



GENERAL PLAN REFERRAL

December 23, 2022

Case No.: 2022-012386GPR
Block/Lot No.: 0305/03
Project Sponsor: Mayor's Office of Housing and Community Development
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Recommended By:

 Jeremy Shaw
Acting Citywide Director

AnMarie Rodgers, 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

The Project (629 Post Street) is located in the City's Lower Nob Hill neighborhood. It is on the block bounded by Taylor Street to the East, Geary Street to the South, Jones Street to the West, and Post Street to the North. It was constructed in 1925, out of brick and steel frame construction, and it's been known as the Sheldon Hotel. It is 18,056 square feet.

The Project proposes to convert 16 out of 62 single-room occupancy (SRO) units to studio apartments. The other 46 units will remain as SRO units. There will be no net loss or addition of residential units as a result of the renovations. The units will be converted to permanently affordable housing through deed restrictions placed on the units. There are 5 legacy tenants who are the only tenants in the building. The other 47 units are currently vacant. When these legacy tenants choose to depart, the units will be converted to permanently affordable housing.

The Project also proposes to renovate the basement, lobby, and mezzanine to accommodate an extensive support services program for homeless and formerly homeless veterans. Most of the work will involve converting the basement storage space to offices, a working commercial kitchen, cafeteria, and flex space for gatherings. The work will address general capital improvements, life safety, accessibility, and seismic issues on site.

A General Plan Referral is required, including CEQA findings, for upcoming review at the Board of Supervisors. The Project (629 Post) is categorized under the City's Small Sites Program and is going to receive permanent financing from the Mayor's Office of Housing and Community Development. As part of the Small Sites Program, the Project is changing ownership from privately-owned to nonprofit-owned (Swords to Plowshares Veterans Rights Organization). The recipients of Small Sites Program loans are required to go to the Board of Supervisors.

Environmental Review

The project was determined to be categorically exempt under CEQA Guidelines Section 15301 on 12/23/2022 (Planning Case No. 2022-012386PRJ).

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 Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; supporting text is indented in standard font; and staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

POLICY 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

The Project was constructed in 1925, out of brick and steel frame construction, and the renovation work will address general capital improvements, life safety, accessibility, and seismic issues on site. The Project is converting 16 out of 62 single-room occupancy (SRO) units to studio apartments, with no net loss or addition of residential units as a result of the renovations. The other 46 units will remain as SRO units. There are five (5) legacy tenants in the building who will remain in the building. When they choose to depart, the five (5) legacy units will be converted to affordable housing.

POLICY 2.5

Encourage and support the seismic retrofitting of the existing housing stock.

The Project was constructed in 1925, out of brick and steel frame construction, and the renovation work will address general capital improvements, life safety, accessibility, and seismic issues on site. While the Project does not meet the requirements of the City's Mandatory Soft Story Retrofit Program, the project scope includes voluntary seismic upgrades to mitigate any potential earthquake risk or damage.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

POLICY 7.6

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

The Project is receiving permanent financing for affordable housing from the Mayor's Office of Housing and Community Development's Small Sites Program. The Project was constructed in 1925 and is known as the Shelton Hotel, a historic building. The Project is renovating SRO units and studio units to permanently affordable housing units through deed restrictions being placed upon the units. As part of the Small Sites Program, ownership is changing from privately-owned to nonprofit-owned (Swords to Plowshares Veterans Rights Organization).

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 Project is receiving permanent financing for affordable housing from the Mayor's Office of Housing and Community Development's Small Sites Program. The Project is renovating SRO units and studio units to permanently affordable housing units. As part of the Small Sites Program, ownership is changing from privately owned to nonprofit-owned (Swords to Plowshares Veterans Rights Organization).

SAFETY & RESILIENCE ELEMENT**OBJECTIVE 3.1.**

EXISTING BUILDINGS. ENSURE RETROFITS AND RENOVATIONS TO EXISTING STRUCTURES INCREASE BUILDING LONGEVITY AND MEET CURRENT BEST PRACTICES TO PROTECT OCCUPANTS AND STRUCTURES.

POLICY 3.1.7.

Starting with properties associated with Environmental Justice Communities, expand life safety and functional recovery considerations to increase the likelihood that historically valuable architecture and structures will survive all hazards, and encourage the adaptive reuse of historic structures.

The Project is located in an Environmental Justice Community. The project scope includes voluntary seismic upgrades to mitigate any potential earthquake risk or damage, and much of the work addresses life safety, accessibility, and seismic issues. The Project is known as the Sheldon Hotel, a historic resource, which will continue to be preserved.

URBAN DESIGN ELEMENT

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The Project is known as the Sheldon Hotel, a historic resource that will continue to be preserved. The project scope does not include any external renovations.

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 not have a negative effect on existing neighborhood-serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail. Rather, the Project has an existing, long-term tenant on the ground floor, La Post Dry Cleaning. If the current business decides to move out in the future, the space will be preserved for commercial use.

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 not have a negative effect on housing or neighborhood character. The exterior and interior of the building will not be significantly altered, with the exception of the basement space. The basement space will be converted to office, kitchen, cafeteria, and flex space.

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

The Project would not have an adverse effect on the City's existing supply of affordable housing. Rather, all 62 housing units will be converted to permanently affordable housing units over time through deed restrictions being placed upon the units. At this time, 57 SRO and studio units will be converted to affordable housing. These units are currently vacant. There are 5 units with legacy tenants who will remain in the building. When they choose to depart, the 5 legacy units will be converted to affordable housing.

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 transit service or overburdening the streets or neighborhood parking. The Project is served by public transportation and is not associated with any parking spaces.

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 not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired. The Project is not associated with any industrial or service sectors.

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

The Project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake. The project scope includes voluntary seismic upgrades to mitigate any potential earthquake risk or damage.

7. That the landmarks and historic buildings be preserved;

The Project would not have an adverse effect on the City's Landmarks and historic buildings. The Project is a historic resource ("Sheldon Hotel") and will continue to be preserved. Any proposed alterations to the storefront and/or contributory elements will be subject to required historic preservation review as part of the building permitting related to the rehabilitation of the Project. As such, the overall building and any contributory elements shall be preserved.

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

The Project would not have an adverse effect on the City's parks and open space and their

access to sunlight and vistas. The Project is not near any existing parks and no changes are being made to the exterior that would affect sunlight or vistas.

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

Attachments:

None