



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 1, 2017
Case No. Case No. 2017-004234GPR
City Purchase of 772 Pacific Avenue for
Use by the Mayor's Office of Housing and
Community Development

Block/Lot No.: 0161/015
Project Sponsor: John Updike, Director of Real Estate
City and County of San Francisco, Real Estate Division
25 Van Ness Ave. Suite 400
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Jessica Look – (415) 575-6812
jessica.look@sfgov.org

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

Recommended By: 
John Rahaim, Director of Planning

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project is the City's proposed purchase and acquisition of a privately owned real estate parcel located at 772 Pacific Avenue that currently contains an established restaurant on the site for the purpose of developing affordable housing by the Mayor's Office of Housing and Community Development (MOHCD). MOHCD will allow the restaurant to continue operations through the end of their lease which terminates on 12/31/21. During the lease term, MOHCD will be planning the project and the build will commence in early 2022. MOHCD is aware of the presence of an underground fuel storage tank from previous land use, and intends to remove it as part of the anticipated future development of the site.

If the project is approved, MOHCD anticipates that it can develop the site with approximately 60 units of affordable housing. The mission of the Housing Division of the Mayor's Office of Housing and Community Development is to provide financing for the development, rehabilitation and purchase of affordable housing in San Francisco. The site has been offered for purchase by the City, at below fair market value, with the intention that affordable housing may be built on the site at the end of the lease term of the existing commercial occupant. The

submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

On April 10, 2017, the Environmental Planning division of the Department determined that the Project (City acquisition of AB 0161/015) is not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed purchase and acquisition of property containing an existing structure with the intention of developing affordable housing by the Mayor's Office of Housing and Community Development. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.3

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

The proposed acquisition of the site will allow for 60 new affordable housing units.

POLICY 1.10

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

The proposed property is located in a transit-rich and walkable neighborhood.

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 proposed acquisition will allow for the production of a permanently affordable housing project.

CHINATOWN AREA PLAN

Policy 3.2

Increase the supply of housing.

The Project, which includes the acquisition of 772 Pacific Avenue for development of affordable housing, is consistent with this policy.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

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:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

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 have minimal adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The existing restaurant use may be eligible for relocation benefits, and the funding source for said benefits, if applicable, would be rental revenues post-acquisition.

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

The project would have a positive effect on the City's housing and neighborhood character, by adding 60 permanently affordable units of housing.

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

The Project would have a positive 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 project will have no adverse on Muni services as it is centrally located in high service corridors and minimal auto 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 residential employment and ownership in these sectors be enhanced.

The Project would have no adverse effect the existing economic base in this area.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The project will not have an impact on historic resources.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
------------------------	---

Attachments:

Location Map

Low Oblique Aerial Photo

cc: Sandi Levine, Real Estate

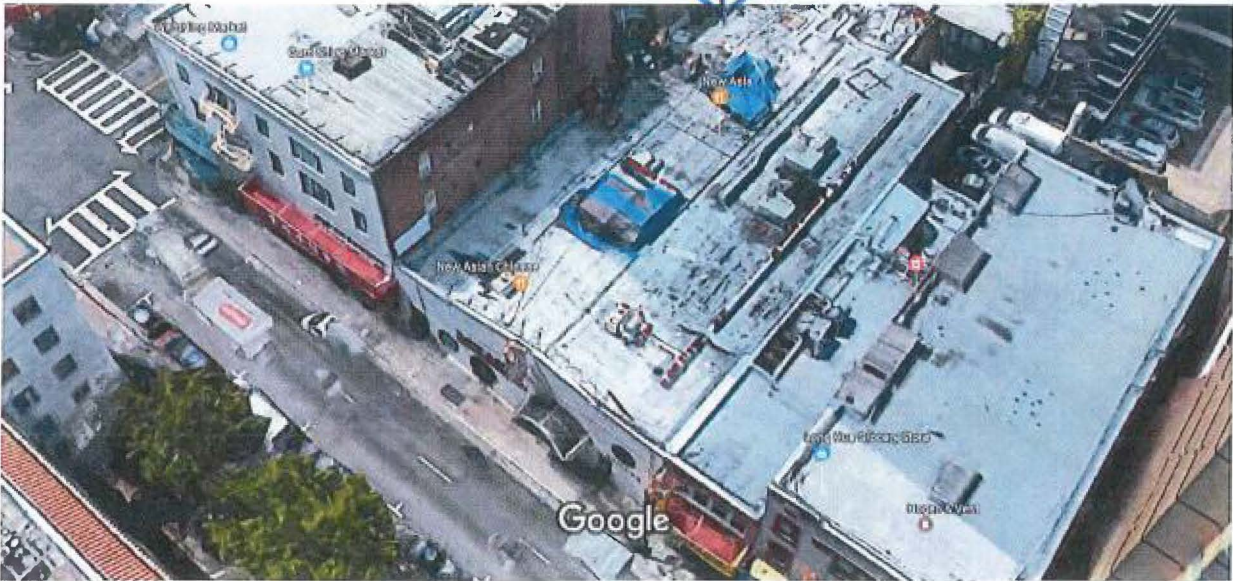
I:\Citywide\General Plan\General Plan Referrals\2017\2017-004234GPR - 772 Pacific Avenue\2017-004234GPR - 772 Pacific Avenue_01jl.docx

REIS



Google Maps

772 Pacific Avenue
SF, CA



Imagery ©2017 Google, Map data ©2017 Google 20 ft