



PLANNING APPROVAL LETTER

Date: **5/15/2025**
Planning Record No. **2025-002383PRJ**
Project Address: **1820 POST ST**
Zoning: **NCT, RM-3 (FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, RESIDENTIAL- MIXED, MEDIUM DENSITY) Zoning District**
Special Use District: **Japantown SUD/ Family and Senior Housing Opportunity SUD/ Within ¼ Mile of an Existing Fringe Financial Service SUD
50-X Height and Bulk District**
Cultural District: **Japantown Cultural District**
Block/Lot: **0684 / 045**
Project Sponsor: **GGA 1820 Post, L.P., a California limited partnership, Phoebe Mayor Das
615 Grant Ave, 3rd Floor
San Francisco, CA 94108
phoebe.mayordas@chinatowncdc.org / 415-984-1450**

Staff Contact: **Elizabeth Gordon Jonckheer
Elizabeth.Gordon-Jonckheer@sfgov.org / 628-652-7365**

Project Description

The project proposes improvements to the existing three buildings that comprise the Golden Gate Apartments. Improvements include new exterior cladding, window replacement, roof replacement, and accessibility improvements. Specifically, exterior work includes but is not limited to:

- Remove (E) Yard Fencing and Provide (N) Yard Fencing
- Remove Concrete And Prep Ground Surface For New Accessible Ramps
- Remove Or Revise Pidgeon Netting At Fire Escape Roof Ladder To Allow For Path Of Egress
- Remove All (E) Fire Escapes
- Restripe Of The Parking Lot, Including Accessible Parking - the number of spaces will not change
- Provide Garbage Disposal Enclosures In Place Of Existing
- Remove All (E) Windows and Provide All (N) Windows And Flashing
- Remove All (E) Exterior Wood Shingle Siding And Plywood Sheathing
- Remove All Roofing And Associated Flashing and Provide Single Ply Roofing And Flashing At All Roofs
- Provide All (N) Hardie Lap Siding And Plywood Sheathing

- Provide (N) Exterior Lighting in Place of (E) Throughout

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 5/15/2025, the Project was determined to be exempt from the California Environmental Quality Act, (“CEQA”) as a Class 1 exemption - Existing Facilities, (CEQA Guidelines section 15301). **Approval Action for Purposes of CEQA Appeal Timelines:** Issuance of this Planning Approval Letter constitutes the approval action for the project for purposes of CEQA, pursuant to San Francisco Administrative Code section 31.04 (h).

The Department therefore approves the project as recorded in Planning Record No.

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(s). 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.

Project Timeline

Action	Date
Project Sponsor submitted Development Application	3/21/2025
Department staff deemed Application Complete (CAN)	4/9/2025
Department staff issued Plan Check Letter (PCL) No. 1	4/25/2025
Project Sponsor responded to PCL No. 1	5/2/2025
Department staff issued CEQA exemption	5/15/2025

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 5/15/2028 - three years from this approval date. 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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Attachments:

Approved Plans