San Francisco Planning

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GENERAL PLAN REFERRAL

November 7, 2023

Case No.:	2023-010380GPR
Block/Lot Nos.:	1701/001A, 1701/002, 1701/006
Project Sponsor:	Mayor's Office of Housing and Community Development
Applicant:	Jennifer Collins, Project Manager Mayor's Office of Housing and Community Development jennifer.m.collins@sfgov.org 1 South Van Ness Avenue, 5th Floor San Francisco, CA 94103
Staff Contact:	Amnon Ben-Pazi – 628-652-7428 Amnon.Ben-Pazi@sfgov.org
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 would demolish an existing tourist hotel and construct a new approximately seven-story building containing approximately 216 dwelling units for low-, very low- and extremely low-income senior households. Approximately half of the dwelling units would be for formerly homeless seniors. An adult day health care center would be located on the ground floor.

Environmental Review

The project is considered ministerial and is not subject to CEQA pursuant to California Assembly Bill No. 2162 (AB-2162) and/or Bill No. 1449 (AB-1449).

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 1.C
ELIMINATE HOMELESSNESS.

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 8
Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

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 32
Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

The Project site is in a well-resourced neighborhood. The Project would provide permanently affordable housing and facilitate aging in place for low-income seniors, including formerly homeless households.

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 include a community-serving adult day health care center, would further enhance nearby neighborhood-serving retail establishments by providing housing for potential customers of such establishments.

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 senior 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 enhance the City's supply of affordable housing by adding approximately 216 new units to the City's affordable housing stock.

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. The project would remove the existing hotel use and would include a new community-serving adult day health care center.

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 site is near Golden Gate Park and Ocean Beach. The proposed building would be designed to comply with the City's objective development standards and policies as provided by AB 2162.

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