant
John Updike, Director of Real Estate

Name of Applicant or Authorized Agent (Type or Print)

4/5/17

Date



Signature of City Department Representative (If City-sponsored Project)
John Updike, Director of Real Estate

Name of City Department Representative (Type or Print)

4/5/17

Date

After your case is assigned to a planner, you may be contacted and asked to provide an electronic version of this application including associated photos and drawings.

For Department Use Only

Application received by Planning Department and deemed complete:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

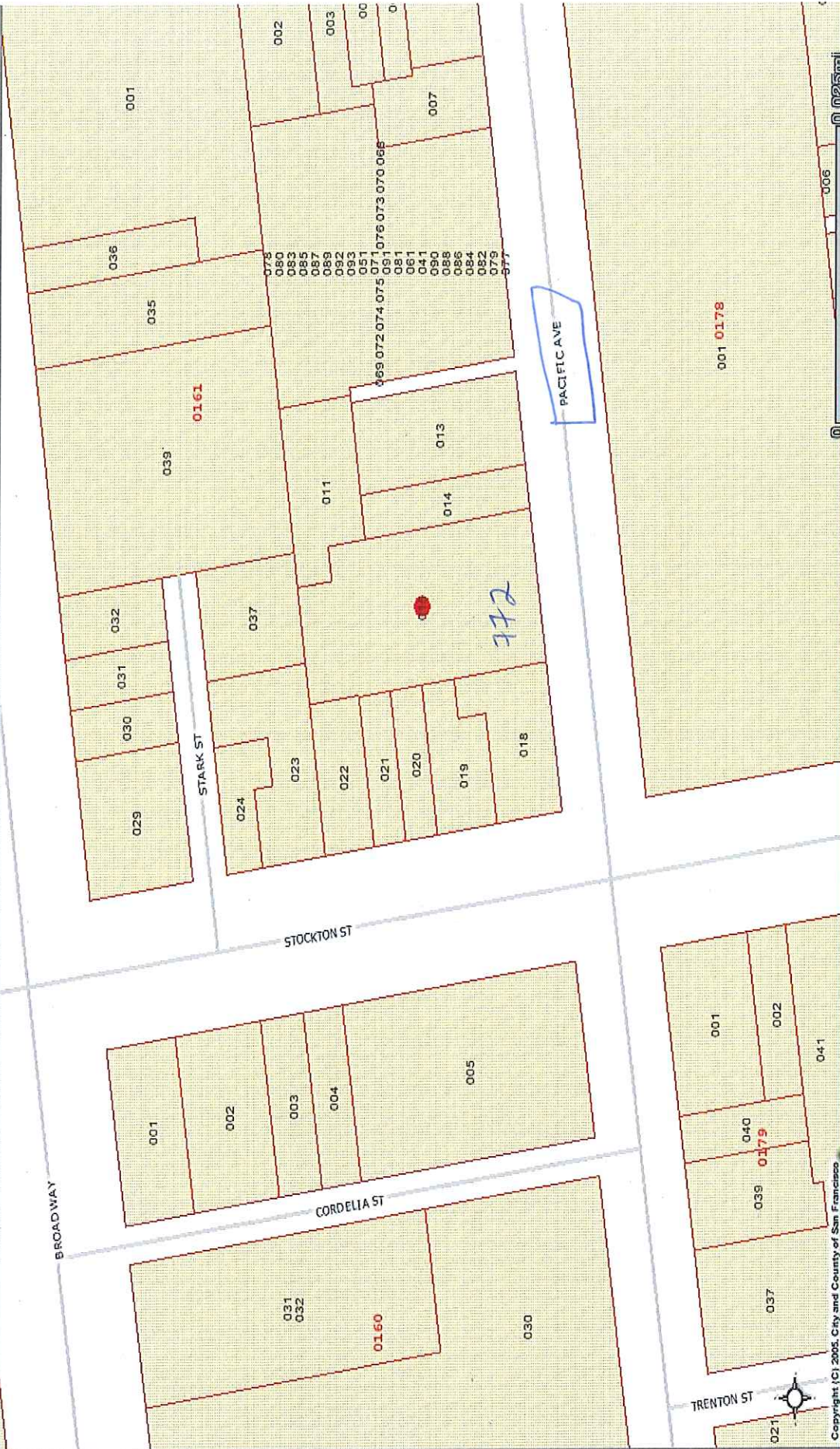
**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco, CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



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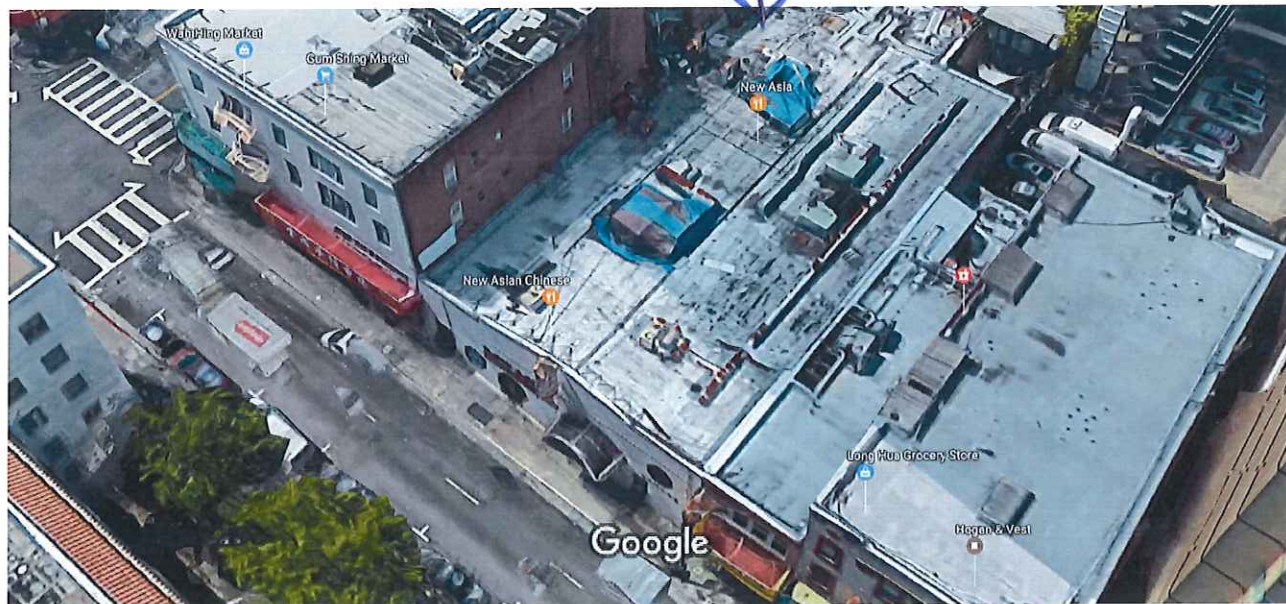
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Google Maps

772 Pacific Avenue
SF, CA

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