



GENERAL PLAN REFERRAL

November 10, 2021

Case No.: 2021-010989GPR
Address: 1979 Mission Street
Block/Lot No.: 3553/052
Project Sponsor: City and County of San Francisco - Real Estate Division
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Recommended By: 
AnMarie Rogers, 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 City and County of San Francisco, acting through the City's Real Estate Division, anticipates securing approval from the Board of Supervisors for site acquisition in late November 2021 and closing on the purchase by the end of 2021. The site is being purchased by CH Acquisitions 2, LLC, which will be assign the property to the City. The site will eventually be used for the construction of affordable housing. Acting on behalf of the City, the Mayor's Office of Housing and Community Development (MOHCD) will select a developer for the site through a Requests for Qualifications (RFQ) process when funding for the development becomes available.

Environmental Review

This is a real estate transaction and not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 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 acquisition of the site at 1979 Mission Street for the development of affordable housing is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with Objectives and Policies of the General Plan.

2014 Housing Element

OBJECTIVE 2.1

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

POLICY 1.3

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

The site acquisition will lead to the production 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 site acquisition will lead to the production of permanently affordable housing adjacent to a major transportation stop, a neighborhood commercial corridor, and schools and other community facilities.

Mission Area Plan

OBJECTIVE 2.1

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES.

POLICY 2.1.2

Provide land and funding for the construction of new housing affordable to very low- and low-income households.

POLICY 2.1.3

Provide units that are affordable to households at moderate and “middle incomes” – working households earning above traditional below-market-rate thresholds but still well below what is needed to buy a market-priced home, with restrictions to ensure affordability continues.

The site acquisition will lead to the production of new housing affordable to a range of incomes.

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 site acquisition will eventually lead to the construction of a new affordable-housing project and likely demolition of the existing structure that contains retail spaces. However, the construction of affordable housing at the site, not anticipated until after 2025, would likely contain retail and other community-serving uses on the ground floor, thereby continuing opportunities for resident employment in and 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 neighborhoods;

The site acquisition would not have a negative effect on housing or neighborhood character in San Francisco County. The construction of affordable housing at the site, not anticipated until after 2025, would increase neighborhood affordable housing in conformance with requirements in effect at that time.

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

The site acquisition would not have an adverse effect on the City's supply of affordable housing. The construction of affordable housing at the site, not anticipated until after 2025, would produce additional affordable housing.

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

The site acquisition would not have an adverse effect on MUNI transit service or overburden the streets or neighborhood. The construction of affordable housing at the site, not anticipated until after 2025, will include the required analysis to ensure that commuter traffic will not impede MUNI transit service or overburden local streets and 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 site acquisition would not have an adverse effect on the city's industrial or service sectors, nor on opportunities for resident employment and ownership. The construction of affordable housing at the site, not anticipated until after 2025, will increase the amount of housing in proximity to employment opportunities.

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

earthquake;

The site acquisition would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake. The construction of affordable housing at the site, not anticipated until after 2025, will be in compliance with all health and safety codes.

7. That the landmarks and historic buildings be preserved;

The site acquisition would not have an adverse effect on the City's Landmarks and historic buildings. The construction of affordable housing at the site, not anticipated until after 2025, will be in accordance with all requirements, including any historic preservation rules.

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

The site acquisition would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas. The impacts of future construction of affordable housing at the site, not anticipated until after 2025, will be addressed in the entitlement process with the Planning Department.

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