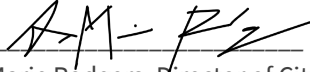




## GENERAL PLAN REFERRAL

February 6, 2023

**Case No.:** 2023-000990GPR  
**Block/Lot No.:** 3777/052  
**Project Sponsor:** Mayor's Office of Housing and Community Development  
**Applicant:** Claudia J. Gorham.  
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**Recommended By:**   
AnMarie Rodgers, Director of Citywide Policy for  
Rich Hillis, Director of Planning

**Recommendation:** 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, proposes to enter into a Purchase and Sale Agreement (PSA) for 160 Freelon Street, a portion of Key Development Site 5 of the Central SoMa Area Plan, to facilitate development of affordable housing.

On June 6, 2019, pursuant to Planning Commission Motion No. 2012.0640B/ENX, the San Francisco Planning Commission approved a multi-phase mixed use development at Key Development Site 5 (Principal Project). The San Francisco Planning Code requires commercial projects to comply with certain housing requirements set forth in the Jobs-Housing Linkage Program to create affordable housing in San Francisco (Affordability Requirement). Development projects within the Central SoMa Special Use District may satisfy all or a portion of the Affordability Requirements by dedication of land to the City for the purpose of constructing affordable housing. The owner of Key Development Site 5 (Owner) desires to satisfy a portion of the Affordability

Requirement for the Principal Project through a land dedication pursuant to Planning Code Section 249.78 (e)(2)(B) (Land Dedication Option).

Owner and City are entering into a PSA for \$1, to facilitate satisfaction of the Affordability Requirement for the Principal Project under the Land Dedication Option through a transfer to the City of the Property. The PSA and subsequent land transfer documents will be presented to the Board of Supervisors for approval in February 2023.

The Mayor's Office of Housing and Community Development (MOHCD) has identified a Project Sponsor who intends to construct a nine (9) story multi-family residential building with 85 affordable housing units that will each have a full kitchen and bathroom. There will be 15 studios, 24 one-bedrooms, 22 two-bedrooms, 23 three-bedrooms, and 1 managers unit. The building will also include resident support and management areas at the ground floor including offices, a community room, children's playground, and other support areas.

## Environmental Review

The project is considered a ministerial approval and is not subject to CEQA (pursuant to Assembly Bill 2162).

## General Plan Compliance and Basis for Recommendation

As described below, the proposed 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; staff comments are in *italic* font.

### CENTRAL SOMA AREA PLAN

#### POLICY 2.3.2

**Require contribution to affordable housing from commercial uses.**

#### OBJECTIVE 8.5

**ENSURE THAT LARGE DEVELOPMENT SITES ARE CAREFULLY DESIGNED TO MAXIMIZE PUBLIC BENEFIT.**

*The proposed PSA would allow the Principal Project to contribute to the City's supply of affordable housing. The Principal Project includes commercial buildings, a park, pedestrian alleys and the affordable housing site at 160 Freelon Street. These have been carefully designed to maximize public benefits including affordable housing, PDR space, recreation, and publicly accessible circulation through the large site.*

### HOUSING ELEMENT

**GOAL 4**

PROVIDE SUFFICIENT HOUSING FOR EXISTING RESIDENTS AND FUTURE GENERATIONS FOR A CITY WITH DIVERSE CULTURES, FAMILY STRUCTURES, AND ABILITIES.

**OBJECTIVE 4A**

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS.

**POLICY 35**

Require new commercial developments and large employers, hospitals, and educational institutions to help meet housing demand generated by anticipated job growth to maintain an appropriate jobs-housing fit, and address housing needs of students.

**Action 1.2.3**

Prioritize land dedication, donation, or purchase of sites as a major strategy for securing affordable housing, including social housing and shared equity cooperatives, through partnerships with religious institutions, other philanthropic or private property owners, and non-profit developers, including ownership models referenced under Action 1.6.1.

*The proposed Project would facilitate an affordable housing development via land dedication by a new commercial development. The proposed affordable housing development would be accessible and provide permanently affordable studios, one-bedroom, two-bedroom and three-bedroom units, a community room, children's playground and other resident support areas to meet the needs of residents with diverse family structures and abilities.*

**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 proposed Project would facilitate new residential units in SoMa. New residents could patronize and thus enhance local neighborhood-serving retail uses.*

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 facilitate new affordable housing in SoMa. conserving and protecting the neighborhood's character as a home for San Franciscans of diverse incomes and cultures.*

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

*The proposed Project would facilitate a new affordable housing project, enhancing 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 would have no effect on commuter traffic.*

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 facilitate new affordable housing, maintaining the diverse economic base of the neighborhood.*

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

*The proposed Project would facilitate a new affordable housing project which would comply with all safety codes.*

7. That the landmarks and historic buildings be preserved;

*The proposed Project site is vacant land which does not include any landmarks and historic buildings.*

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

*The proposed Project is part of the Principal Project, which includes a new park. The affordable housing project that would be facilitated by the Project would be located to the north of the new park, maximizing the new park's access to sunlight.*

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