




GENERAL PLAN REFERRAL

August 18, 2023

Case No.: 2023-007243GPR
Block/Lot No.: 5285A/005
Project Sponsor: City and County of San Francisco Department of Homelessness and Supportive Housing
Applicant: Joanne Park
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Recommended By: 
Joshua Switzky, Acting 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 Project is a low-barrier temporary shelter for unhoused people at 2177 Jerrold Avenue. The temporary shelter would include a "cabin village" with prefabricated cabins for unhoused individuals and couples, parking spaces for individuals and couples living in their vehicles, and supporting facilities including a community and dining room, meeting rooms, clinic, storage facilities, guard shacks, restrooms and showers, and case management offices. The Project would include a 10-year lease of the property, demolition of an existing warehouse, tenant improvements to an existing multi-use building, installation of prefabricated structures, and minor paving, grading, and striping.

Section 2A.53 of the San Francisco Administrative Code requires a written report from the Planning Department to the Board of Supervisors on the consistency of the proposed Project with the General Plan.

Environmental Review

On August 9, 2023, the planning department determined that the proposed temporary shelter at 2177 Jerrold Avenue is not subject to the California Environmental Quality Act under the terms of California Government Code Sections 65660 – 65668, also known as AB 101.

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 and Actions are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1.C

ELIMINATE HOMELESSNESS.

Policy 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

Action 3.3.1

Expand the capacity of temporary shelter models that are low barrier and that incorporate housing-focused case management, such as non-congregate shelter options and Navigation Centers. Per HSH's forthcoming strategic plan, aim to increase temporary shelter investments, along with Permanent Supportive Housing and homelessness prevention investments to improve the rate of successful exits from homelessness to stable housing.

Action 3.3.6

Offer safe places to park for unhoused people living in their vehicles and access to financial assistance to help address their barriers to housing.

The Project would provide services for individuals and families experiencing homelessness and would expand the capacity of the City's low-barrier non-congregant temporary shelter model. The Project would provide individual refabricated cabins for unhoused individuals and parking spaces for unhoused people living in their vehicles, and would include facilities for services including meeting rooms, a clinic, restrooms and showers, and case management offices.

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;

2177 Jerrold does not include neighborhood-serving retail uses or spaces. The Project would not impact existing and future 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 Project would not impact existing housing. It would allow unhoused San Francisco residents to continue living in the City, thus preserving the City's cultural and economic diversity.

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

The Project would enhance the City's supply of affordable housing by providing unhoused San Francisco residents with shelter and services.

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

The Project would not increase commuter traffic and would not impede MUNI transit service or overburden City 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 would temporarily change the use of a property zoned for certain industrial and service uses. However, it would not include commercial office development and thus would not result in industrial or service sector uses being displaced due to commercial office development. The property would be available for industrial and service uses as permitted by zoning upon termination of the temporary use proposed by the project, thus preserving future opportunities for resident employment and ownership in these sectors.

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

The Project includes prefabricated cabins and tenant improvements to existing structures, which would follow all applicable codes. It would not have an adverse effect on City's preparedness against injury and

loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would have no impact 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 have no impact on the City's parks and open space and their access to sunlight and vistas.

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