

# SAN FRANCISCO PLANNING DEPARTMENT

---

## General Plan Referral

*Date:* October 5, 2017

*Case No.* Case No. 2017-012081GPR  
Sunnydale Parcel Q-New 5 Story Type V-A over Type 1-A  
building to accommodate 55 units of affordable family  
apartments.


*Block/Lot No.:* 6365/061-068

*Project Sponsor:* Sara Amaral  
Mayor's Office of Housing and Community Development  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104

*Applicant:* Same as Above

*Staff Contact:* Maggie Wenger – (415) 575-9126  
[maggie.wenger@sfgov.org](mailto:maggie.wenger@sfgov.org)

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

*Recommended  
By:*   
John Rahaim, Director of Planning

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project is the proposed development of 55 affordable apartments for families at Sunnydale Parcel Q by the Mayor's Office of Housing and Community Development (MOHCD). The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

## ENVIRONMENTAL REVIEW

The project was reviewed in accordance of the California Environmental Quality Act under the Addendum to Environmental Impact Report- Sunnydale Velasco HOPE Master Plan (2010.0305E) published June 16, 2016.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed development of Sunnydale Parcel Q by the Mayor's Office of Housing and Community Development (MOHCD) for a 55 unit affordable housing building. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

## 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.**

*The proposed project would add to the city's affordable housing stock and contribute to the HopeSF Sunnydale project.*

#### 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 location of the proposed project is served by three bus routes including the SFMTA 8BX Bayshore Express. Housing in these areas will provide many opportunities for walking, biking and public transit for residents.*

### 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 would add to the city's permanent affordable housing stock and contribute to the HopeSF Sunnydale project.*

**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 would add to the city's permanent affordable housing stock.*

**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 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 existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. The site is currently vacant.*

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 have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected as the site is currently vacant.*

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

*The Project would add to the city's permanent affordable housing stock.*

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 affect the existing economic base in this area.*

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.

*The Project will have no effect on landmarks or historic buildings. No parcels proposed for transfer contain historic landmarks or buildings as the site is currently vacant.*

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

*The Project would have no adverse effect on parks and open space or their access to sunlight and vista.*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
------------------------	---