



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: March 20, 2017
Case No. Case No. 2016-015994GPR
**Lease of 1296 Shotwell Street for Use by the Mayor's Office
of Housing & Community Development**

Block/Lot No.: 6571/051
Project Sponsor: Sara Amaral, Project Manager
Mayor's Office of Housing & Community Development
1 S. Van Ness, 5th Floor
San Francisco, CA 94103

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

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PROJECT DESCRIPTION

The Project is the City's proposed lease of a parcel located at 1296 Shotwell Street that is currently owned by the City and County of San Francisco for affordable housing development. If the Project is approved, the Mayor's Office on Housing & Community Development will demolish the existing 10,700-square-foot, one-story industrial/PDR building and construct a new nine-story, 85-foot-tall multi-unit affordable senior housing building with 94 units, including units for formerly homeless seniors. The proposed dwelling units would include six studios and 13 one-bedroom units for formerly homeless seniors at or below the 20% Annual Medium Income (AMI) and 18 studios and 56 one-bedroom units for seniors at or below the 50% AMI. The proposed new building would include ground floor community spaces and no off-street parking. 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 effects of the project were fully reviewed under the Eastern Neighborhoods Area Plan EIR certified by the San Francisco Planning Commission on 8/7/08, by Motion No. 17661. On 6/24/14, the project was determined to be consistent with the Eastern Neighborhoods Area Plan EIR and exempt from environmental review per CEQA Guidelines Section 15183 (Planning Case No. 2010.0043E). On February 14, 2017, the Board of Supervisors affirmed the determination that the infill project at 1296 Shotwell Street is eligible for streamlined environmental review under the California Environmental Quality Act (File No 170025).

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.

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 property transfer would allow for the construction of affordable housing and will include ground floor community room for neighborhood serving purposes.

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 property is located in a transit-rich, walkable, and bike-friendly neighborhood. The Project Site is located within ¼ mile of the 12, 14, 14R, 27, 36, 49 and 67 bus lines. In addition, the Project Side is within half a mile of the 24th Street and Mission BART Station.

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 property transfer will allow the demolition of the existing one-story industrial/PDR building and the construction of a new nine-story, 85-foot-tall multi-unit affordable senior housing building with 94 units, including units for formerly homeless seniors.

OBJECTIVE 3.1

ESTABLISH PARKING STANDARDS AND CONTROLS THAT PROMOTE QUALITY OF PLACE, AFFORDABLE HOUSING, AND TRANSIT-ORIENTED DEVELOPMENT.

POLICY 3.1.1

Provide flexibility for new residential development by eliminating minimum off-street parking requirements and establishing reasonable parking caps.

POLICY 3.1.2

Provide flexibility for non-residential development by eliminating minimum off-street parking requirements and establishing parking caps generally equal to the previous minimum requirements.

The proposed project will include no off-street parking and no curb cuts except for the loading zone in front of the lobby doors along Shotwell Street and will include 28 bicycle parking spaces, possibly a handicap spot.

OBJECTIVE 4.5

PROVIDE INCREASED HOUSING OPPORTUNITIES AFFORDABLE TO A MIX OF HOUSEHOLDS AT VARYING INCOME LEVELS.

POLICY 4.5.1

Give first consideration to the development of affordable housing on publicly-owned sites.

The proposed property transfer will allow for the construction of a new 100% affordable housing development for seniors. Six of the 24 studios and 13 of the 69 one-bedroom units will be allocated for formerly homeless seniors at or below the 20% Average Medium Income (AMI). 18 of the 24 studios and 56 of the 69 one-bedroom units will be allocated for seniors at or below the 50% AMI.

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:

The proposed 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 property transfer 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 neighborhood.

No housing exists on the Project Site. The proposed property transfer would create 94 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 Project will increase the stock of 100% affordable housing for low-income seniors in the City.

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.

An automotive service and repair shop and warehouse are currently at the site. The project sponsor hired a relocation consultant to assist the businesses relocation before construction begins.

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 proposed property transfer will not affect landmarks or 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 adverse effect on parks and open space or their access to sunlight and vista.

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| RECOMMENDATION: | Finding the Project, on balance, in-conformity with the General Plan |
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