




## GENERAL PLAN REFERRAL

January 25, 2021

**Case No.:** 2020-011943GPR  
**Block/Lot No.:** 234 VN (0811-018) to City in exchange for a portion of City owned 240 VN (0811-019)  
**Project Sponsor:** City and County of San Francisco, by and through GSA - the Real Estate Division  
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**Recommended By:**   
Rich Hillis, Director of Planning

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

### Project Description

This is an exchange in property enabling the eventual merger of contiguous City owned parcels and future construction of an affordable housing project that will be subject to all requisite regulations and development processes.

234 Van Ness (0811-018) will be transferred to the City from private owner.

Following demolition of existing buildings on the multiple parcels involved, and a lot line adjustment, a new parcel consisting of a portion of City owned 240 Van Ness (0811-019) will be created and transferred to the private owner who currently owns 234 Van Ness.

Demolition approvals and the lot line adjustment will be addressed in separate submissions to the City by the Mayor's Office of Housing and Community Development and or its agents.

This General Plan Referral and associated CEQA review is requested in conjunction with the proposed conveyance/acceptance of City property and is not specific to any future projects or developments on the properties.

## Environmental Review

The proposed project is a real estate transaction only and 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

As described below, the proposed exchange in property enabling the eventual merger of contiguous City owned parcels 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.

This GPR is for the proposed exchange in property. That exchange will enable the eventual merger of contiguous City owned parcels and the future construction of affordable housing on the site. That housing development will also align with the following General Plan objectives.

The Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

### CIVIC CENTER AREA PLAN

#### OBJECTIVE 4

#### **PROTECT AND ENHANCE HOUSING RESOURCES IN THE CIVIC CENTER AREA.**

##### **Policy 4.2**

##### **Encourage new infill housing at a compatible density.**

Expanding the supply of housing in the Civic Center Area will complement and enhance the existing housing in the area by providing a broader residential presence.

Increasing the supply of housing in the Civic Center Area will allow more residents to benefit from the Civic Center Area's convenient accessibility to major culture, employment and shopping centers

*The project will enable the eventual increase in the supply of affordable housing in the Civic Center area.*

### DOWNTOWN AREA PLAN

#### OBJECTIVE 7

#### **EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.**

**Policy 7.2****Facilitate the conversion of underused industrial and commercial areas to residential use.**

Opportunities exist for major new residential development in certain areas close to downtown.

- New housing can be provided there without significant displacement of existing residential units or commercial or industrial activity. In some areas, entire new residential neighborhoods can be created. In others, housing can be introduced on vacant or underused sites adjacent to sites that are and will remain in active commercial or industrial use.

*The project will enable eventual new residential development in the Downtown Plan area.*

**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—an exchange in property enabling the eventual merger of contiguous City owned parcels—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 a negative 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.*
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 enable the eventual protection of economic diversity through the provision of affordable housing.*
3. That the City's supply of affordable housing be preserved and enhanced;  
*The Project would enable the eventual enhancement of 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.*
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.*
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;  
*The exchange in property will improve earthquake preparedness because it will enable the demolition of the seismically unsound building at 155 Grove as a step in the lot line adjustment required to deliver the new parcel to the private party.*

7. That the landmarks and historic buildings be preserved;  
*The exchange in property 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 exchange in property enabling the eventual merger of contiguous City owned parcels would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

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