



General Plan Referral

April 12, 2022

Case No.: 2016-013353GPR
Block/Lot No.: 180 Jones Street, Block 0343 Lot 014
Project Sponsor: City and County of San Francisco
Applicant: Anne Romero, Mayor's Office of Housing and Community Development
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Recommended By: _____
Rich Hillis, Director of Planning

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

Project Description

This project consists on the development of a nine (9) story, multi-family residential 100% affordable building with seventy (70) units at 180 Jones Street, which is at the corner of Jones Street and Turk Street in San Francisco. The small corner site (4,744 SF) is in a neighborhood that consists primarily of buildings that are 7-12 stories high and vary in age from 20 to 100 years old. The ground floor of the building includes a tenant lobby, residential services, community room, management, and building operations offices. The building includes a courtyard on the second floor. All units in the building are studios with full bathrooms and kitchens.

The General Plan Referral is required due to the proposed Ground Lease between the City and the project developer/owner. The ground lease transaction is part of the package of construction financing projected to occur in mid-May 2022.

Environmental Review

Project approved under California Senate Bill 35. It is considered ministerial and not subject to CEQA. Case number 2020-003840PRJ.

General Plan Compliance and Basis for Recommendation

As described below, the proposed project at 180 Jones Street 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; staff comments are in *italic* font.

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.

POLICY 7.5

Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

OBJECTIVE 6

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS

POLICY 6.1 Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

This project will lead to the creation of 70 new units of affordable housing.

OBJECTIVE 11

SUPPORT AND RESPECT THE DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS

POLICY 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts

The building size and design will be congruent with other structures in the neighborhood. One of the adjacent buildings is also a multi-family rental property.

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;

No existing retail on the site and no retail is proposed in the new project. The housing project will create local construction jobs as well as permanent positions in property management and social services.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

This request will not adversely affect existing housing and neighborhood character. The project was approved by the San Francisco Planning Department. The project includes a high level of transparency along the base and uses the traditional bay window form in response to the neighborhood. The building maintains traditional proportions and street frontage of the Tenderloin.

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

The city supply of affordable housing is being increased with this 100% affordable housing development; it will add 70 units of affordable housing. The City ground lease will help preserve the long-term viability and feasibility of the Project to prevent future displacement of low income residents.

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

This project does not include any changes to the street and does not add any vehicles because no parking is provided. The project is located in a transit-rich area that encourages residents to take advantage of Muni/public transit.

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;

This development provides housing within a mixed use neighborhood that will enhance economic and commercial activities in the area. Housing is being provided within short distances to areas of employment as well as commercial services. The City ground lease will not displace any industrial, commercial or

service sector uses. The goal of this request is to prevent displacement of future residents.

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

The project is a Type I concrete structure which complies with latest structural and life & safety requirements of the CBC and amended sections of the SF building code. The project meets current seismic safety requirements for the proposed uses.

7. That the landmarks and historic buildings be preserved;

The existing site is an under-utilized parking lot. This building will infill an important corner within the Tenderloin neighborhood and provide much-needed affordable housing. This request does not involve any alteration or modification of the existing structures.

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

This property is not adjacent or near any public parks or open spaces and does not cast shadows on any such spaces.

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