



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: July 11, 2018
Case No. Case No. 2018-008769GPR
City Lease of 1601 Quesada Ave

Block/Lot No.: 5339/001
Project Sponsor: City and County of San Francisco
Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Applicant: Charlie Dunn
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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 the City's proposed lease of the property located at 1601 Quesada Avenue in the City and County of San Francisco. The City is interested in leasing for ten (10) years with options to extend the term. The property will be leased for use by the San Francisco Department of Homelessness and Supportive Housing or its service provider and is identified as a Shelter Crisis Site in Board of Supervisors Ordinance 29-18 for "temporary housing to 17 women experiencing homelessness, with priority given to pregnant and medically vulnerable women". Ground floor portions will be used to provide supportive services to the residents. The City will be making improvements to correct deferred maintenance issues under a separate application and permit. The submittal is for a General Plan Referral to recommend whether the Project is

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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

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a direct or reasonably foreseeable physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed 10-year lease of property containing an existing two-story plus basement wood frame building of approximately 10,098 gross square feet for use by the Department of Homelessness and Supportive Housing. 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 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The project would allow for the supply of housing consistent with the program set forth by the Department of Homelessness and Supportive housing, thereby satisfying the need for housing support for homeless, at-risk individuals.

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

POLICY 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

The long-term lease will allow the City to invest capital in the property to upgrade and address items of disrepair and maintenance in order to ensure that the structure remains a viable support residence into the future.

OBJECTIVE 4

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

POLICY 4.2

Provide a range of housing options for residents with special needs for housing support and services.

The project seeks to provide supportive housing for homeless, at-risk individuals. The Department of Homelessness and Supportive Housing would be providing support for those who have special housing and service needs.

OBJECTIVE 6

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

POLICY 6.1

Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

The project will provide a service-based housing solution for individuals based in the Bayview. These service-based solutions will potentially contribute to long-term strategies that will reduce the incidence of homelessness and crisis.

POLICY 6.2

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

The site will be identified as a Shelter Crisis Site and will house women, with priority given to women who are pregnant or medically vulnerable.

POLICY 6.3

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

Ground floor portions will be used to provide supportive services to the residents and may contribute to reducing the incidence of homelessness by addressing crisis factors and providing services not otherwise available.

POLICY 6.4

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

The project will provide shelter housing and services for homeless individuals who are at-risk, including women who are pregnant. By providing shelter and improved access to health support services, the project will be increasing coordination among assistance efforts, programs and services.

OBJECTIVE 7

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

POLICY 7.6

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

The project will lease and provide deferred maintenance to the existing structure at 1601 Quesada Avenue. The lease will allow the Department of Homelessness and Supportive Housing to effectively utilize the structure for shelter and support services for homeless, at-risk individuals.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

POLICY 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

As part of the long-term lease and maintenance upgrades, the structure will be upgraded but not changed substantially to alter its appearance. It will respect the neighborhood character and remain integrated into the neighborhood fabric.

POLICY 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The project will provide for residential density above that of surrounding single-family homes but will remain consistent with the past use of the building and will not adversely affect neighborhood character.

URBAN DESIGN ELEMENT

OBJECTIVE 2

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

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

The long-term lease will allow the City to address deferred maintenance concerns, enhancing the integrity of the 1922 building. While no remodeling is proposed, maintenance and upkeep of the building will be performed to ensure that all facilities can adequately serve the occupants of the space.

BAYVIEW HUNTERS POINT AREA PLAN

OBJECTIVE 5

PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS.

POLICY 5.1

Preserve and enhance the existing character of residential neighborhoods.

The project will address deferred maintenance issues for the 1922-built structure at 1601 Quesada Ave without altering its massing or appearance. Addressing maintenance issues will potentially enhance the character of the residential neighborhood in which the structure is sited.

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 no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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 not be negatively affected and may be enhanced by addressing deferred maintenance of the subject property.

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

The Project would have no adverse effect on the City's supply of affordable housing and will increase the amount supportive housing for homeless, at-risk individuals.

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.

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.

This site and building are not landmarks or of historic significance. The structure was constructed in 1922.

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
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