



PLANNING APPROVAL LETTER - REISSUED

Original Approval Date: **April 22, 2025**
Reissued Approval Date: **June 12, 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 13TH 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**
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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

As described below, the Project is consistent with the eight priority policies established by Planning Code Section 101.1(b) and is in conformity with the Objectives and Policies of the General Plan.

On balance, the project complies with the eight priority policies 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 be enhanced.

The project site does not contain any commercial uses. In rehabilitating and altering existing residential rooms on the property, the project will enhance nearby neighborhood-serving retail uses by encouraging new residents, who may patronize, work at, or own such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site contains 114 existing residential hotel rooms. While the project will result in an overall reduction to the number of rooms to 108, it will create six (6) mobility units, better serving the needs of the target population. The project will also restrict the existing rooms as Permanent Supportive Housing, ensuring that the residential hotel continues to provide critically-needed housing for people exiting homelessness and thus conserving the cultural and economic diversity of the neighborhood.

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

While six (6) deed-restricted affordable residential hotel rooms will be eliminated, the addition of mobility units, the rehabilitation and seismic retrofitting of the existing building, and the addition of programming rooms for supportive services at the ground floor constitute significant enhancement to 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 site is served by nearby public transportation options. It is within one-quarter mile of the Muni bus routes 19-Polk, 21-Hayes, 31-Balboa, 38-Geary, 38R-Geary Rapid, 49-Van Ness/Mission, 5-Fulton, 5R-Fulton Rapid, and 90-San Bruno Owl. In addition, it is just over one-half mile to the Civic Center BART station. While it removes a small amount of off-street parking, nearby public garage parking may accommodate this transportation demand.

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 resident employment and ownership in these sectors be enhanced.

The project does not include commercial office development nor eliminate any industrial and service uses.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will add structural bracing to enhance seismic safety per the Building Code. Thus, the project will improve the property's ability to withstand an earthquake.

7. That landmarks and historic buildings be preserved.

While the project site is not a City-designated landmark, the building has been determined to be a historic resource for the purposes of the California Environmental Quality Act (CEQA). (Note: the project is not subject to review for impacts to historic resources pursuant to CEQA.) The project proposes structural braced framing at the interior of the ground and first floors, which will be visible through the front lobby windows. It also proposes to replace existing wood sash double-hung windows with vinyl hung windows on secondary, street-visible facades. The existing exterior facades will be retained and enhanced with waterproofing repair and painting. Lastly, the primary entry door will be replaced with a similar wood entry door, that has been designed as a single, wider door with sidelight in lieu of a symmetrical double door, in order to comply Building Code standards.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project does not propose to increase the height or massing of the structure. Therefore, the nearby Jefferson Square Park, Margaret S. Hayward Playground, and James P. Lang Athletic Fields will not be impacted, or have their access to sunlight and vistas reduced, by the project.

On balance, the project complies with the Objectives and Policies of the General Plan in that:

Note: Objectives are shown in UPPER CASE font; Policies are in regular font; staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1.A

ENSURE HOUSING STABILITY AND HEALTHY HOMES.

Policy 2

Preserve affordability of existing subsidized housing, government-owned or cooperative-owned housing, or SRO hotel rooms where the affordability requirements are at risk or soon to expire.

Policy 3

Acquire and rehabilitate privately-owned housing as permanently affordable to better serve residents and areas vulnerable to displacement with unmet affordable housing needs.

OBJECTIVE 1.C

ELIMINATE HOMELESSNESS.

Policy 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

Policy 15

Expand permanently affordable housing investments in Priority Equity Geographies to better serve American Indian, Black, and other people of color within income ranges underserved, including extremely-, very low-, and moderate-income households.

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS.

Policy 26

Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting state- and local-required timelines, especially for 100% affordable housing and shelter projects.

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

The project will rehabilitate an aging residential hotel building, increasing its seismic safety, adding mobility rooms, and creating ground-floor spaces to host supportive services. It preserves critical affordable housing, and further restricts these rooms to households exiting homelessness that have incomes of less than 60% of MOHCD's published area median income. As exemplified by the Objectives and Policies of the Housing Element listed above, the project is consistent with 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:

Bruce Baumann, bruce@baumannassociates.com

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

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SHEET LIST		
Sheet Number	Sheet Name	SF Planning 3.19.2025

GENERAL		
G000	PROJECT INFORMATION	•
G001	DRAWINGS INDEX	•
G010	AGENCY COMMUNICATION	•
G011	AGENCY COMMUNICATION CONT.	•
G020	GREEN BUILDING CODE	•
G030	GROSS FLOOR AREA DIAGRAMS	•
G030A	EXISTING GROSS FLOOR AREA DIAGRAM	•
G040	EGRESS DIAGRAM	•
G041	EGRESS DIAGRAM	•
G050	CODE SUMMARY	
G060	ACCESSIBILITY - GENERAL REQUIREMENTS	
G061	ACCESSIBILITY - DOORS & WINDOWS	
G062	ACCESSIBILITY - COMMON SPACE & UNIT REQUIREMENTS	
G070	KEYNOTES	
G080	SITE PHOTOS	•
G081	SITE PHOTOS	•

GENERAL: 16

CIVIL - SURVEY		
CS001	SURVEY PAGE 1	•
CS002	SURVEY PAGE 2	•

CIVIL - SURVEY: 2

ARCHITECTURAL		
A100	SITE PLAN	•
A110	BASEMENT & GROUND FLOOR PLANS - PROPOSED & REMOVAL	•
A111	1ST AND 2ND UPPER FLOOR PLANS - PROPOSED & REMOVAL	•
A114	ROOF PLAN - PROPOSED & REMOVAL	•
A170	GROUND & 1ST FLOOR RCPS - PROPOSED & REMOVAL	•
A171	2ND UPPER FLOOR RCPS - PROPOSED & REMOVAL	

