



GENERAL PLAN REFERRAL

March 5, 2021

Case No.: 2020-006779GPR

Block/Lot No.: 1428/017A; 1428/017; 1428/16

Project Sponsor: Mayor's Office of Housing and Community Development
One South Van Ness Avenue
San Francisco, CA 94103

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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

The Mayor's Office of Housing and Community Development (MOHCD) is proposing to acquire and demolish an existing underutilized mortuary and parking lot in order to construct a 7-story building with 98 affordable housing units and 1,150 square feet of ground floor commercial space. The project site is located at 4200 Geary Boulevard and consists of 3 parcels. All 98 housing units will be 100% affordable housing for the formerly homeless population and extremely low-income and low-income seniors earning between 15% to 60% of MOHCDAMI. MOHCD anticipates renting the ground floor space at a reduced cost to a community-serving retail business or nonprofit organization.

The City and County of San Francisco will acquire the site from the current owner, 4200 Gear Associates, L.P. an affiliate of the Tenderloin Neighborhood Development Corporation (TNDC). A construction loan closing, the City and County of San Francisco will enter into a ground lease with 4200 Geary Associates, L.P.. The City and County of San Francisco will also provide up to \$35 million to fund construction and development costs. Of this \$35 million, \$25 million will be made up of 2019 General Obligation bond funds.

Environmental Review

The project is approved under California Senate Bill 35; considered a ministerial approval and is not subject to the California Environmental Quality Act (CEQA).

General Plan Compliance and Basis for Recommendation

The proposal to acquire and demolish an existing mortuary and parking lot to build 100% affordable housing is in conformity with the General Plan, as described in the body of this Report.

The 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 1.1

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

Policy 1.10

Support new housing projects, especially affordable housing, where households can rely on public transportation, walking and bicycling for the majority of daily trips.

Comment: This project would result in 98 new housing units that will be 100% affordable housing for formerly homeless individuals and extremely low-income and low-income seniors earning between 15% to 60% of MOHCD AMI. The project is located on Geary Boulevard, which is the Muni 38 and 38-R transit corridor, providing convenient access to transit and reducing reliance on automobiles.

OBJECTIVE 4

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

Policy 4.3

Provide a range of housing options for residents with special needs for housing support and services.

Policy 4.5

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

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.

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.

Comment: the project would provide housing options for different types of households, with a focus on formerly homeless and low-income seniors. By prioritizing these populations for the new housing units, the City is supporting populations that typically face bias in finding suitable housing options.

OBJECTIVE 12**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION****Policy 12.1**

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

Comment: The project is located in the Geary Boulevard Neighborhood Commercial District, which would provide future tenants access to neighborhood services and retail.

COMMERCE & INDUSTRIAL ELEMENT**OBJECTIVE 3****PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.****Policy 3.1**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Comment: The project would provide employment opportunities for workers of different skill levels and would create between 6-12 full-time jobs related to the management of the 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—an exchange in property enabling the eventual merger of contiguous City owned parcels—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 will not displace or restrict access to any existing neighborhood-serving retail or restrict future opportunities.

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 will enhance the economic diversity of our neighborhoods by producing new affordable housing options geared towards low-income populations.

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

The project will directly enhance of the City's supply of affordable housing.

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

The proposed project will not impede Muni transit service, nor overburden our streets or 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 project will not displace any individual businesses.

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

The proposed project will not hinder earthquake preparedness efforts.

7. That the landmarks and historic buildings be preserved;

The project would not have an adverse effect on landmarks or historic buildings.

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

The project will not impact parks and open spaces.

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