San Francisco Planning

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March 5, 2024

Omar Masry
Mayor's Office of Housing & Community Development
1 South Van Ness, 5th Floor
San Francisco, CA 94103

Re: 2021-005721GPR
Location: 2550 Irving Street

Dear Mr. Masry:

The Planning Department received your inquiry concerning the proposed affordable housing development at 2550 Irving Street, where the number of units has been adjusted from approximately 98 to approximately 90. The purpose of this letter is to inform you that the General Plan Referral (GPR) issued on June 21, 2021 under Case Number 2021-005721GPR is valid for the project as currently proposed and a new GPR application is not required.

As development projects advance from concept to detailed design, site conditions and other constraints are better understood and it is expected that some aspects of the original concept, including unit count, may evolve based on this better understanding. The 2550 Irving Street affordable housing development as currently proposed with approximately 90 units is within the scope of the project analyzed in 2021-005721GPR, and no further revisions to the GPR are required.

Sincerely,

Amnon Ben-Pazi

Amnon Ben-Pazi, Senior Planner
Citywide Division
San Francisco Planning
Amnon.Ben-Pazi@sfgov.org

cc: Tam Tran, San Francisco Planning

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GENERAL PLAN REFERRAL

June 21, 2021

Case No.:	2021-005721GPR
Address:	2550 Irving Street
Block / Lot:	1274/038
Project Sponsor:	Mayor's Office of Housing and Community Development
Applicant:	Jacob Noonan – (415) 701-5517 Jacob.noonan@sfgov.org 1 South Van Ness Avenue San Francisco, CA 94103
Staff Contact:	Sheila Nickolopoulos – (628) 652-7460 mathew.snyder@sfgov.org

Recommended By: _____
Daniel A. Sider for Rich Hillis, Director of Planning

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

Project Description

The Project is for the City and County of San Francisco to: (1) acquire the site at 2550 Irving Street from Tenderloin Neighborhood Development Corporation in the future when the construction loan closes; (2) fund site acquisition and pre-development activities in advance of the project developer submitting for planning entitlement and construction permits; and (3) possibly funding permanent financing once construction begins.

Actual demolition and new construction will be addressed in separate submissions to the City by the Mayor's Office of Housing and Community Development and or its agents.

This General Plan Referral and associated CEQA review is requested in conjunction with the proposed conveyance/acceptance of City property and funding of said acquisition along with pre-development activity and the possibility of permanent financing in the future; it is not specific to any future projects or developments on the properties.

Environmental Review

The proposed project is a real estate transaction only and not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

General Plan Compliance and Basis for Recommendation

As described below, the proposed exchange in property enabling the eventual merger of contiguous City owned parcels 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.

This GPR is for the proposed exchange in property. That exchange will enable the eventual merger of contiguous City owned parcels and the future construction of affordable housing on the site. That housing development will also align with the following General Plan objectives.

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 1.3
Work proactively to identify and secure opportunity sites for permanently affordable housing.

Policy 1.10
Support new housing project especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposed acquisition, pre-development funding, and possible permanent new funding of the 100% affordable housing project at 2550 Irving Street would enable the creation of approximately 98 new affordable units within an NC district well served by community serving retail, and transit; and will enable the development of affordable housing in a portion of the City that has seen relatively little affordable housing development.

OBJECTIVE 7
SECURE FUNDING AND RESOURCES FOR PERMANTENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL

POLICY 7.1
Expand the financial resources available for permanently affordable housing, especially permanent sources.

Policy 7.3
Recognize the importance of funds for operations, maintenance and services to the success of affordable housing programs.

The funding for acquisition, pre-development and possible permanent financing will enable affordable multi-family housing at a site well suited for affordable housing.

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.

The funding of site acquisition, pre-development activity and possibly permanent project financing would demonstrate the City's role in helping produce and manage permanently affordable housing in the Sunset.

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;

   Currently the site is improved with a surface parking lot and a two-story vacant building previously used as a credit union. While the credit union space will be lost, it does not represent a significant loss of neighborhood-serving retail use, as it is currently vacant. Moreover, the eventual 100% affordable housing project could potentially include neighborhood serving retail or community services on the ground floor.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The site is not currently improved with housing, and no households will be displaced with construction of the project. Once completed, the project will provide 98 new affordable apartments increasing availability of affordable housing in the Sunset.

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

The Project would enable the eventual enhancement of the City's supply of affordable housing.

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

As envisioned, the project will provide much needed housing for lower income families and could include up to 35 parking stalls (approximately 1/3 of apartments in the building). The site is located within 1/2 mile of the N-Judah light rail station at 28th Avenue and Judah Street, and is served by the 29 Sunset, 7 Haight/Noriega, and 28 19th Avenue bus lines.

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 site is a vacant former bank property and no industrial or service sector uses will be displaced. The project will improve access to affordable housing in a District that has seen little housing development and less affordable housing development in the last ten years enhancing workforce employee's abilities to live closer to jobs and improving jobs-housing balance.

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

The project will meet all current seismic and building code requirements.

7. That the landmarks and historic buildings be preserved;

The site is not a landmark or historic building.

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

The site is not located next to a park or open space.

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