



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

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*Date:* June 1, 2018

*Case No.* Case No. 2018-007901GPR  
Acquisition and Conveyance of 1160 Mission Street Unit 812 to  
the Mayor's Office of Housing and Community Development  
(MOHCD)

*Block/Lot No.:* 3702/112

*Project Sponsor:* Maria Benjamin,  
Director of Homeownership and Below Market Rate Programs  
Mayor's Office of Housing and Community Development  
1 South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103

*Applicant:* Same as Above

*Staff Contact:* Robin Abad – (415) 575-9123  
[Robin.Abad@sfgov.org](mailto:Robin.Abad@sfgov.org)

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

*Recommended*  
*By:*   
John Rahaim, Director of Planning

### PROJECT DESCRIPTION

The project is acquisition (purchase) and conveyance of 1160 Mission Street, Unit 812 to the Mayor's Office of Housing and Community Development from Selene Finance. The property is a Below Market Rate Unit that will be sold to Selene Finance on June 25, 2018 from JPMorgan Chase. JPMorgan Chase held the First Deed of Trust for the property, and foreclosed on the property as the prior owner had defaulted on their mortgage.

### ENVIRONMENTAL REVIEW

Not Defined as a project under CEQA Guidelines Sections 15378 and 1506(c)(2) because it does not result in a physical change in the environment.

**GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

The Project is the proposed acquisition and conveyance of property from Selene Finance to the Mayor's Office of Housing and Community Development (MOHCD). 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 property, 1160 Mission Street Unit 812, was designated as a Below Market Rate unit under the City and County of San Francisco's Inclusionary Affordable Housing Program, and this designation will continue after the transfer of the property to MOHCD.*

**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.**

*Though not a new housing project, the property is located in a transit-rich neighborhood of San Francisco.*

**OBJECTIVE 4**

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

*The Below Market Rate unit is priced at a rate which encourages retention of lower-income residents in San Francisco.*

**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 Below Market Rate unit was created under the Inclusionary Housing Program.*

**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:

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 no adverse effect on existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses. No sites proposed for transfer contain existing 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 neighborhood.

*The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.*

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

*The Project would help secure the supply of affordable housing in the City.*

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's transit service, overburdening the streets or altering current 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 residential employment and ownership in these sectors be enhanced.

*The Project would not affect the existing economic base in this area. No parcels contain existing industrial or service sector uses.*

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 have no effect on landmarks or historic buildings. No parcels proposed for transfer contain historic landmarks or buildings.*

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.*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
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