



GENERAL PLAN REFERRAL

November 6, 2023

Case No.: 2023-010232GPR
Block/Lot Nos.: 1202/002B
Project Sponsor: Mayor's Office of Housing and Community Development
Applicant: Sarah White, Rose Community Development Company, LLC
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Recommended By: 
Joshua Switzky, Acting Director of Citywide Policy for
Rich Hillis, Director of Planning

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

Project Description

The project proposes the demolition of the existing one-story building and the construction of an approximately 85-foot tall, nine-story building containing approximately ninety-five (95) affordable rental dwelling units for low-, very low- and extremely low-income households, approximately ninety-five (95) bicycle parking spaces, and resident amenity spaces. Dwelling units would include studio, one-bedroom, two-bedroom, and three-bedroom apartments and the building would potentially include ground-floor commercial or community space.

Environmental Review

The project is considered ministerial and is not subject to CEQA pursuant to California Senate Bill 35.

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 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 3.B

CREATE A SENSE OF BELONGING FOR ALL COMMUNITIES OF COLOR WITHIN WELL-RESOURCED NEIGHBORHOODS THROUGH EXPANDED HOUSING CHOICE.

OBJECTIVE 4.A

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

OBJECTIVE 4.B

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

POLICY 19

Enable low- and moderate-income households, particularly American Indian, Black, and other people of color, to live and prosper in Well-resourced Neighborhoods by increasing the number of permanently affordable housing units in those neighborhoods.

POLICY 33

Prevent the outmigration of families with children and support the needs of families to grow.

The Project is located in a well-resourced neighborhood. It would provide affordable dwelling units for households with low, very low, and extremely low incomes and would include studio, one-bedroom, two-bedroom, and three-bedroom dwelling units which would be suitable for households with diverse family structures including families with children.

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 an adverse effect on neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. The existing building at the Project site is occupied by an

establishment specializing in seismic retrofitting. The Project may include ground floor commercial or community space along Divisadero Street.

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 preserve neighborhood character and enhance the economic and cultural diversity of the neighborhood by providing housing affordable to a households who might otherwise be unable to remain in the City.
3. That the City’s supply of affordable housing be preserved and enhanced;
The Project would add to the supply of affordable housing within the City, with affordability restrictions that will be for a minimum of 55 years from the date of certificate of occupancy.
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 in San Francisco.
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 include commercial office development, and would not cause displacement of the industrial or service sectors due to office development.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
The Project would be designed to current building codes which address safety in the event of seismic events.
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.
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.

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