



PLANNING APPROVAL LETTER

Date: February 28, 2025
Planning Record No. 2024-011036PRJ
Project Address: 1303 LARKIN ST
Zoning: NCD (POLK STREET NEIGHBORHOOD COMMERCIAL) Zoning District
Family and Senior Housing Special Use District
80-A Height and Bulk District
Block/Lot: 0645 / 037
Project Sponsor: Sharon Christen
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Staff Contact: Lauren Bihl
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Project Description

This project proposes to renovate a 100% affordable senior housing facility and add five new units. The project would retain and renovate the existing 63 units with new windows, finishes, and fixtures. A kitchen would be added to 41 existing group housing units resulting in 22 studios and 19 one-bedroom dwelling units. The project would also construct two new group housing units, two new studios, and one new one-bedroom, resulting in a total of 68 supportive senior housing units. The scope of work would include replacing all existing windows, doors, interior finishes, as well as upgrades to the existing third floor outdoor space.

Project Approval

The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. On February 28, 2025, the Project was determined to be exempt from the California Environmental Quality Act, ("CEQA") as a Class 1 under CEQA Guidelines Section 15301 as described in the determination associated with 2024-011036PRJ.

Approval Action for Purposes of CEQA Appeal Timelines: Issuance of this Planning Approval Letter constitutes the approval action and is considered the Entitlement of Use, for the project for purposes of CEQA, pursuant to San Francisco Administrative Code section 31.04 (h).

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

Typically, an appeal must be filed within 30 calendar days of the approval action identified above for purposes of CEQA appeal timelines for a project that has received an exemption (including a general plan evaluation) or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call 415.554.5184. If the Department has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained at <https://sfplanninggis.org/pim> under the project's record number. Under CEQA, only issues that have previously been raised at a project hearing (including an appeal hearing) or in written correspondence to a City board, commission or department may be brought up by a litigant in a later court challenge.

Priority Policies and General Plan Findings

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies and relevant findings within the General Plan.

Expiration

This Planning Approval is valid for three years, the Project Sponsor must submit for a building permit by February 28, 2028.

[Closeout Reminder to Planner: Update Accela tabs, upload all final versions of PAL and materials to m:files as PAL class, copy CPC.Closeout@sfgov.org upon issuing PAL to Project Sponsor(s), Draft/send NSR including stock language for recordation instructions (ask to send recorded NSR to Planner and copy CPC.Closeout@sfgov.org. Closeout PRJ record and associated child records with PAL approval date.] See PAL SOP for more information.

CC:

Larkin Pine Limited Partnership, a California limited partnership, sharon.christen@chinatowncdc.org
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