



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: February 22, 2017

Case No. **Case No. 2017-001397GPR**
Mayor's Office of Housing and Community Development
acquisition of lot 0331/028 and Ground lease, to Tenderloin
Neighborhood Development Corporation for the construction of
113 affordable housing units

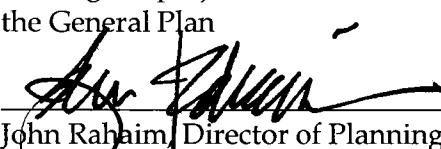
Block/Lot No.: 0331/028

Project Sponsor: Sarah Nusser
Mayor's Office of Housing and Community Development
1 South Van Ness Ave. Suite 500
San Francisco, CA 94103

Applicant: Same as Above

Staff Contact: Kerastin Dischinger
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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

The Project is the City's proposed acquisition of lot 0331/028 and subsequent Ground Lease of lot 0331/028 to TNDC to build 113 affordable housing units at 168-186 Eddy Street. 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 fully analyzed in the Eddy & Taylor Family Housing Project Final Mitigated Negative Declaration, published on March 2, 2009 (Planning Case No. 2007.1342E).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed ground lease to TNDC of the property to construct 113 permanently affordable housing units. 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 ground lease will allow for 113 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 ground lease would allow for the construction of permanently affordable housing.

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.

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 enable 113 new 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 property transfer will allow for the production of a permanently affordable housing project.

EIGHT PRIORITY POLICIES FINDINGS

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. 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 Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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 a positive effect on the City's housing and neighborhood character, by adding 113 permanently affordable units of housing.

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

The Project would have a positive effect 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 will have no adverse on Muni services as it is centrally located in high service corridors with bicycle parking and no auto 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 have no adverse effect the existing economic base in this area.

MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT GROUND LEASE,
FROM TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

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 not have an impact on historic resources. .

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.

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

Proposed Facility, Conceptual Massing and Existing views from street

cc: Sarah Nusser, MOHCD

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