



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

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*Date:* May 4, 2017  
*Case No.* **Case No. 2017-005007GPR**  
**Application to Federal Government for Surplus Land,  
to be used for homeless supportive housing project**

*Block/Lot No.:* Block 3703/Lots 084 and 040  
*Project Sponsor:* John Updike, Director  
San Francisco Real Estate Division  
25 Van Ness Ave. Suite 400  
San Francisco, CA 94102

*Applicant:* Same as Above

*Staff Contact:* Rachael A. Tanner – (415) 575-8730  
*Rachael.Tanner@sfgov.org*

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

*Recommended*  
*By:*  ADAM VARAT for  
John Rahaim, Director of Planning

### PROJECT DESCRIPTION

The Project is the City's proposed purchase and/or lease of two contiguous parcels located at 1064-1068 Mission Street. If the Project is approved, the Mayor's Office of Housing and Community Development (MOHCD) will construct at least 100 units of supportive housing for the homeless on the site. MOHCD has identified capital funds to bring the project to fruition. The property is currently owned by the federal government. 1064 Mission is currently leased to the City of San Francisco and operated as a public parking lot. 1068 contains a vacant 3-story building. The federal government invited local governments to apply for the acquisition of federally owned land that could be used to address homelessness. These parcels are available for less than market value. This Project is a response to this federal program.

The property at 1068 Mission Street is not listed or eligible for listing in the National Historic Register. The Project, however, shares a boundary with the James R. Browning Courthouse, which is designated as a National Historic Landmark. This proposed Project concerns the purchase of the land only. Any subsequent project, including design, will be reviewed separately and any impact on historic resources will be included in that review.

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 25, 2017, the Environmental Planning division of the Department determined that the Project (Block 3703/Lots 084 and 040) 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 acquisition and/or lease of property serving as a parking lot and containing a vacant 3-story building in order to construct permanent, supportive housing for the homeless. 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

### POLICY 1.3

**Work proactively to identify and secure opportunity sites for permanently affordable housing.** The City should aggressively pursue opportunity sites for permanently affordable housing development. Publicly-owned land offers unique opportunity for development of affordable housing.

**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.** Infill housing in transit-rich areas can provide lower income households, affordable unsubsidized housing opportunities. Housing with easy access to transit facilitates the City's efforts to implement the City's Transit First policy. Additionally housing near transit can provide site efficient and cost effective housing.

**POLICY 6.1 Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.** While shelters can provide an alternative to sleeping on the streets, they do little to address the underlying causes. A permanent solution to homelessness requires permanent affordable housing. San Francisco has focused homeless housing efforts on providing very low-income homeless singles and families



a range of supportive options that are intended to stabilize their housing situation for the long term.

**POLICY 7.4 Facilitate affordable housing development through land subsidy programs, such as land trusts and land dedication.** Land costs are a considerable portion of affordable housing development costs. The City shall support and encourage land based subsidies, especially when land is well suited for affordable housing development.

*The proposed Project advances several objectives and policies in the Housing Element of the San Francisco General Plan. The City is working proactively to secure this site for affordable housing. The Project will use public land to construct supportive housing to serve homeless families and individuals. The Project is located in a transit-rich, downtown location in close proximity to rail (Civic Center BART/MUNI station), several bus lines, and bike lanes.*

## **DOWNTOWN PLAN**

### **OBJECTIVE 7 EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.**

**POLICY 7.2 Facilitate conversion of underused industrial and commercial areas to residential use.** Opportunities exist for major new residential development in certain areas close to downtown. New housing can be provided without significant displacement of existing residential units or commercial or industrial activity. Housing can be introduced on vacant or underused sites adjacent to sites that are and will remain in active commercial or industrial use.

*The Project parcels are within the Downtown Area Plan boundaries. The Project would transform an underutilized site into housing, which is an objective identified in the Downtown Plan. The site of the Project is identified as an area to increase housing. By providing 100 units of supportive housing, the Project will advance the goals of the Downtown Plan.*

### **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 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 be not be negatively affected*

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

*The Project would enhance 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 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.*

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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**Attachments:**

Project Information from the GSA, including photographs

cc: Sandi Levine, Real Estate

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GSA Pacific Rim Region  
Office of Real Property Utilization and Disposal

**UNITED STATES GOVERNMENT REAL PROPERTY**

**COMBINED  
NOTICE OF DETERMINATION OF HOMELESS SUITABILITY  
AND  
NOTICE OF SURPLUS DETERMINATION**

**MISSION STREET PARKING  
1064 AND 1068 MISSION STREET, SAN FRANCISCO, CA 94103  
GSA CONTROL NO. 9-G-CA-1704-AB**

**HUD PROPERTY NO. 54201710008**

**JANUARY 27, 2017**

*About the Property*

The property is located at 1064 and 1068 Mission Street, San Francisco, California 94103.

1064 Mission Street contains a 1.1 acre parking lot. It is currently leased to City Park for public parking. Expiration date of the existing lease is September, 2017.

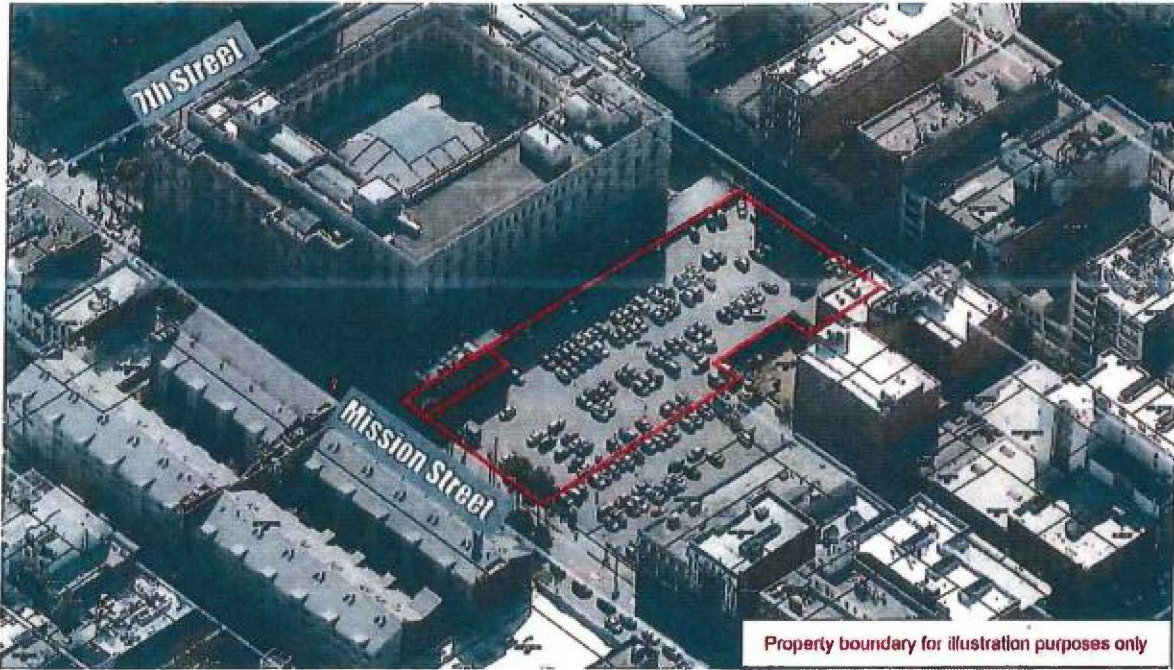
1068 Mission Street contains 0.049 acres of land and a three story building built in 1913 totaling 6,310 gross square feet. The building is currently vacant.

The property is not listed or eligible for listing in the National Historic Register. However, the property shares a boundary with the James R. Browning Courthouse which is designated as a National Historic Landmark and is listed on the National Register of Historic Places. Any future use may be subject to consultation under Section 106 of the National Historic Preservation Act.

Because the property shares a boundary with the James R. Browning Courthouse, security requirements of the courthouse will be considered in the disposal and may impact future use of the property.

Photos and a map are included with these notices.

**Ariel View: 1064 and 1068 Mission Street**

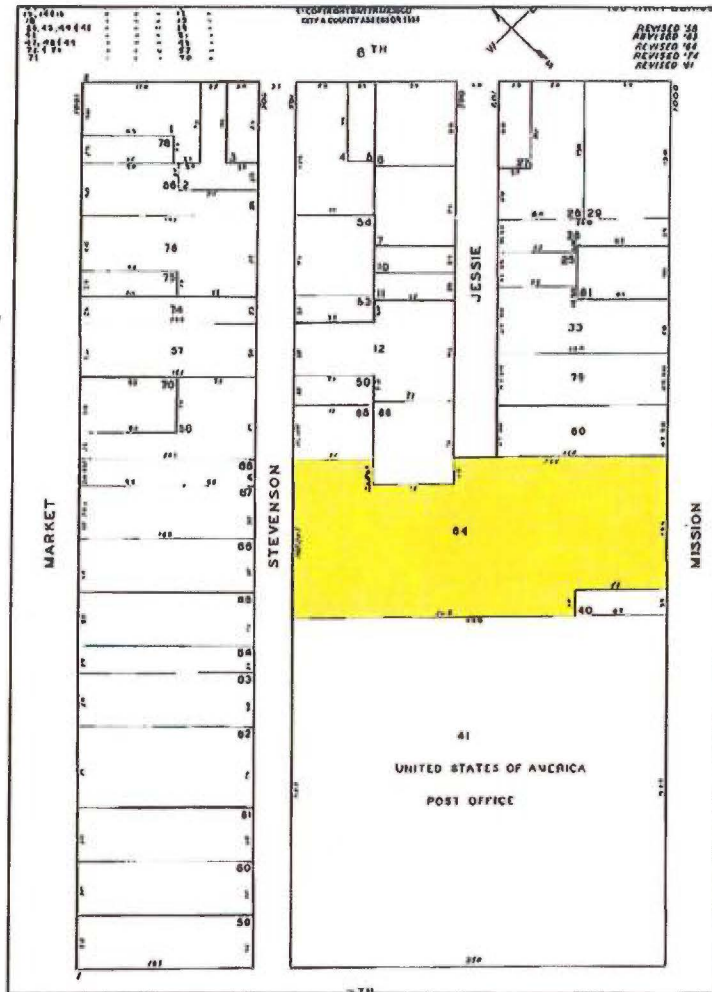


**Street View: 1068 Mission Street**





ASSESSOR'S MAP





ASSESSOR'S MAP

