




GENERAL PLAN REFERRAL

August 17, 2023

Case No.: 2023-006991GPR
Block/Lot No.: 0806/002, 0807/035
Project Sponsor: City and County of San Francisco Department of Public Health
Applicant: Jeff Suess, Real Estate Division, City and County of San Francisco
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Recommended By: 
Joshua Switzky, Acting Director of Citywide Policy for
Rich Hillis, Director of Planning

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

Project Description

This Project is the acquisition of 601-617 and 624 Laguna Street by the City on behalf of the San Francisco Department of Public Health. The properties are currently operating as a senior care facility known as The Village at Hayes Valley owned by Pacific SFO LLC. Following the acquisition, the existing senior care facility would be consolidated at 624 Laguna Street while 601-617 Laguna Street would house a Dual Diagnosis care facility and transitional housing for at risk youths.

Section 2A.53 of the San Francisco Administrative Code requires a written report from the Planning Department to the Board of Supervisors on the consistency of the proposed Project with the General Plan.

Environmental Review

The Project was determined to be categorically exempt under CEQA Guidelines Section 15301 on 8/10/2023 (Planning Case No. 2023-006991PRJ).

General Plan Compliance and Basis for Recommendation

As described below, the proposed Project 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.

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

HOUSING ELEMENT

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

The Project would facilitate the continued operation of an existing senior care facility, allowing current residents of the facility to age in place and providing neighborhood residents who may need such care in the future to age in their neighborhood. The Project would also establish a new Dual Diagnosis care facility and new transitional housing for at risk youths. While the existing and proposed uses are classified as institutional, they provide housing for people with specific needs and abilities who may not have the option of remaining in the neighborhood if these facilities did not exist.

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 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;

601-617 Laguna Street includes a long-vacant ground-floor commercial space, which would be repurposed to provide services associated with the proposed transitional housing. Employees, residents and visitors of the proposed institutional uses would widen the customer base of nearby neighborhood-serving retail establishments. The Project would thus on balance not negatively impact existing and future neighborhood-serving retail 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 Project would conserve the existing senior care facility which provides housing for people with greater care needs. It would protect neighborhood character by allowing residents who require institutional living

arrangements to continue living in the neighborhood, thus preserving the neighborhood's diversity.

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

The Project is the acquisition of existing buildings which do not include affordable housing units. It would have no impact on 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 is the acquisition of existing buildings. It would have no impact on commuter traffic.

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 is the acquisition of existing buildings which do not include office uses. It would not cause displacement of businesses in the industrial or service sectors and will have no impact on future opportunities for resident employment or ownership in these sectors.

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

The Project is the acquisition of existing buildings that are subject to applicable safety standards. It would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project is the acquisition of existing buildings in the Hayes Valley Residential Historic District. The Project would not alter the buildings' exterior, thus it would have no impact 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 Project is the acquisition of existing buildings. It would have no impact 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