




GENERAL PLAN REFERRAL

February 27, 2024

Case No.: 2024-001480GPR
Address: 936-940 Geary Street
Block/Lot Nos.: 0693/009
Project Sponsor: Mayor's Office of Housing & Community Development
Applicant: Sophie Rubin, Preservation Project Manager
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Recommended By: 
Joshua Switzky, Deputy Director of Citywide Policy for
Rich Hillis, Director of Planning

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

Project Description

The City and County of San Francisco, acting by and through the Mayor's Office of Housing & Community Development (MOHCD), is proposing to provide permanent financing for the rehabilitation of 936-940 Geary Street ("Project"). The property was acquired and remodeled under MOHCD's Small Sites Program (SSP), a preservation program to prevent displacement of low-income San Franciscans, by providing financing and deed restricting as 100% Affordable Housing. The building includes 31 studio units and two ground-floor commercial units.

Environmental Review

The Project is a real estate transaction only. It is 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 refinancing and rehabilitation is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with 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 1.A

ENSURE HOUSING STABILITY AND HEALTHY HOMES

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS

Policy 3

Acquire and rehabilitate privately-owned housing as permanently affordable to better serve residents and areas vulnerable to displacement with unmet affordable housing needs.

Policy 39

Support the repair and rehabilitation of housing to ensure life safety, health, and well-being of residents, especially in Environmental Justice Communities, and to support sustainable building practices.

The Project would provide permanent funding for approximately 31 affordable housing units which were acquired and rehabilitated within an Environmental Justice Community.

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;

The Project would have no effect on existing neighborhood-serving retail uses. The property includes two currently vacant commercial spaces which may provide future opportunities for resident employment in and ownership of neighborhood serving retail businesses.

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 and protect existing housing and neighborhood character by providing permanent financing for 31 existing, renovated affordable housing units.

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

The Project would preserve and enhance the City’s supply of affordable housing by providing permanent financing for 31 existing, renovated affordable housing units.

- 4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Project would have no effect on commuter traffic, MUNI transit service, 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 have no effect on the City’s industrial or service sectors or 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;

Rehabilitation of the property included voluntary seismic upgrades.

- 7. That the landmarks and historic buildings be preserved;

The property is a Historic Resource located in the Uptown Tenderloin Historic District. Rehabilitation of the property followed all applicable preservation guidelines, including replacement in kind of wood windows.

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

The Project would have no effect on the City’s parks and open space and their access to sunlight and vistas.

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