



# PLANNING Approval LETTER

*Date:* **April 22, 2025**

*Planning Record No.* **2025-002323PRJ**

*Project Address:* **835 Turk Street**

*Zoning:* **NCT-3 -Moderate Scale Neighborhood Commercial Transit  
Priority Equity Geographies Special Use District**

*Block/Lot:* **0761/016A**

*Property Owner:* **Five Keys  
320 13<sup>TH</sup> Street  
Oakland, CA 94612**

*Project Sponsor:* **Emily Van Loon on behalf of Tenderloin Neighborhood Development Corporation  
201 Eddy Street  
San Francisco, CA 94102**

*Staff Contact:* **Sylvia Jimenez  
[Sylvia.Jimenez@sfgov.org](mailto:Sylvia.Jimenez@sfgov.org) | (628) 652-7348**

## Project Description

The project proposes interior renovation and rehabilitation of an existing seven-story over basement, 114-unit residential hotel (the “Property”), and proposes to restrict the existing rooms as permanent supportive housing using funds from (1) Mayor’s Office of Housing and Community Development (“MOHCD”) and (2) the California Department of Housing and Community Development (“HCD”) under the Homekey Plus program. The Property is owned by the City and County of San Francisco under the jurisdiction of the Department of Homelessness and Supportive Housing (“HSH”) and currently restricted as permanent supportive housing under Administrative Code section 10.100-164(b) (Our City, Our Home Fund) and Revenue and Taxation Code section 2810(b)(3)(A)(iii). At the first upper floor, the one-bedroom manager’s unit and the kitchen/dining/lounge area will be converted to become ADA-compliant. At all residential floors, two units at each floor will be combined into one mobility unit and the remaining space will be used to add a trash room with a new chute. The existing building with 114 units, including unit #101 currently used as common space, will be reduced to 108 units to provide required mobility units. Unit #101 will continue to be used as common space. The proposal also includes interior and exterior alterations that do not increase the building envelope, including structural bracing, improvements to exterior stairs along Elm Street, conversion of parking into support spaces for building residents, and various window replacements on the Turk Street façade. Any further interior rehabilitation, construction, or alteration will be coordinated with the Department of Building Inspection.

## Project Approval

The Department has determined that the Property complies with the exemption for “Low Income Housing” under Administrative Code sections 41.4 and 41.7(b). The Property is restricted to households exiting homelessness and have incomes of less than 60% of MOHCD’s published area median income. The elimination of units in the proposal is for the sole purpose of creating mobility units compliant with the Americans with Disability Act and the San Francisco Building Code and to comply with the funding requirements of HCD. If awarded, the Property will be restricted as permanent supportive housing by HCD for no less than 55 years under a recorded restriction pursuant to the California Health & Safety Code. MOHCD will also restrict the Property as permanent supportive housing for life of the project under a recorded restriction. HSH and its operator will comply with relocation requirements under California Government Code Section 7260 *et seq.* Further, the Department has determined that the project complies with the definition of a “Conversion” under Administrative Code section 41.4.

The Department has determined that the project complies with the objective standards of the Planning Code and the requirements of Administrative Code Chapter 41 and may be approved ministerially under CA Health and Safety Code Section 50675.1.5.

The Department therefore approves the project as recorded in Planning Record No. 2025-002323PRJ. The plans for the approved project are attached to this approval.

## Project Timeline

Action	Date
Project Sponsor submitted Development Application	3/20/25
Department staff deemed Application Complete (CAN)	3/26/25
Department staff issued Environmental Site Criteria Memo	3/31/25

## 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 applicant must submit for a building permit by April 18, 2028. Any permit submittals for a housing development project after this Planning Department Approval are considered post-entitlement permits subject to AB1114.

**CC:**

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Holly B. Faust, SF Mayor's Office of Housing and Community Development  
Mara Blitzer, SF Mayor's Office of Housing and Community Development  
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**Attachments:**

Approved Plans dated March 19, 2025