



GENERAL PLAN REFERRAL

June 2, 2022

Case No.: 2018-015768GPR
Address: 1360 43rd Avenue
Block/Lot No.: Block 1797, Lot 007
Applicant: Michelle Kim
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Recommended By: 
AnMarie Rodgers, 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 proposed project is to demolish the existing Francis Scott Key Annex and construct a 100% affordable multi-family housing project for educators. The proposed new building will be a total of four stories in height on 42nd Avenue and five stories in height on 43rd Avenue. It will include 130 permanently affordable dwelling units, which will be a combination of studios, one-bedroom units, two-bedroom units, and three-bedroom units. The proposed project will also include a community facility space, publicly accessible open space, and private and common open space areas for residents.

MOHCD will be taking two loan agreements to the Board of Supervisors for this project, which is the impetus for this General Plan Review.

Environmental Review

The proposed project was approved under California Senate Bill 35, which is a ministerial approval and thereby not subject to CEQA review.

General Plan Compliance and Basis for Recommendation

The proposed project is, on balance, **in conformity** with 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 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

POLICY 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

The proposed project would increase affordable housing supply that is permanent, as it would construct housing that is reserved for people working in education.

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 project is new housing that is located near a variety of sustainable transportation options. It is located within walking distance of the N-line rail service and the 7/7X bus service, both of which are a part of the Muni Rapid Network. The proposed project is located within two blocks of a protected bikeway on Kirkham Street and about 10 blocks from a bicycle lane on Irving Street and Sunset Boulevard.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFESTYLES.

POLICY 4.6

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

POLICY 4.7

Encourage an equitable distribution of growth according to infrastructure and site capacity.

The proposed project is located in the Sunset District, where relatively little development has occurred. The subject site's development will contribute to a broader distribution of housing – particularly affordable housing – by increasing the affordable housing stock in a neighborhood that has seen relatively little of such development. The proposed project will contribute additional affordable units at a broad income range of 40% to 120% area median income to the Sunset District, thereby helping diversify its housing stock.

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 proposed project is 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 proposed project would not affect neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. By providing housing for new residents, the proposed project would potentially generate new customers or new employees for nearby 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 proposed project would not remove any existing housing. It is two stories taller than nearby buildings. However, its design components (e.g., setbacks, landscaping, materials) help to break down the scale so that neighborhood character is respected. The proposed project would provide urgently needed affordable housing units, most notably for educators who are essential workers.

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

The proposed project would add to the City's supply of affordable housing, thereby enhancing it. It would do so in a time when San Francisco direly lacks housing that is affordable to most individuals and families, including educators.

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

The site is served by nearby public transportation options, as it is situated within a quarter-mile of two Muni Rapid lines. The proposed project would not have a significant adverse effect on auto traffic congestion or create parking problems in the neighborhood.

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 proposed project would not have an adverse effect on the City's industrial or service sectors nor on opportunities for resident employment and ownership. No industrial or service sector use would be

displaced by the Project.

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

The proposed project would adhere to existing building and fire codes to protect against earthquake-related injury and loss of life.

7. That the landmarks and historic buildings be preserved;

The Francis Scott Key Annex is not a designated landmark under Article 10, nor does not have a designation under Article 11, However, it is considered a “Category A Historic Resource” under “San Francisco Preservation Bulletin No. 16 – City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources” as it is discussed in “The Historic Context Statement of the Oceanside – A Neighborhood of the Sunset District San Francisco”. While the building is proposed to be demolished, it would be demolished to enable the production of much-needed affordable housing in an area that is rich with supporting uses, transit, and other modes of non-vehicular travel. Construction of these affordable units would help meet urgent housing needs in San Francisco and help the City meets its state-mandated regional housing needs allocation numbers.

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

The proposed project would not block access to sunlight or vistas.

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