



GENERAL PLAN REFERRAL

March 7, 2024

Case No.: 2024-002004GPR
Block/Lot No.: 3504/029
Project Sponsor: San Francisco Department of Homelessness and Supportive Housing
Applicant: Joanne Park
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Recommended By: 
Joshua Switzky, Deputy 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 33 Gough Cabins project (Project) proposes a temporary, low-barrier homeless shelter located in two vacant parking lots at 33 Gough Street. Shelter will be provided in the form of approximately 70 prefabricated cabins for unhoused individuals. Other improvements include community rooms, meeting rooms, clinic, storage facilities, guard shacks, restrooms and showers, and case management offices. The site will be leased by the City and County of San Francisco for 2 years with an option to extend for an additional year and operated by community-based organization contracted by the Department of Homelessness and Supportive Housing.

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 Project with the General Plan.

Environmental Review

The 33 Gough Cabins project is not subject to the California Environmental Quality Act (CEQA) pursuant to California law set forth in Assembly Bill 101, California Government Code Sections 65660 – 65668 (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.

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.

The Project would temporarily expand the capacity of the City's low-barrier non-congregant temporary shelter model. The Project would construct and operate a temporary cabin village providing shelter and services for unhoused individuals, with cabins and facilities for services including community rooms, meeting rooms, clinic, storage facilities, guard shacks, 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;

The Project site does not include neighborhood-serving retail uses or spaces. The City's operation of a cabin village for temporary emergency housing at the Project site would not constitute a change of use that would impact existing neighborhood-serving retail uses and associated resident employment and ownership 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 would have no effect on existing housing. The City's operation of a cabin village for temporary emergency housing would not constitute a change of use that would impact the cultural and economic

diversity of the surrounding neighborhood.

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

The City's operation of a cabin village for temporary emergency housing at the Project site would have no effect on the City's supply of affordable housing.

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

The City's operation of a cabin village for temporary emergency housing will not increase commuter traffic or demands on neighborhood parking. Program guests and staff will primarily rely on public transportation and bicycles.

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 have no effect on the City's industrial and service sectors.

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

The Project's cabins would meet all applicable building code seismic requirements.

7. That the landmarks and historic buildings be preserved;

The Project would have no 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 have no effect on the City's parks and open space and their access to sunlight and vistas. Cabins would be less than 10 feet in height and would therefore not impact neighboring parks, open space, and access to sunlight and vistas.

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