



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
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CA 94103-2479

Date: June 15, 2018
Case No. 2016-007850GPR
Block/Lot No: 6973/039

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Applicant: Same as Above

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

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

On May 3, 2018, the Planning Department (herein "the Department") received a request from the City and County of San Francisco Real Estate Division on behalf of the Mayor's Office of Housing and Community Development (MOHCD) to consider the following as for a General Plan Referral:

- Jurisdictional transfer of the 735 Davis parcel from SFPW to MOHCD;
- Ground Lease (99 years) between MOHCD and 735 Davis Senior, LP (the affordable housing developer) for 735 Davis Street;
- Issuance of revenue bonds to provide construction and permanent financing;
- Ground Lease (75 years) between Port and 88 Broadway Family, LP (the affordable housing developer) for 88 Broadway Street (SWL 322-1); and

- Pedestrian bulb-outs at 88 Broadway

In October 2016, the Planning Department received a request from the City and County of San Francisco Real Estate Division on behalf of the Mayor's Office of Housing and Community Development (MOHCD) to consider transferring the property at 735 Davis Street (Assessor's Parcel Number Block 0140, Lot 008) from San Francisco Public Works to MOHCD. General Plan Referral 2016-013970GPR, which cleared the transference of 735 Davis from DPW and MOHCD, was issued on November 23, 2016.

Bridge Housing is proposing to develop affordable housing on two parcels at 88 Broadway, currently owned by the Port, and 735 Davis Street, currently owned by SFPW. Two new 6-story buildings (65' tall - plus 1 O' for elevator and stair penthouses) are proposed. The 88 Broadway building consists of 125 units for low-income to moderate-income families; the 735 Davis building will be 53 units for low-income to moderate-income seniors. Both buildings include ground floor units and retail space (child care, restaurant, and cafe). There is a publicly accessible alley proposed on the 88 Broadway site that will unify the two buildings and provide public access through the site. The proposed project has received Certificate of Appropriateness from the Historic Commission of the Planning Department as the sites are located in the Northeast Historic Landmark District. Both the Port and MOHCD will be entering into long term (99 years for 735 Davis and 75 years for 88 Broadway) ground leases with the affordable housing developer for their respective parcels.

The proposed project also involves widening the existing sidewalk by establishing bulb-outs at the northwest corner of Vallejo and Front Streets, northeast corner of Broadway and Front streets, and at intersections of the midblock passage with both Broadway and Vallejo Streets (Block Lot numbers: 0140/007, 008, 001, 005) . The bulb-out is proposed for pedestrian safety.

ENVIRONMENTAL REVIEW

The effects of the project were fully reviewed under the 88 Broadway & 735 Davis Street Project Final Mitigated Negative Declaration, which was issued by the San Francisco Planning Department on March 9, 2018.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular 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.

**Jurisdictional Transfer of 735 Davis from
SF Public Works to MOHCD, Ground Lease, Bond Issuance, and Pedestrian Bulb-outs**

POLICY 1.3

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

The proposed project will allow two surface parking lots to be replaced with 178 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 project will allow for the construction of permanently affordable housing over ground floor retail space.

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 project is located in a transit-rich, walkable, and bike-friendly neighborhood served by multiple Muni lines.

OBJECTIVE 4

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

POLICY 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

The proposed project will allow a surface parking lot to be replaced with 178 new rental affordable housing units.

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 project will allow for the production of 178 permanently affordable housing units.

Urban Design Element

OBJECTIVE 4

Improvement Of The Neighborhood Environment To Increase Personal Safety, Comfort, Pride And Opportunity

POLICY 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

The proposed project will reduce danger for pedestrians with widened sidewalks at the new bulb outs.

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

The proposed project will improve pedestrian safety with widened sidewalks at the new bulb outs.

Transportation Element

OBJECTIVE 1

Meet The Needs Of All Residents And Visitors For Safe, Convenient And Inexpensive Travel Within San Francisco And Between The City And Other Parts Of The Region While Maintaining The High Quality Living Environment Of The Bay Area.

POLICY 1.2

Ensure the safety and comfort of pedestrians throughout the city.

The proposed project will improve pedestrian safety and comfort with widened sidewalks at the new bulb outs.

OBJECTIVE 15

Encourage Alternatives To The Automobile And Reduced Traffic Levels On Residential Streets That Suffer From Excessive Traffic Through The Management Of Transportation Systems And Facilities

POLICY 15.1

Discourage excessive automobile traffic on residential streets by incorporating traffic-calming treatments.

The proposed project will calm traffic and improve pedestrian safety with widened sidewalks at the new bulb outs.

OBJECTIVE 19

Establish A Street Hierarchy System In Which The Function And Design Of Each Street Are Consistent With The Character And Use Of Adjacent Land.

POLICY 19.4

Discourage high-speed through traffic on local streets in residential areas through traffic "calming" measures that are designed not to disrupt transit service or bicycle movement, including: Sidewalk bulbs and widenings at intersections and street entrances; Lane off-sets (chicanes) and traffic bumps; Narrowed traffic lanes with trees, landscaping and seating areas; Colored and/or textured sidewalks and crosswalks; and Median and intersection islands.

The proposed project will discourage high-speed traffic with widened sidewalks at the new bulb outs.

Better Street Plan

Jurisdictional Transfer of 735 Davis from
SF Public Works to MOHCD, Ground Lease, Bond Issuance, and Pedestrian Bulb-outs

The proposed sidewalk width changes in the project are supported by the Better Streets Plan which was found to be consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 (b) in Planning Commission Resolution No. 18212 and Board of Supervisors Ordinance 310-10; and incorporates those findings herein by reference. Please refer to the Design Guidelines of the Better Streets Plan, located at <http://www.sfbetterstreets.org/design-guidelines>, for direction on design, furniture placement, and materials selection within the proposed sidewalk change.

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 proposed project will not negatively affect existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. The new development will, however, provide new affordable housing for residents who may support such businesses in the surrounding area and will also create new space for ground floor commercial uses.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
The proposed project would not displace any existing housing and would provide an additional 80-100 affordable housing units and will help preserve the cultural and economic diversity of the neighborhood.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed project will increase the stock of permanent affordable housing in the City.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The proposed project will not result in commuter traffic impeding Muni's transit service, overburdening the streets or altering current neighborhood parking. The proposed affordable housing project will be transit-oriented given its location near BART and Muni, and will include no on-site 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 proposed project would not affect the existing economic base in this area.
6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The proposed project would not affect the City's preparedness to protect against injury and loss of life in an earthquake.
7. That landmarks and historic buildings be preserved.

The proposed project is an appropriate infill development within the historic district as per the Certificate of Appropriateness received. Construction of the proposed project could result in physical damage to adjacent historical resources; however, implementation of Mitigation Measure M-CR-2: Vibration Monitoring Program for Adjacent Historical Resources would ensure that construction vibration levels would be less than significant.

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

The proposed project will not affect City parks or open spaces, or their access to sunlight and vistas.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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cc: Claudia Gorham, Real Estate Division; Faith Kirkpatrick MOHCD

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