



PLANNING APPROVAL LETTER

Date: June 11, 2025
Planning Record No. 2025-004242PRJ
Project Address: 1035 VAN NESS AVE
Zoning: RC-4 (RESIDENTIAL- COMMERCIAL, HIGH DENSITY) Zoning District
Van Ness Special Use District
130-V Height and Bulk District
Block/Lot: 0714 / 028
Project Sponsor: Mimi Sullivan
77 Van Ness Avenue, Suite 202
San Francisco, CA 94102
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(4157770991)
Staff Contact: Carly Grob
Carly.grob@sfgov.org

Project Description

This project would convert an existing residential care facility (institutional use) into 100% affordable permanent supportive housing rental units. The project will result in 124 dwelling units¹ from the conversion of 106 existing care facility rooms, recreation of 16 care facility rooms that were removed without a permit, and the creation of two (2) new rooms which were previously support spaces. All 124 units will include a bathroom, and will be furnished with refrigerators, stove tops, and sinks. The project will also make minor alterations to the existing amenity spaces on the fifth floor for use as resident services and property management offices, as well as alterations at the ground floor to construct a compliant mail room and to restore the demising wall between building storage and the retail spaces.

Project Approval

This project is approved pursuant to Government Code section 65650, commonly known as AB 2162. AB 2162 requires the ministerial approval of eligible supportive housing projects. For additional details on AB 2162, please see Government Code section 65650 et. seq., or Director's Bulletin 5.

The Department has determined that the project is eligible for AB 2162 and has concluded its design review of the project, including that it complies with the objective standards of the Planning Code. The Department therefore approves the project in accordance with the provisions of Government Code section 65650 et. seq.

¹ Pursuant to an interpretation of Planning Code Section 102, published 3/21, "Permanently Supportive Housing," may be determined to be Dwelling Units even when providing only limited cooking facilities due to the unique nature of such housing.

(AB 2162), as recorded in Planning Record No. 2025-004242PRJ. The project shall comply with the standard conditions of approval for an AB 2162 project, attached. The property owner shall record Notice of Special Restrictions prior to the issuance of a site or building permit for the project. The plans for the approved project are attached to this approval.

The Project Sponsor will record the Notice of Special Restrictions before issuance of the building permit.

Project Timeline

Action	Date
Applicant submitted a Development Application	May 14, 2025
Department staff issued Incomplete Application Notice (IAN)	May 16, 2025
Applicant responded to Incomplete Application Notice (IAN)	May 21, 2025
Department staff deemed Application Complete (CAN)	May 22, 2025
Department staff determined that the proposed project was eligible for AB 2162	May 22, 2025

Compliance with the State Density Bonus Law

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the “State Law”). Under subsection 65915(b)(1)(G) of the State Law, a housing development that provides 100% of the total units for lower income households, except that up to 20% of the total units in the development may be for moderate-income households and exclusive of a manager’s unit(s), is entitled to five concessions and incentives that result in identifiable and actual cost reductions to provide for affordable housing costs. Such project, when located within one-half mile of a major transit stop, shall be relieved of maximum density controls and shall also receive a height increase of up to three additional stories, or 33 feet, and unlimited waivers from development standards that might otherwise preclude the construction of the project are permitted under this subsection of the State Law.

The Project Sponsor is providing 124 units of housing affordable to low- and very low-income households, and the project is located within one-half mile of a major transit stop; therefore, the project is not subject to any maximum control on density, and is entitled to receive up to five concessions/incentives and an additional three stories, or 33 feet of height and unlimited waivers. The project sponsor is requesting a concession/incentive from the development standards for active uses at the street frontage (Planning Code Section 145.1(c)(3), bicycle parking (Planning Code Section 155.1-2), and car share (Planning Code Section 166). The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), and dwelling unit exposure (Planning Code Section 140).

Planning Code Findings

Planning Code Section 206.6

The Department finds that the project is consistent with the findings set forth in 206.6 as further described below.

Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable.

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing 100% of the units, excluding manager's units, as affordable to lower-income households.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The project has requested concessions/incentives from the development standards for active uses at the street frontage (Planning Code Section 145.1(c)(3), bicycle parking (Planning Code Section 155.1-2,) and car share (Planning Code Section 166).

Ground Floor Active Uses. *Planning Code Section 145.1(c)(3) requires active uses for the first 25 feet of building depth on the ground floor. There are two vacant retail spaces at the ground floor of the existing building. The project would restore a demising wall between the retail space and residential building storage. The retail would be less than 25 feet in building depth along the Van Ness frontage, and the residential storage facing Myrtle would not be considered an active use. The requested incentive from the Planning Code requirement to provide active uses at the street frontage would result in actual and identifiable cost reductions. Without the requested incentive, the Project would be required to lease space currently slated for residential use for another non-residential, active use. The loss of units or other residential spaces would impact Project's funding availability and overall operating costs.*

Bicycle Parking. *Planning Code Section 155.2 requires one Class 1 bicycle parking space for every dwelling unit, and for buildings with more than 100 units, one Class 1 space for every four dwelling units over 100. The Planning Code also requires One Class 2 space for every 20 units. The project would require 106 Class 1 spaces and 6 Class 2 spaces. The requested incentive from Class 1 and Class 2 bicycle parking requirements would result in cost reductions to construct bicycle parking, as well as the indirect costs incurred from the loss of other residential or supportive service uses in the building.*

Car Share. *Planning Code Section 166 requires car-share spaces be provided in any building being converted to residential uses with existing off-street parking. Providing a public car share space in the*

secure garage would be a major security risk that could negatively impact the operations of the proposed permanent supportive housing. Providing a higher level of security would be prohibitively expensive, especially for a housing type with strict maintenance and operational demands. The requested incentive from car share allows the Project to avoid the initial expense and maintenance of increased security.

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), and dwelling unit exposure (Planning Code Section 140).

Rear Yard. *The requested waiver from the rear yard requirements of Planning Code Section 134 result in increased residential density. In the RC-4 Zoning District, a 25% rear yard is required at the first floor containing a dwelling unit, and at each subsequent story. Per an interpretation of Planning Code Section 188(a), converting a noncomplying rear yard building to residential use would add a new discrepancy, and would not comply with Section 134. Establishing new residential uses in a building which does not Providing a code-compliant rear yard would substantially decrease the residential density of the project, resulting in the loss of approximately 46 of the 124 proposed units.*

Usable Open Space. *Planning Code Section 135 requires that 48 square feet of common usable open space be provided for each dwelling unit within the RC-4 Zoning District, and that common usable open be 15' in every horizontal dimension with a minimum area of 300 square feet. The project requires 5,952 square feet of common usable open space. While the project provides approximately 1,679 square feet of existing open space within the rear yard, in the light well, and on a deck facing Van Ness, none of these spaces meet the 15'x15' minimum dimension. Furthermore, the rooftop is currently unavailable to be converted into usable open space due to cost and operational constraints. The requested waiver from the rear yard requirements of Planning Code Section 135 result in the residential density permitted under the State Density Bonus Law.*

Dwelling Unit Exposure. *In the RC-4, dwelling units may meet exposure by facing onto code-compliant a rear yard, a 25' x 25' open area, or a public street or alley that is at least 25 feet wide. Providing a code-compliant rear yard would substantially decrease the residential density of the project, resulting in the loss of approximately 51 of the 124 proposed units face onto a rear yard that is not code-compliant or onto a lightwell along the north property line. The requested waiver from the exposure requirements of Planning Code Section 140 result in increased residential density.*

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The requested Density Bonus is not based on donation of land.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus and concessions/incentives are not based on inclusion of a Child Care facility.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested concessions/incentives are for residential use only.

General Plan Compliance

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

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.

Policy 32

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

OBJECTIVE 4.C

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

The project will provide 124 permanent supportive housing (PSH) rental units within an existing building, which expands the City's supply of housing and supportive services for formerly homeless veterans. The units will remain affordable for the life of the project. The subject property is just outside of the Priority Equity Geography SUD across Van Ness Avenue, and will provide access housing and supportive services for formerly homeless veterans from various backgrounds. AB 2162 and the State Density Bonus Law have provided a simplified, streamlined approval path for the project. The project is consistent with the General Plan.

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 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 possess any neighborhood-serving retail uses. The Project provides 124 new supportive housing units, which will enhance the nearby retail uses by providing new residents, who may patron these 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 would not impact the neighborhood character, and would enhance the economic diversity of our neighborhoods. The project would convert an residential care facility, an institutional use, with 124 permanent supportive housing units, thus resulting in an overall increase in the affordable housing stock. The units will be affordable for the life of the project, which ensures that formerly homeless individuals will have access to housing opportunities within the neighborhood in perpetuity. The project scope not include any exterior alterations. For these reasons, the Project would protect and preserve economic diversity of the neighborhood.

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

The Project creates 124 permanent supportive housing units within an existing building, thereby increasing the stock of affordable housing units in the City.

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. The Project is located along Van Ness Avenue, which is a bus rapid transit corridor (BRT) and is the north/south route for the MUNI 49 busline and on the same block as the east/west line for the MUNI 38 and 38 rapid bus lines along Geary Avenue. The project is also within ¼ mile of MUNI lines 2, 19 and 31. Future residents would be afforded proximity to a bus line.

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 and will not displace any industrial uses. The project will replace a residential care facility that is mostly vacant with permanent supportive housing, which is a priority for the City.

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

The Project does not propose any exterior alterations. The proposed interior alterations will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will not impact the property's ability to withstand an earthquake.

7. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not propose any exterior alterations, and would therefore not have any impact to access to sunlight or vistas.

Attachments:

Conditions of Approval for 100% Affordable AB 2162 Projects
Approved Plans

CONDITIONS OF APPROVAL FOR A 100% AFFORDABLE AB 2162 PROJECTS

Authorization

This authorization to allow the conversion of an existing residential care facility into 124 permanent supportive housing units and supportive services, located at 1035 Van Ness Avenue, 0714/028 within the RC-4 (Residential-Commercial, High Density) Zoning District, a 130-V Height and Bulk District, and the Van Ness Special Use District; in general conformance with plans, dated May 12, 2025, included in the case file for Planning Record No. 2025-004242PRJ. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Department on June 11, 2025 under Planning Record No. 2025-004242PRJ

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by Planning Staff if the modifications to the Project are compliant with the objective provisions of the Planning Code in effect at the time of the original Planning approval.

State Law Provisions

1. **Expiration.** The authorization and right vested by virtue of this action does not expire.
2. **Affordable Housing.** 100% of the units, excluding managers' units, within the development are restricted to lower income households, as defined in CA Health and Safety Code Section 50079.5, and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. The rents in the development shall be set at an amount consistent with the rent limits

stipulated by the public program providing financing for the development. All units within the development are subject to a recorded affordability restriction for 55 years.

3. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65650, since 100% of the units, excluding managers' units, within the project are restricted to lower income households for a period of at least fifty-five years, are or will be receiving public funding to ensure affordability of the housing to lower income Californians, and provides a minimum number of Supportive Housing units. In addition, the Project was approved in accordance with the provisions of California Government Code Section 65915 ("State Density Bonus Law"). The Project is eligible for decontrolled density, three stories above the zoned height limit, up to four incentives and concessions, and unlimited waivers from development standards. The Department has granted incentives/concessions from the development standards for active uses at the street frontage (Planning Code Section 145.1(c)(3) and car share (Planning Code Section 166, and waivers for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and bicycle parking (Planning Code Section 155). Prior to the issuance of the first construction document for the Project, the property owner must enter into a regulatory agreement with the City pursuant to the provisions of Planning Code Section 206.6(f).

State Law Design Requirements

4. **Amenities.** Pursuant to California Government Code Section 65651(a)(7), units within the development, excluding managers' units, shall include at least at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
5. **Supportive Services.** Pursuant to California Government Code Section 65651(a)(5), at least 3% of the total nonresidential floor area shall be provided for on-site supportive services as defined in California Government Code Section 65582, that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

State Law Operational Requirements

6. **Supportive Housing.** Pursuant to California Government Code Section 65651(a)(3), at least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

Pursuant to California Government Code Section 65651(c), the local government shall, at the request of the project owner, may reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

- (1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.
- (2) Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the project's financial feasibility.
- (3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

City Provisions

7. **Inclusionary Affordable Housing Program.** As currently proposed in the Project Sponsor's application and affidavit, the Project is intended to be a 100% affordable housing project with rents that will be regulated by a government unit, agency, or authority, except those unsubsidized or unassisted units insured by the US Department of Housing and Urban Development pursuant to Section 415.3(f)(4). As of the date of this approval, the Project does not satisfy the requirements under Section 415.3(f)(4) and is not exempt from the Inclusionary Affordable Housing Program. To comply with Section 415.3(f)(4), the Project Sponsor shall (i) execute an affordable housing regulatory agreement with the City or other government agency in form and substance acceptable to the Planning Department, MOHCD, and the City Attorney's Office, and (ii) record such regulatory agreement on title to the real property of the Project in the official records of the City and County of San Francisco. Project Sponsor shall deliver a copy of such recorded regulatory agreement to the Planning Department prior to issuance of the Site Permit or Building Permit for the Project.

If the Project Sponsor no longer intends to develop a 100% affordable housing project, or does not execute and record an affordable housing regulatory agreement as described above, the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 *et seq*, the Project Sponsor shall: (i) obtain from the Planning Department a supplemental letter setting forth the applicable inclusionary housing requirements for the Project, and (ii) execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD prior to issuance of the Site Permit or Building Permit for the Project.

If, at any point during the life of the Project, the Project no longer qualifies as a 100% affordable housing project under Section 415.3(f)(4), the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 *et seq*, the Project Sponsor shall execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD.

8. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
9. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

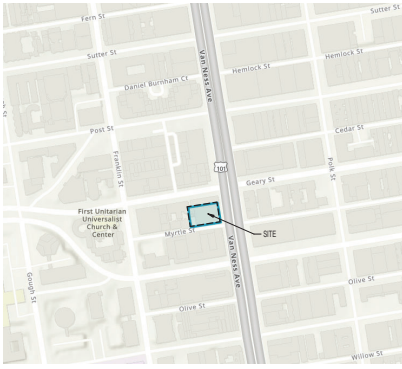
For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org.

1035 VAN NESS HOUSING
SF PLANNING APPLICATION
05.12.2025

BLOCK / LOT: 0714 / 028
1035 VAN NESS AVE
SAN FRANCISCO, CA 94109

PROJECT LOCATION

Project Name: 1035 VAN NESS HOUSING
Address: 1035 Van Ness Ave, San Francisco, 94103
Block / Lot: 0714 / 028



PROJECT TEAM

OWNER
Serrano and Plovers
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Email: steven.cuddeback@spg.org

ARCHITECT
Saids + Sullivan Design Partners
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San Francisco, CA 94103
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Tel: (415) 777-0991
Email: mimi@saidssullivan.com

CODE & ACCESSIBILITY INFORMATION

APPLICABLE CODES	ABBREVIATIONS	SF AMENDED
2022 California Building Code	CBC	Amended
2022 California Existing Building Code	CESBC	Amended
2022 California Historical Building Code	CSC	
2022 California Electrical Code	CNEC	Amended
2022 California Mechanical Code	CPC	Amended
2022 California Plumbing Code	CGPC	Amended
2022 California Green Building Code	CNBC	Amended
2022 California Energy Code	CNEC	Amended

APPLICABLE ACCESSIBILITY REGULATIONS

MCO will review the project for compliance to San Francisco Building Code Chapters 11A and 11B, UFAS 1998 Fair Housing Act and 2010 ADAAG. The mobility, visual and hearing featured units will need to comply with the 2010 ADA Standards blended with UFAS and Chapter 11B. The remaining units will need to comply with Chapter 11A to the extent feasible. Where conflicts occur between UFAS and 2010 ADAAG, refer to MCO's memo dated August 20, 2014 for clarification.

Applicable Accessibility Codes - new construction or alterations:
2010 ADA Standards for Accessible Design includes Title II 3.02 CFR part 35.151 and 2004 ADAAG 36 CFR part 1191, Appendices B and D published by DOJ
Fair Housing Accessibility Guidelines 1991 published by HUD
CGR Title 24 1994 CBC Chapters 11a and 11b

Applicable Accessibility Codes - existing conditions:
1991 ADA Standards for Accessible Design (includes elevator exemptions Section 4.1.3(b) and Section 4.1.6(1)(k) published by DOJ
Fair Housing Accessibility Guidelines 1991 published by HUD
Uniform Federal Accessibility Standards (UFAS) 1998 Edition
CGR Title 24 1994 CBC Chapters 11a and 11b

Applicable Accessibility Codes - non-compliant existing conditions:
2010 ADA Standards for Accessible Design includes Title II 3.02 CFR part 35.151 and 2004 ADAAG 36 CFR part 1191, Appendices B and D published by DOJ
Fair Housing Accessibility Guidelines 1991 published by HUD
Uniform Federal Accessibility Standards (UFAS) 1998 Edition
CGR Title 24 1994 CBC Chapters 11a and 11b

2010 ADA Standards for Accessible Design 35.151(c)
Newly constructed or altered facilities or elements covered by §§ 35.151(a) or (b) that were constructed or altered before March 15, 2012 and that do not comply with the 1991 Standards or with UFAS shall, on or after March 15, 2012, be made accessible in accordance with the 2010 Standards.

PROJECT DESCRIPTION

Project Name: 1035 VAN NESS AVE HOUSING
Project Description: The 1035 Van Ness Housing Project is the proposed conversion of an existing residential building to 100% Affordable Permanent Supportive Housing (PSH) rental apartments. The proposed project will result in 124 residential units from the conversion of 106 existing units receiving targeted alterations. The conversion of 18 residential units that were removed without permit by the building's previous owner and the subject of SF DSH Notice of Violations and the additional creation of 2 new residential units which were previously non-residential use spaces with residential furnishings. All 124 units will be furnished with bathrooms, refrigerator stoves and sink. 84 of these units will become studio-dwelling units with the addition of ducted hoods and built-in 2 burner stove tops while the remaining 38 units are planned to be SRO units furnished with play-in-place burner cooking appliances and recirculating hoods. In addition to the residential units, the existing buildings amenity spaces will receive limited alterations to provide a code compliant mail room and alterations to some existing rooms to be used as resident services and property management offices.
1035 Van Ness Ave, San Francisco, CA 94109

Address: 1035 Van Ness Ave, San Francisco, CA 94109
Block Number: 0714
Lot Number: 028
Zoning District: RS-A Residential-Commercial, High Density
Height & Bulk District: 130-V
Special Use District: Van Ness, Van Ness Automotive, Within 1/4 Mile of the Fringe Financial Services RUD, Within 1/4 Mile of an Existing Fringe Financial Service
SFPD Historic Resource: Category C - No Historic Resource Present
Marker Coordinates: Not Applicable
Better Route Ordinance: Not Applicable, the building is not new construction
Air Pollutant Exposure Zone: Yes
Year Built: 2004 (completed)
Construction Type: IB
Number Of Stories: 9 Stories over 1 basement level
Elevator: Yes, 2 existing to remain elevators
Covered Units: None
Plant Area: 12,363.3 SF
Setbacks: Existing alterations not being proposed, current code requirements and existing massing setbacks noted below
Front and Side Yard Setback Current Code Requirement: Not required
Front and Side Yard Existing Setbacks: 10' 0" Existing front setback 1st building
Rear Yard Current Requirement: Required at first residential level and above, 25% of the lot depth, but in no case less than 15'
Rear Yard Existing Setback: 25' 0" Existing rear setback above Level 02

Existing Building
Use: R2, 1, Retail
Occupancy:
Basement: S2 (Storage)
Level 01: B (Offices), M (Mercantile/Retail), R2 (Incidental and Accessory)
Levels 02-04: R2 (SROs)
Level 05: B (Offices), A (Assembly), R2 (Incidental and Accessory)
Levels 06-09: R2 (SROs)
Residential Unit Count/Mix: 106 Total - All SRO Units (Each has bathroom facilities with sink and toilet, 94 units have showers)
Affordable Res Unit Count: 0 Total on-site, 0% of all residential units on-site
Mercantile/Retail Unit Count: 2 Total
Building Height: 85' 4" - SF Planning Definition for Building Height (no change from existing building height is proposed as part of this project)

Bike Parking Spaces: 0
Vehicle Parking Spaces: 34 (1 Accessible Van Space, All Existing, None Required)
Car Share Spaces: 0 (None Required)
Usable Open Space: 1,671 SF
Proposed Building
Use: R2, Retail
Occupancy:
Basement: S2 (Storage)
Level 01: B (Offices), M (Mercantile/Retail), R2 (Incidental and Accessory)
Levels 02-04: R2 (SROs)
Level 05: B (Offices), A (Assembly), R2 (Incidental and Accessory)
Levels 06: R2 (SROs and Studios)
Levels 07-09: R2 (SROs)
Residential Unit Count/Mix: 124 Total - 58 SROs, 66 Studios (all units have bathrooms, sinks, refrigerators and cooking appliances)
Affordable Res Unit Count: 124 Total on-site, 100% of all residential units on-site
Mercantile/Retail Unit Count: 2 Total
Building Height: 85' 4" - SF Planning Definition for Building Height (no change from existing building height is proposed as part of this project)

Bike Parking Spaces: 0
Vehicle Parking Spaces: 34 (1 Accessible Van Space, All Existing, None Required)
Car Share Spaces: 0 (None Required)
Usable Open Space: 1,671 SF

SF SUMMARY BY GENERAL LAND USE
NO CHANGE BETWEEN EXISTING AND PROPOSED PLANS

	PARKING (S.F.)	RESIDENTIAL (S.F.)	RETAIL (S.F.)	FLOOR TOTAL
BASEMENT	10,481	1,777		12,258
1ST FLOOR		4,094	1,395	5,489
2ND FLOOR	1,640	9,765		11,405
3RD FLOOR		9,822		9,822
4TH FLOOR		9,873		9,873
5TH FLOOR		9,766		9,766
6TH FLOOR		9,789		9,789
7TH FLOOR		9,789		9,789
8TH FLOOR		9,789		9,789
9TH FLOOR		9,028		9,028
TOTAL	12,126	70,698	1,395	91,623

DEVOTED SERVICE SPACE AREA SUMMARY

BUILDING TOTAL GSF: 78,098 S.F.
3% OF TOTAL GSF: 2,343 S.F.
PROVIDED SERVICE SPACE: 1,788 S.F. (p. 2.343 S.F. 3% OF TOTAL GSF)

NOTE:
Entire 5th floor is dedicated to service spaces, such as, Case Management, Veterans Services, Food Services, etc.

AB2162 APPLICATION - ESTIMATED WAIVERS AND/OR INCENTIVES

Bike Parking - Class I Bike Parking Spaces: None Existing and None Provided; Class II Bike Parking Spaces: None Existing and None Provided
Open Space - 1,682 SF Provided
Dwelling Unit Exposure - Units 430, 431, 424, 425

DRAWING INDEX

- GENERAL**
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PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: 1/2" = 1'-0"

Project
INFORMATION

Sheet No.:
G001

As Prepared: Date: / / Scale: Date: / /

TOTAL UNITS	122	(TOTAL EXCLUDES QUIET ROOM #309 AND OFFICE UNIT #907 FROM ORIGINAL PERMIT UNIT COUNT, THESE UNITS WERE NOT PERMITTED AS RESIDENTIAL UNITS AT THAT TIME)
SRO UNITS	122	

TOTAL UNITS	106	(TOTAL EXCLUDES QUIET ROOM #309 AND OFFICE UNIT #907 FROM ORIGINAL PERMIT UNIT COUNT, THESE UNITS WERE NOT PERMITTED AS RESIDENTIAL UNITS AT THAT TIME)
SRO UNITS	106	
STUDIO UNITS	0	

TOTAL UNITS	124
SRO UNITS	58
GRSRO UNITS	

TOTAL UNITS	124
SRO UNITS	58
GRSRO UNITS	



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SYMBOLS &
ABBREVIATIONS

Sheet No.:

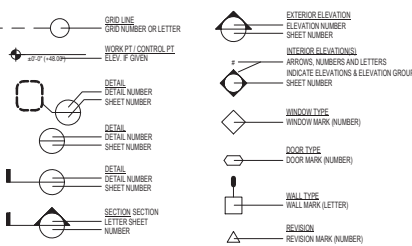
G003

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ABBREVIATIONS

&	AND	KIT.	KITCHEN
@	ANGLE	LAU.	LAUNDRY
A.B.	AT	LAND'D	LANDING
A.C.	ANCHOR BOLT	LAV.	LAVATORY
ABV	ABOVE	L.T.	LIGHT
A.C.	ASPHALTIC CONC	MAX.	MAXIMUM
ACC	ACCESSIBLE	M.C.	MEDICINE CABINET
ACOUS.	ACOUSTICAL	MECH.	MECHANICAL
A.D.	AREA DRAIN	MTL.	METAL
ADJ.	ADJACENT	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MIN.	MINIMUM
AFL.	ASSUMED PROPERTY LINE	MTD.	MOUNTED
AUTO.	AUTOMATIC	MULL.	MULLION
BAL.C.	BALCONY	N/A	NOT APPLICABLE
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O/	OVER
BM.	BEAM	O.C.	ON CENTER
B.O.C.	BOTTOM OF CURB	OFF.	OFFICE
BTM.	BOTTOM	O.H.	OVERHANG
B.S.W.	BACK OF SIDEWALK	OPNG.	OPENING
BTWN.	BETWEEN	OPP.	OPPOSITE
CABT.	CABINET	PERF.	PERFORATED
CEM.PLAS.	CEMENT PLASTER	PL.	PLATE
C.J.	CONTROL JOINT	PLAS. LAM.	PROPERTY LINE
C.L.	CENTERLINE	P.O.	PARTIALLY OPERABLE
CLG.	CEILING	P.T.	PRESSURE TREATED
CLKG.	CAULKING	PTD.	PAINTED
CL.	CLOSET	PLYWD.	PLYWOOD
CLR.	CLEAR	R	RISER
C.M.U.	CONCRETE MASONRY UNIT	REC.	RECESSED
COL.	COLUMN	REF.	REFRIGERATOR
CONC.	CONCRETE	REINF.	REINFORCED
CONN.	CONNECTION	RECD	REQUIRED
CONT.	CONTINUOUS	RM	ROOM
CONST.	CONSTRUCTION	R.O.	ROUGH OPENING
CNTR.	COUNTER	R.W.L.	RAINWATER LEADER
CSMT.	CASEMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
D	DOUBLE	S.C.D.	SOLID CORE
DBL.	DETAIL	S.C.D.	SEE CIVIL DRAWINGS
DA.	DIAMETER	S.S.D.	SEE STRUCTURAL DRAWINGS
DM.	DIMENSION	SCH.	SCHEDULE
DR.	DOOR	SEC.	SECTION
D.S.	DOWNSPOUT	S.E.D.	SEE ELECTRICAL DRAWINGS
DWG.	DRAWING	S.F.	SUBFLOOR
EA.	EACH	S.G.	SAFETY GLAZING
E.J.	EXPANSION JOINT	SH.	SHELF
ELEV.	ELEVATION	SH.SVS.	SHELVES
ELEC.	ELECTRIC	SHT.	SHEET
ENCL.	ENCLOSURE	SIM.	SIMILAR
E.P.	ELECTRIC PANEL	S.L.D.	SEE LANDSCAPE DRAWINGS
EQ.	EQUAL	S.M.	SHEET METAL
EQPT.	EQUIPMENT	S.M.D.	SEE MECHANICAL DRAWINGS
EXT.	EXTERIOR	S.P.	STANDPIPE
F.A.I.	FRESH AIR INTAKE	S.P.D.	SEE PLUMBING DRAWINGS
F.D.	FLOOR DRAIN	SPECS.	SPECIFICATIONS
FDN.	FOUNDATION	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
F.C.	FIRE EXTINGUISHER CABINETS	STD.	STANDARD
F.F.	FINISHED FLOOR	STL.	STEEL
FIN.	FINISH OR FINISHED	STOR.	STORAGE
FLASHG	FLASHING	STRUC.	STRUCTURAL
FLEX.	FLEXIBLE	SV	SHEET VINYL
FLR.	FLOOR	T.B.	TOWEL BAR
F.O.B.	FACE OF BEAM	T&G	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	TEL	TELEPHONE
F.O.F.	FACE OF FINISH	TEMP.GL.	TEMPERED GLASS
F.O.S.	FACE OF STUD	THRESH.	THRESHOLD
F.O.W.	FACE OF WALL	T.O.	TOP OF CURB
FT.	FOOT	T.O.C.	TOP OF PLATE
FTG.	FOOTING	T.O.S.	TOP OF SLAB
GA.	GAUGE	T.O.W.	TOP OF WALL
GAR.	GARAGE	TPH	TOILET PAPER HOLDER
G.B.	GRAB BAR	T	TREAD (OR TEMPERED)
GL.	GLASS	T.S.	TUBE STEEL
GLAZ.	GLAZING	TYP.	TYPICAL
G.S.M.	GALVANIZED SHEET METAL	U.O.N.	UNLESS OTHERWISE NOTED
G.W.B.	GYPSUM WALL BOARD	VCT.	VINYL COMPOSITION TILE
GYP.	GYPSUM	VERT.	VERTICAL
H.B.	HOLE BUB	VEST.	VESTIBULE
HDWR.	HARDWARE	V.G.D.F.	VERTICAL GRAIN DOUG. FIR
H.M.	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HORIZ.	HORIZONTAL	W	WASHER
HPR.	HOPPER	W/	WITH
HR.	HOUR	W.C.	WATER CLOSET
HT.	HANDRAIL	WD.	WOOD
IN.	HEIGHT	WDW.	WINDOW
INCH.	INCHES	W.H.	WATER HEATER
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	W.O.	WHERE OCCURS
INTERM.	INTERMEDIATE	W.P.	WATERPROOF
JT.	JOINT	W.S.	WHEELSTOP

SYMBOLS



PLOT DATE: 05/12/25
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SYMBOLS &
ABBREVIATIONS

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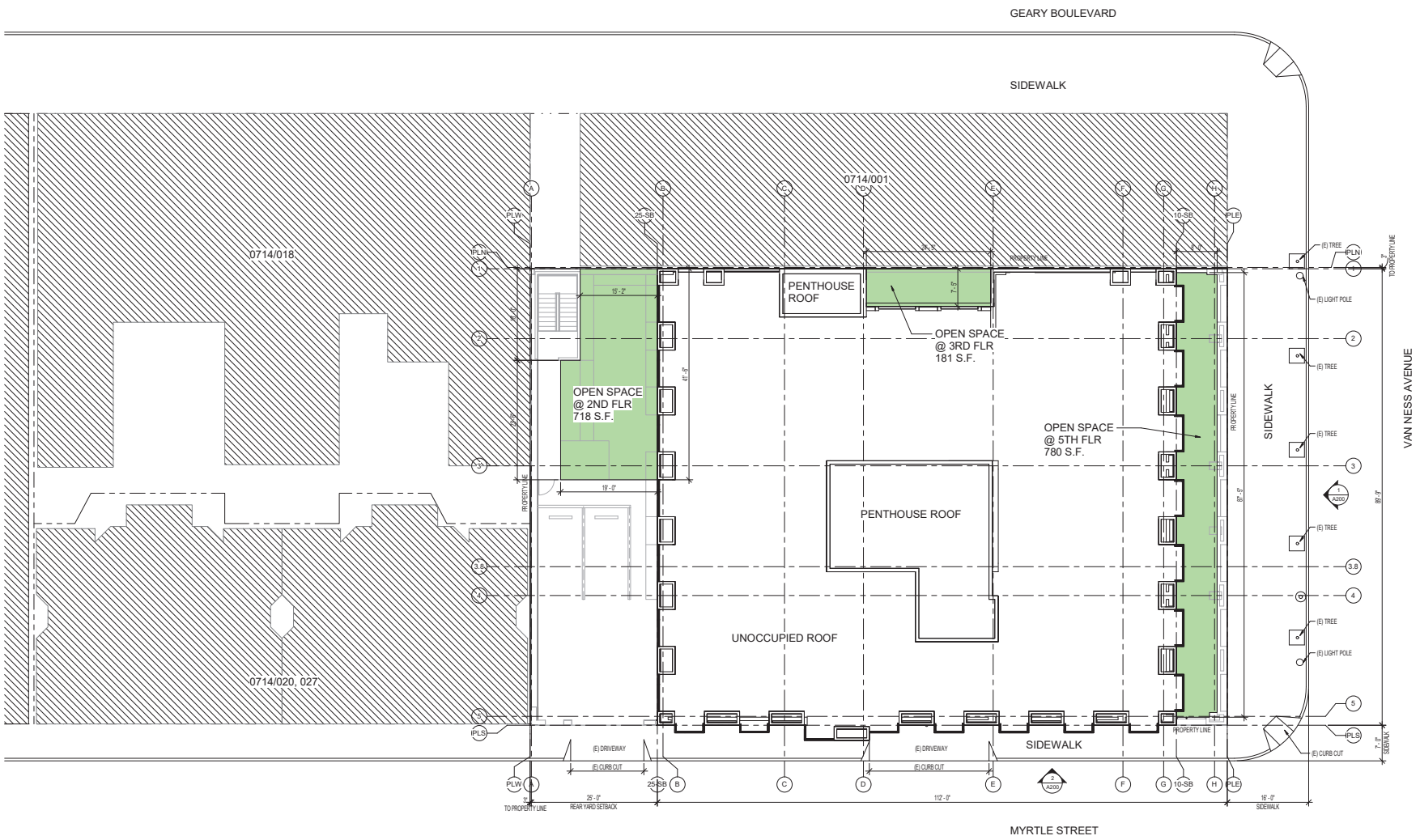
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Project No. AB 2162 APPLICATION
 05.12.2025

PLOT DATE: 05/12/25
 PROJECT NO: 2506
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SITE PLAN - EXISTING

Sheet No. **A100A**





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Issued For:
 AB 2162 APPLICATION
 05.12.2023

No. Description Date:

PLOT DATE: 05/12/23
 PROJECT NO: 2506
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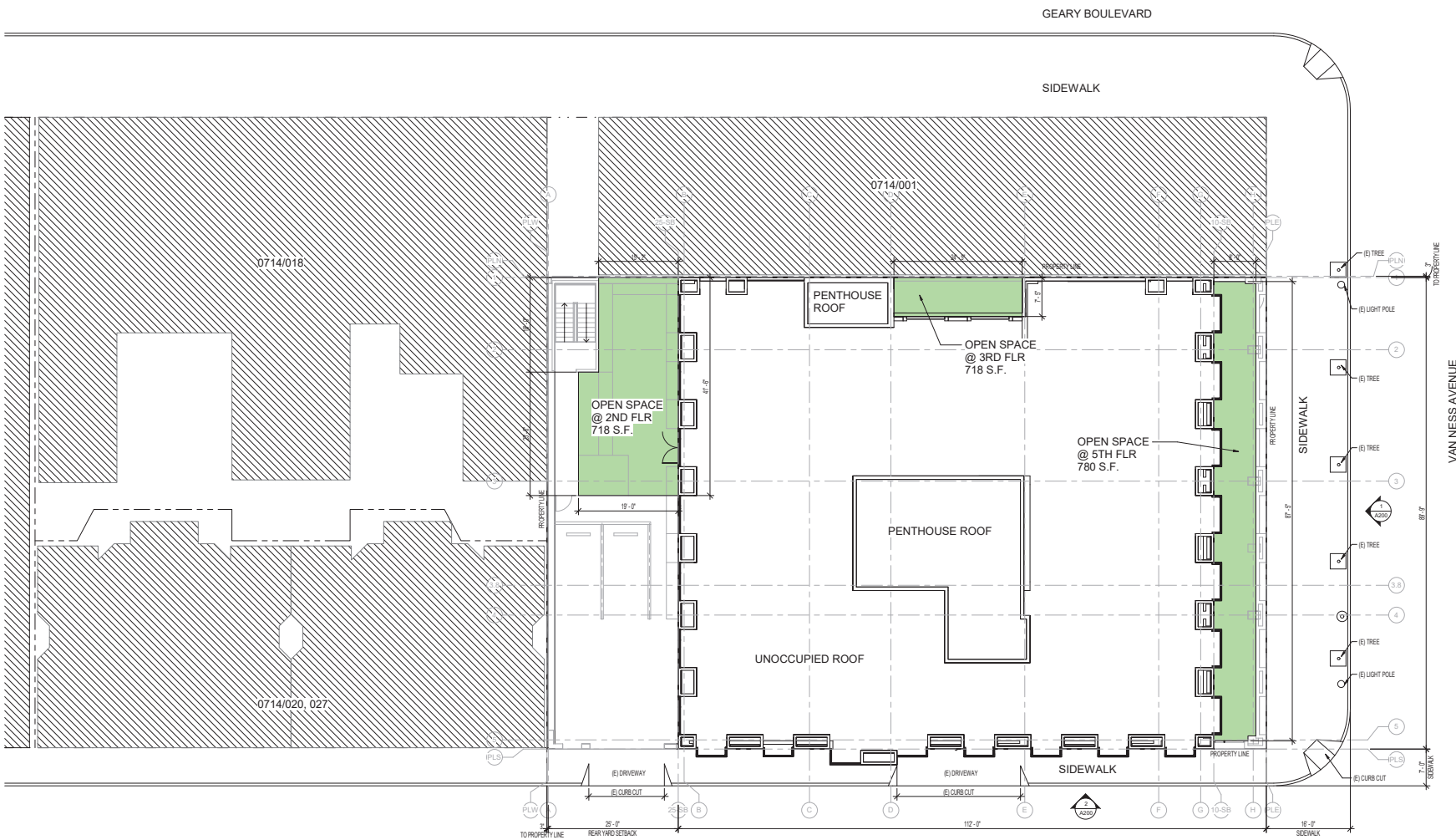
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SITE PLAN - PROPOSED

Sheet No.:

A100B

As Prepared Under License No. 2008



NOTE:
 NO MODIFICATION IS PROPOSED ON EXTERIOR OF BUILDING



FLOOR PLAN LEGEND:

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- (E) PARTITION TO REMAIN
- (N) PARTITION

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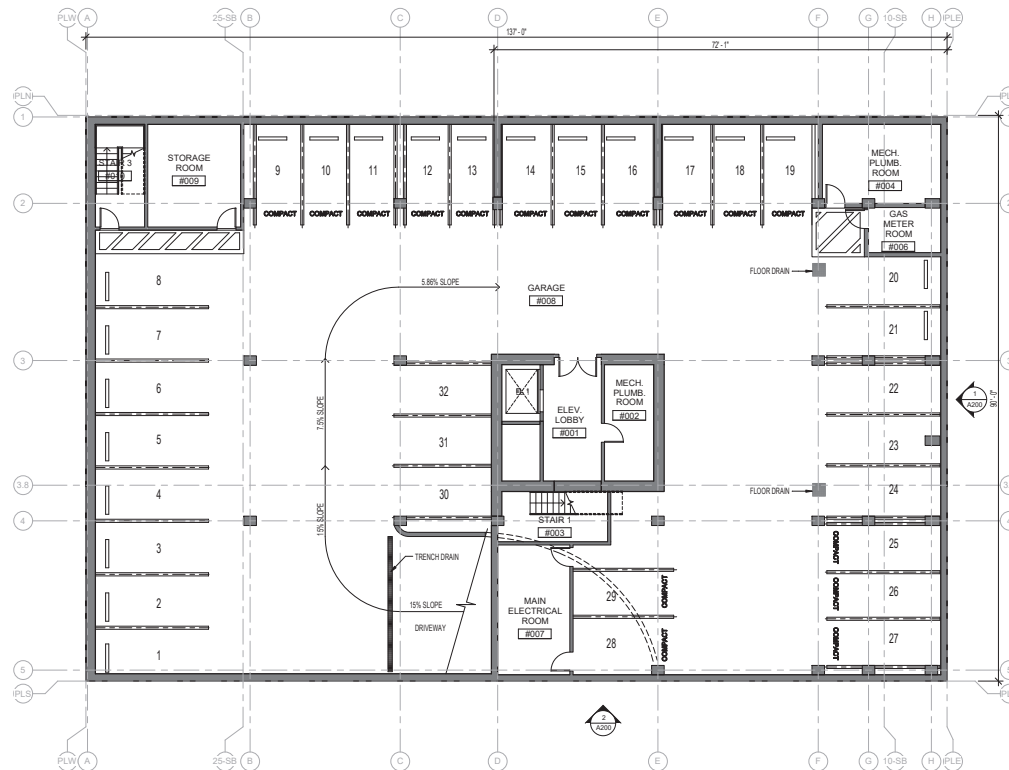
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BASEMENT FLOOR
PLAN - EXISTING

Sheet No.:

A110A

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BASEMENT - EXISTING
SCALE: 1/8" = 1'-0"



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Michelle Anne Sullivan
 C-25893
 ARCHITECT

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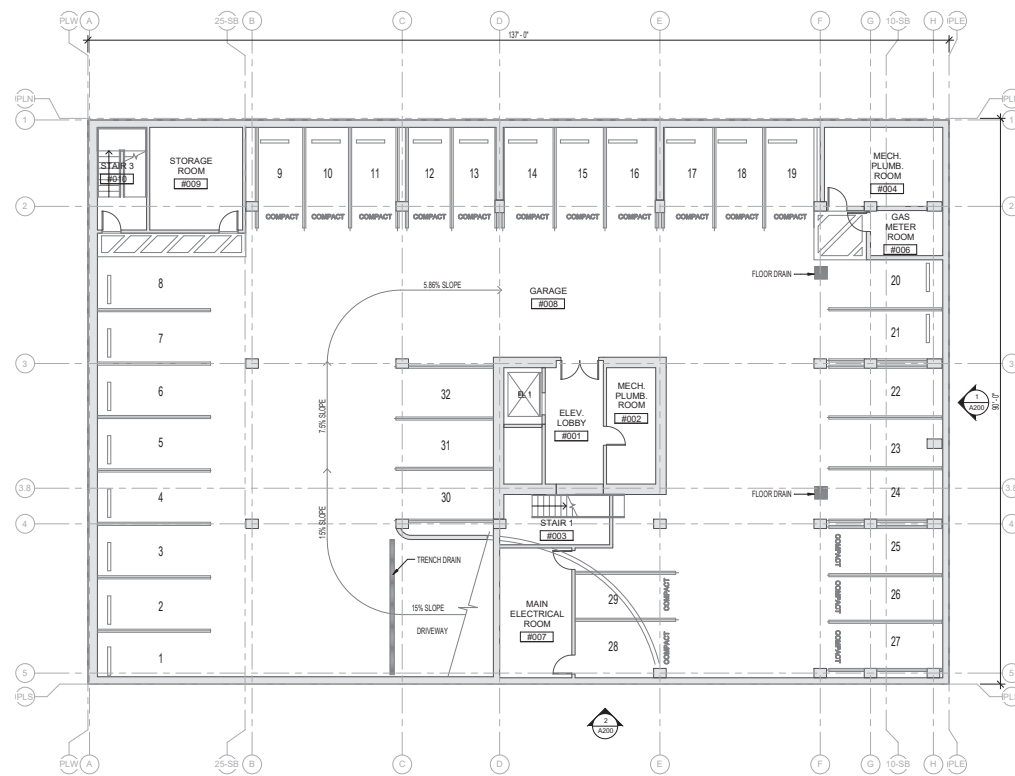
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Project No. AB 2182 APPLICATION
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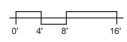
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 PROJECT NO. 2506
 PHASE: SD
 SCALE: As indicated

BASEMENT FLOOR
 PLAN - PROPOSED

A110B



BASEMENT - PROPOSED
 SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

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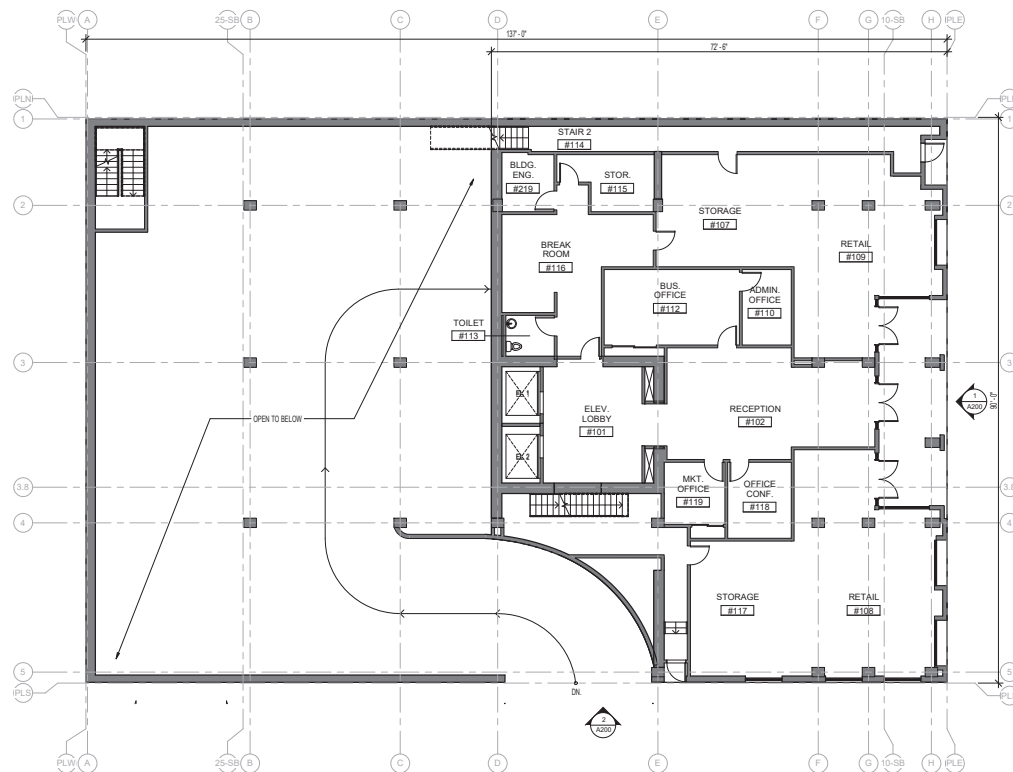
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LEVEL 01 FLOOR PLAN
- EXISTING

Sheet No.:

A111A

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1
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LEVEL 01 - EXISTING
SCALE: 1/8" = 1'-0"



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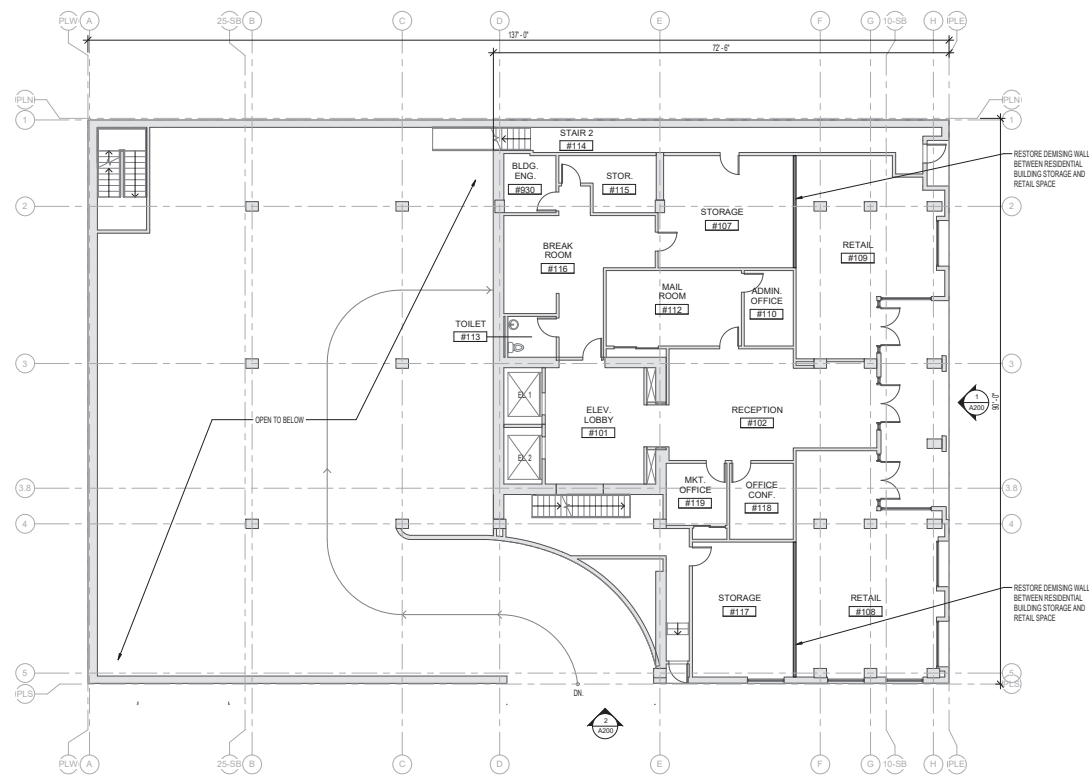
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Project No.
AB 2162 APPLICATION
05.12.2025

PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

Sheet Title:
LEVEL 01 FLOOR PLAN
- PROPOSED

Sheet No.:
A111B
A1111B



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A111B
LEVEL 01 - PROPOSED
SCALE: 1/8" = 1'-0"



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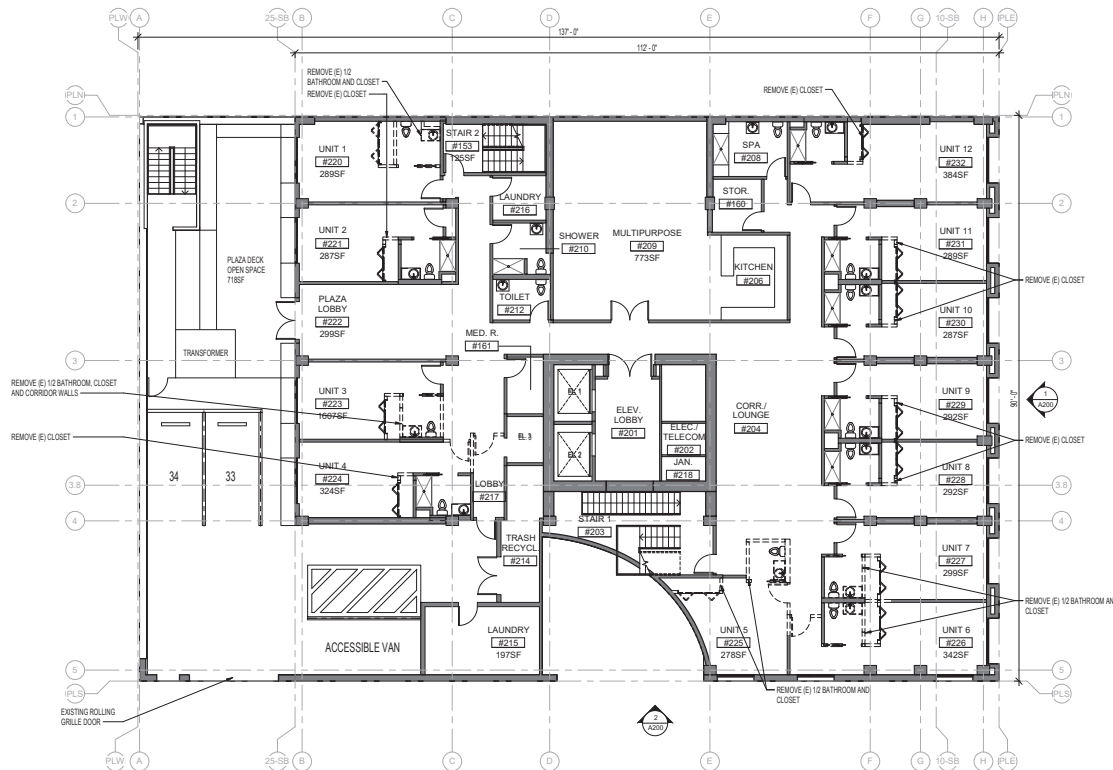
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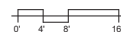
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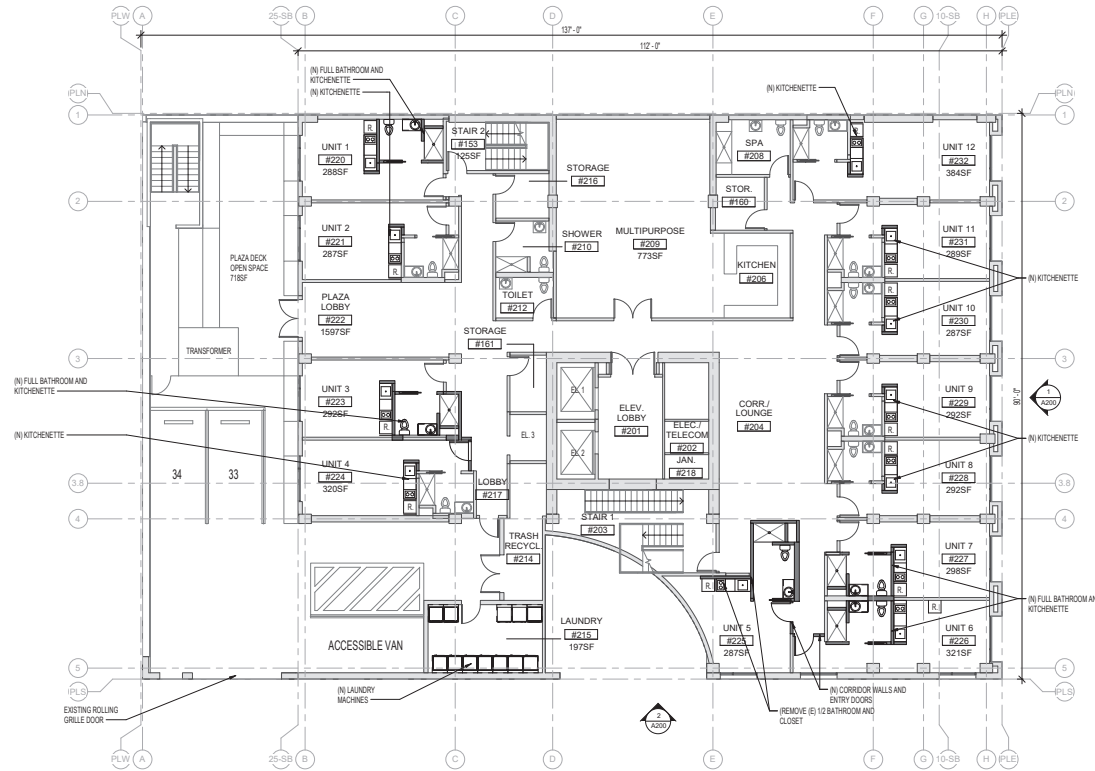


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SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

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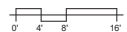
LEVEL 02 FLOOR PLAN
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LEVEL 02 - PROPOSED
SCALE: 1/8" = 1'-0"



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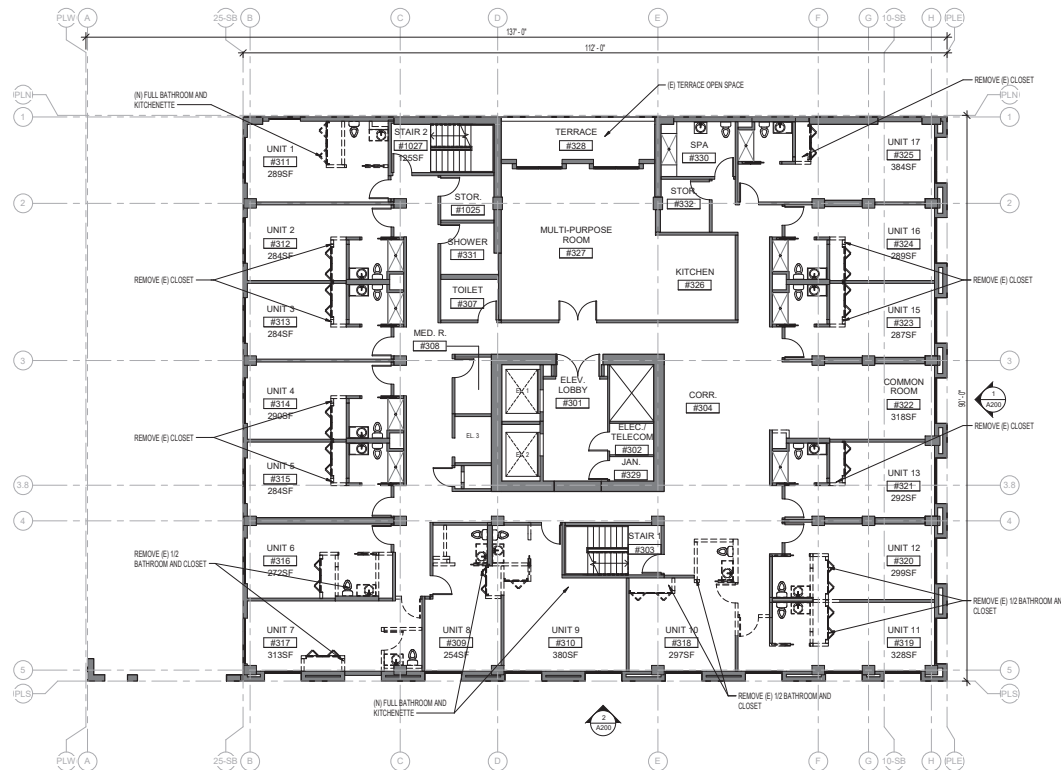
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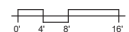
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LEVEL 03 - EXISTING
SCALE: 1/8" = 1'-0"



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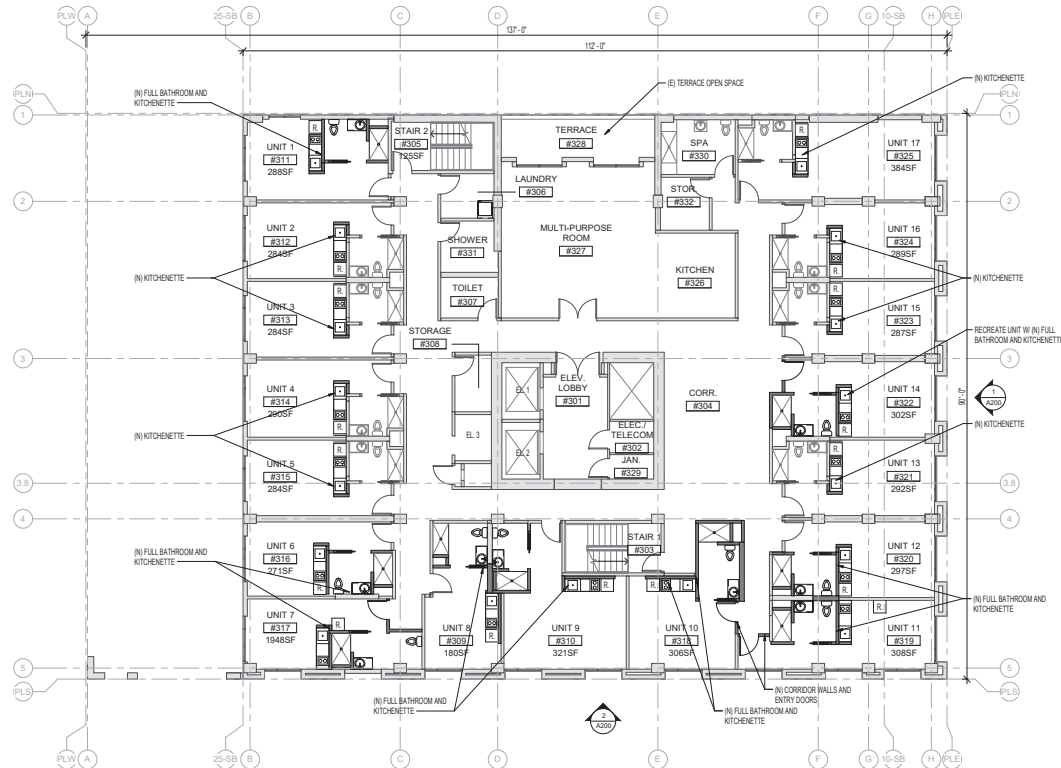
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Sheet Title:
LEVEL 03 FLOOR PLAN
- PROPOSED

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A113B

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1
A113B LEVEL 03 - PROPOSED
SCALE: 1/8" = 1'-0"



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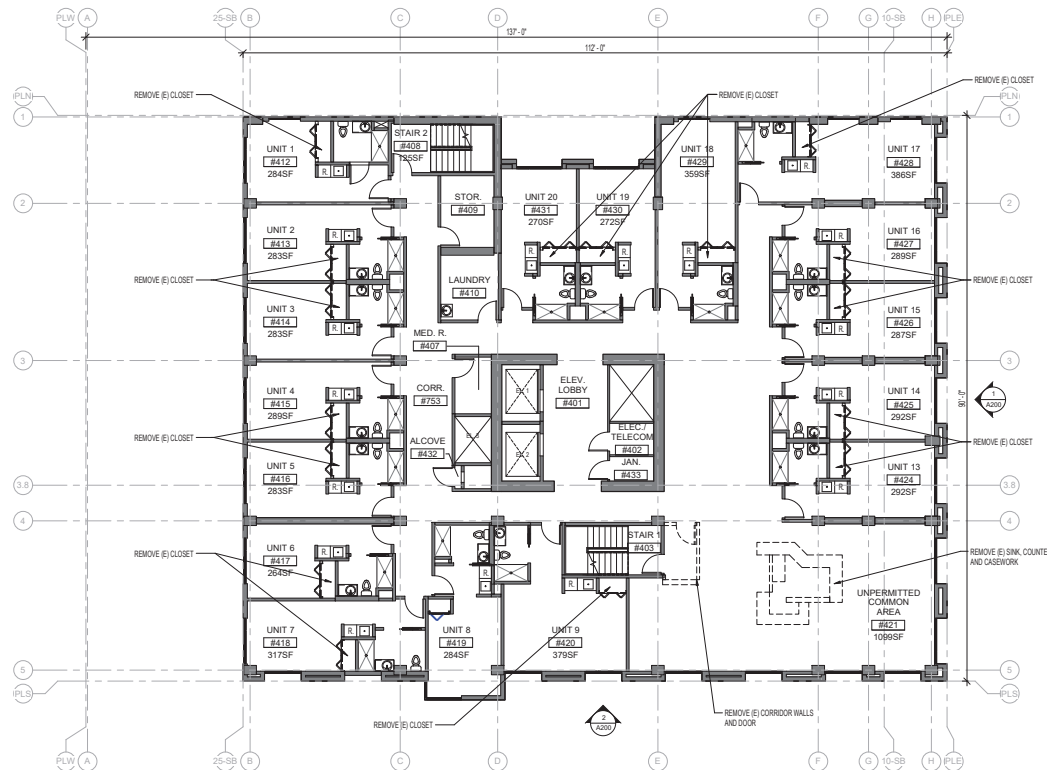
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LEVEL 04 FLOOR PLAN
- EXISTING

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1
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LEVEL 04 - EXISTING
SCALE: 1/8" = 1'-0"



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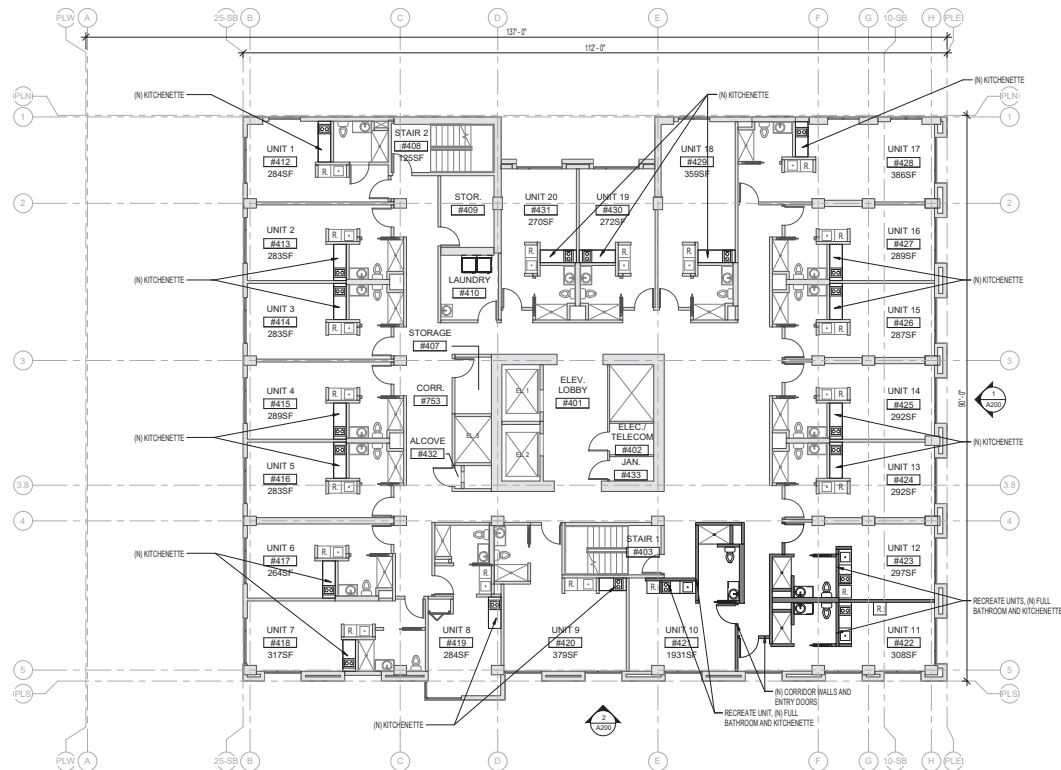
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PROJECT NO: 2506
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LEVEL 04 FLOOR PLAN
- PROPOSED

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1
A114B LEVEL 04 - PROPOSED
SCALE: 1/8" = 1'-0"



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(+) PARTITION TO REMAIN

(N) PARTITION

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Michelle Anne Sullivan
 ARCHITECT
 C-25853
 ARCH. CALIF.

Project & Owner

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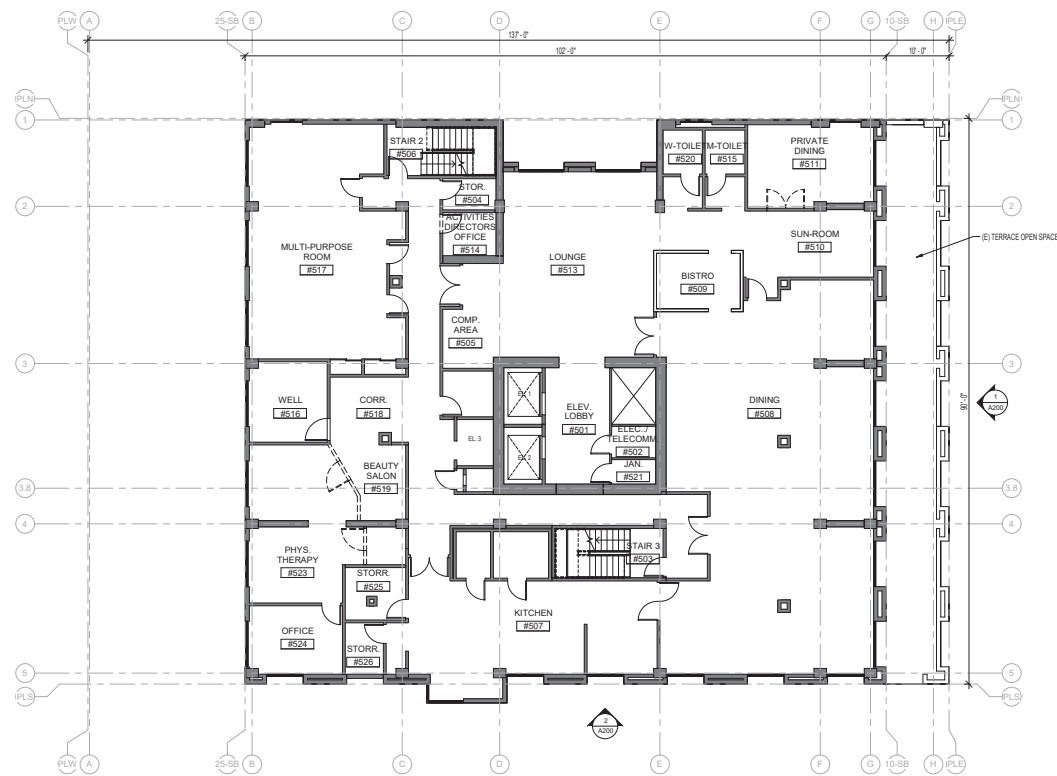
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 05.12.2025

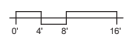
Plot Date: 05/12/25
 Project No: 2506
 Phase: SD
 Scale: As indicated

Sheet Title:
 LEVEL 05 FLOOR PLAN
 - EXISTING

Sheet No.:
A115A
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LEVEL 05 - EXISTING
 SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

- (R) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

SHEET NOTE

ENTIRE 5TH FLOOR IS DEVOTED TO SUPPORTIVE SERVICES

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Project & Owner

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SAN FRANCISCO, CA

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AB 2162 APPLICATION
05.12.2025

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PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

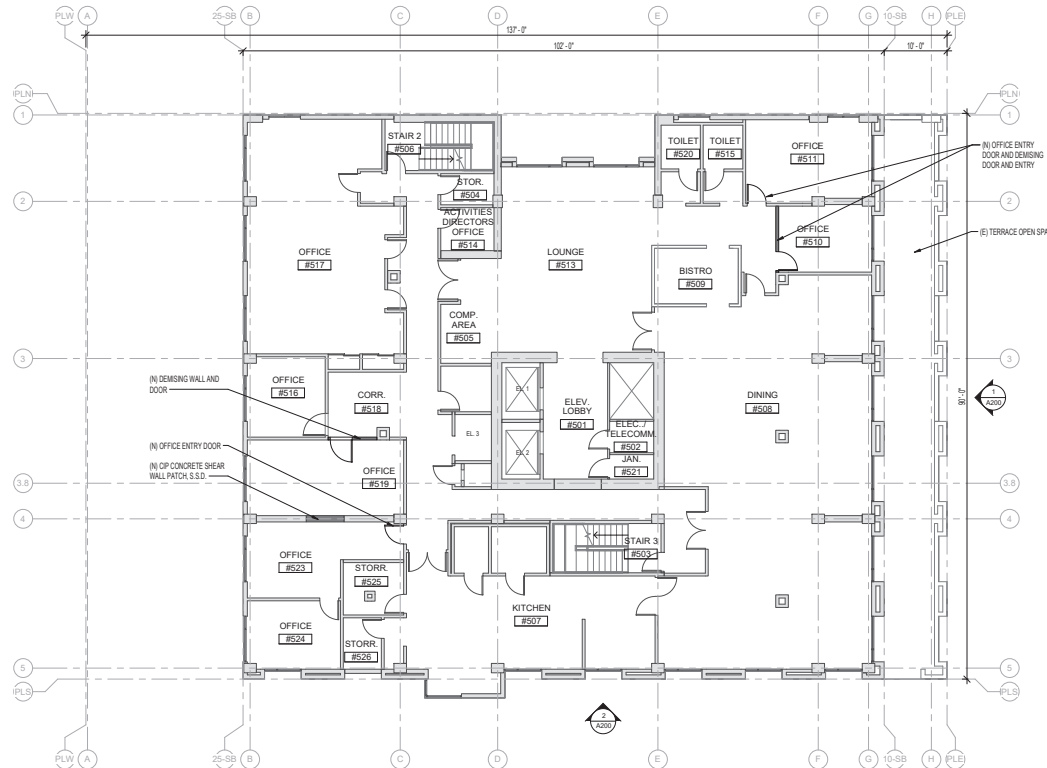
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LEVEL 05 FLOOR PLAN
- PROPOSED

Sheet No.:

A115B

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LEVEL 05 - PROPOSED
SCALE: 1/8" = 1'-0"



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05.12.2025

No.	Description	Date:
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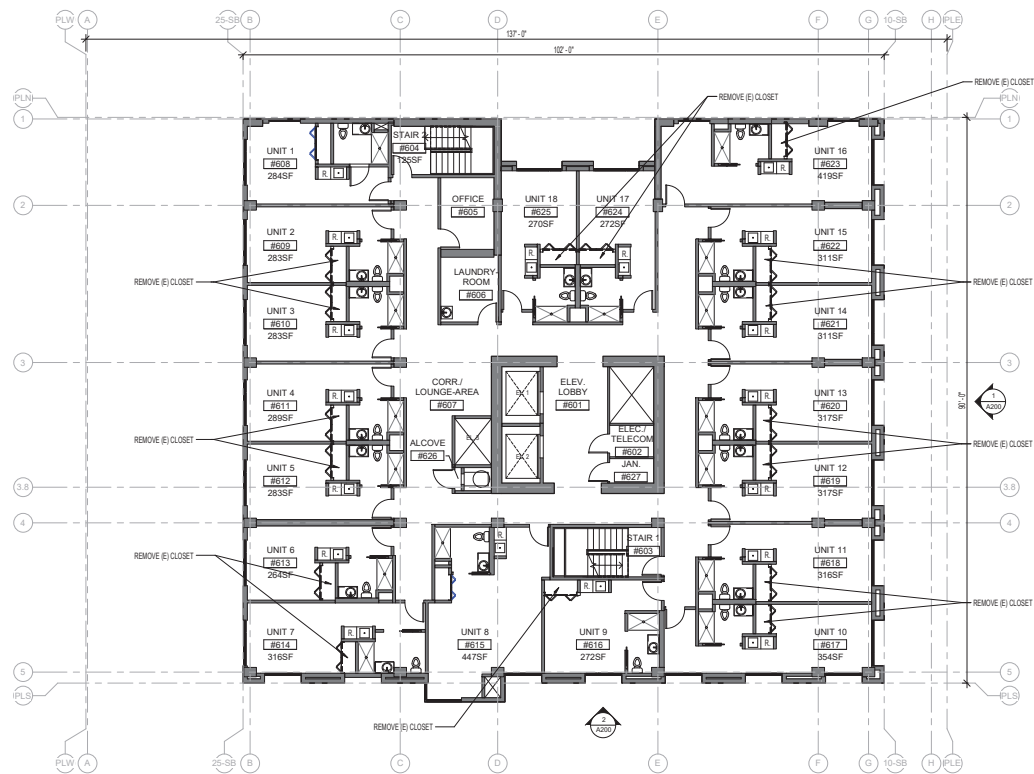
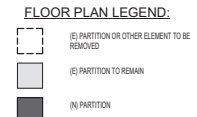
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PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

LEVEL 06 FLOOR PLAN
- EXISTING

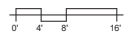
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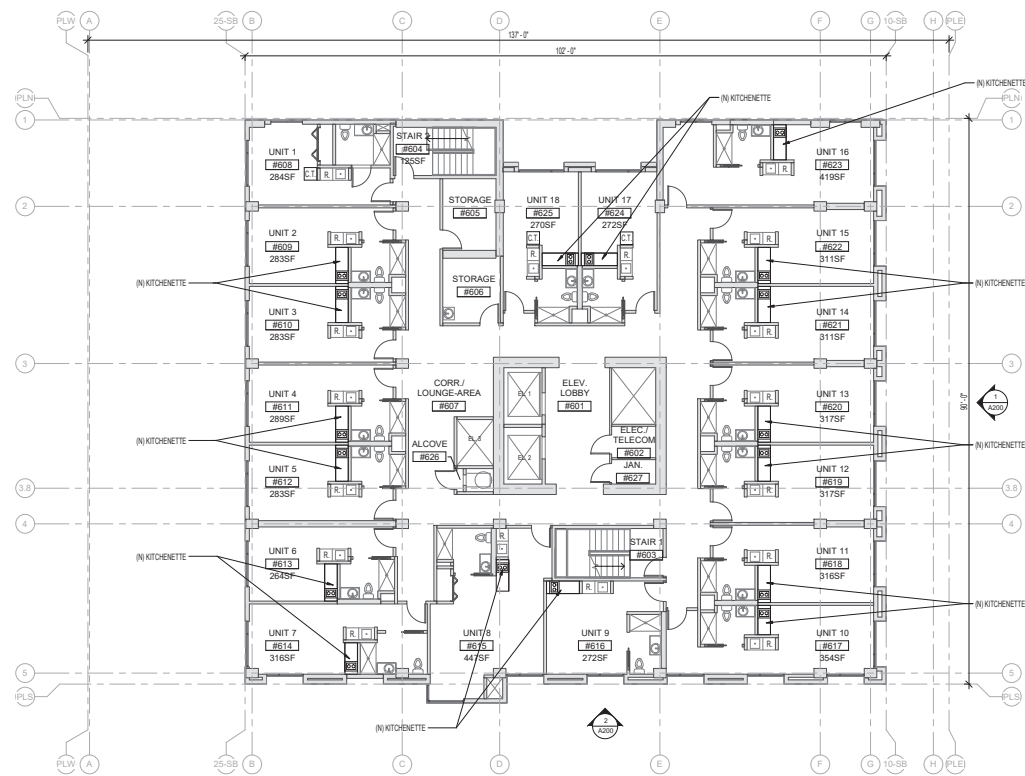


1 LEVEL 06 - EXISTING
A116A SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION
- (N) PLUG-IN COOKTOP



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SCALE: As indicated

Sheet Title:
LEVEL 06 FLOOR PLAN
- PROPOSED

Sheet No.:
A116B

1
LEVEL 06 - PROPOSED
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

(-) PARTITION OR OTHER ELEMENT TO BE REMOVED

(+) PARTITION TO REMAIN

(N) PARTITION

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Consultant

Project & Owner

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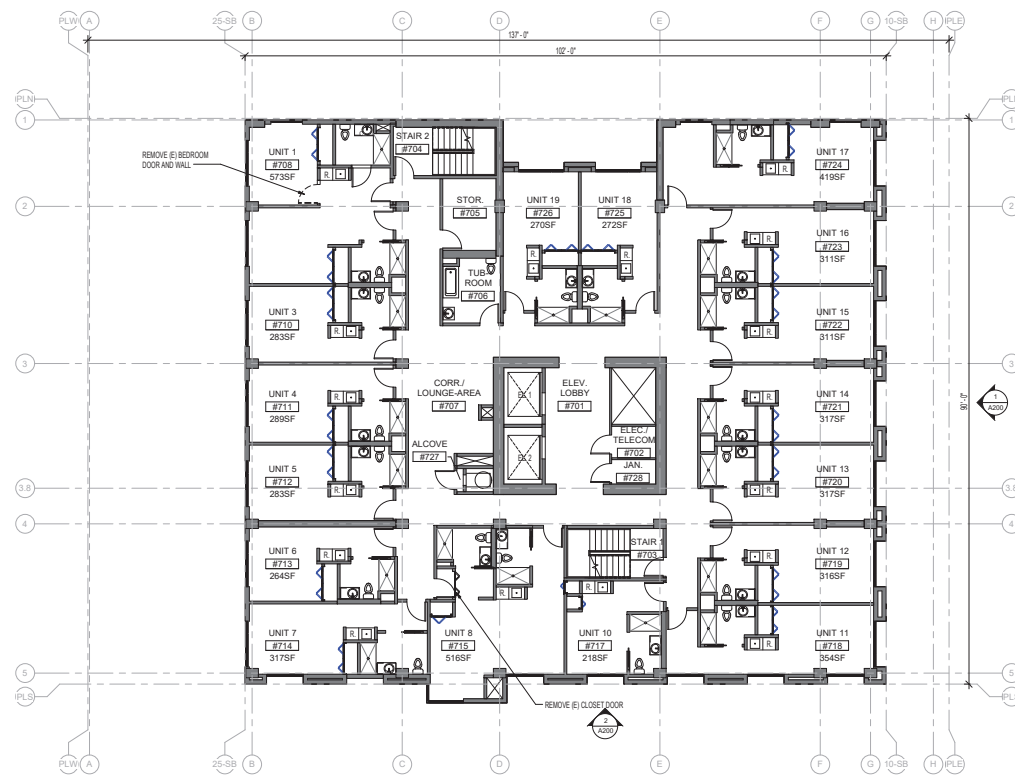
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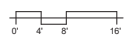
Plot Date: 05/12/25
 Project No: 2506
 Phase: SD
 Scale: As indicated

Level 07 Floor Plan
 - EXISTING

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A117A
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LEVEL 07 - EXISTING
 SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

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- (E) PARTITION TO REMAIN
- (N) PARTITION
- (N) PLUG-IN COOKTOP

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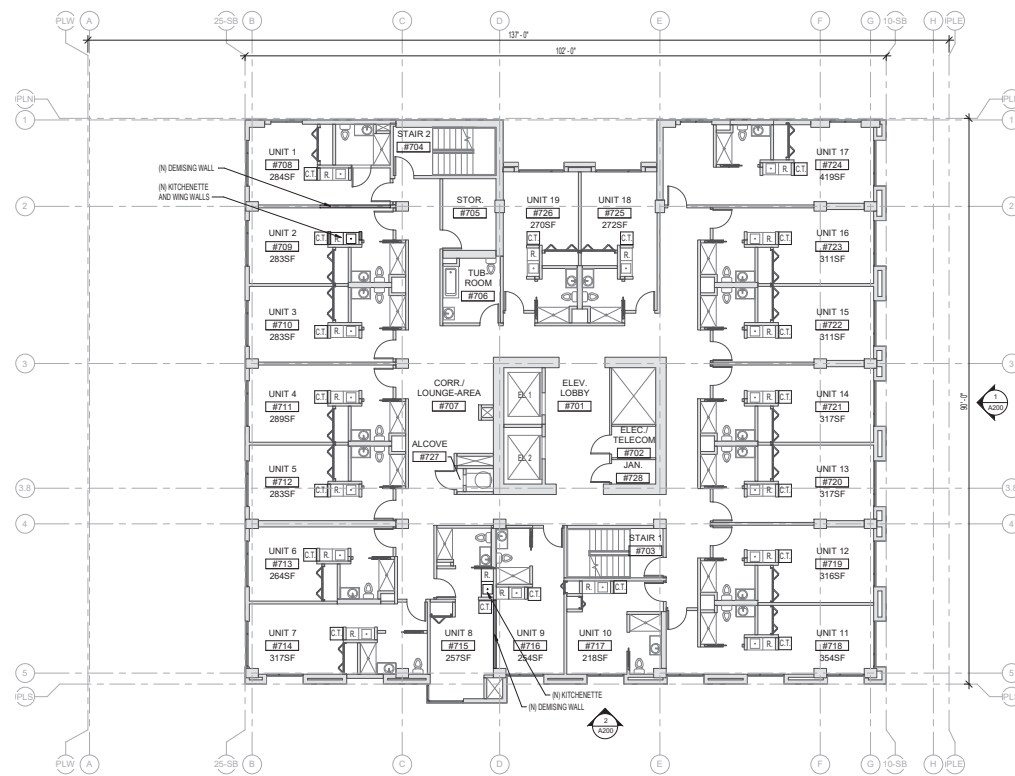
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PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

LEVEL 07 FLOOR PLAN
- PROPOSED

Sheet No.:
A117B



1
A117B
LEVEL 07 - PROPOSED
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

- (-) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (-) PARTITION TO REMAIN
- (-) PARTITION

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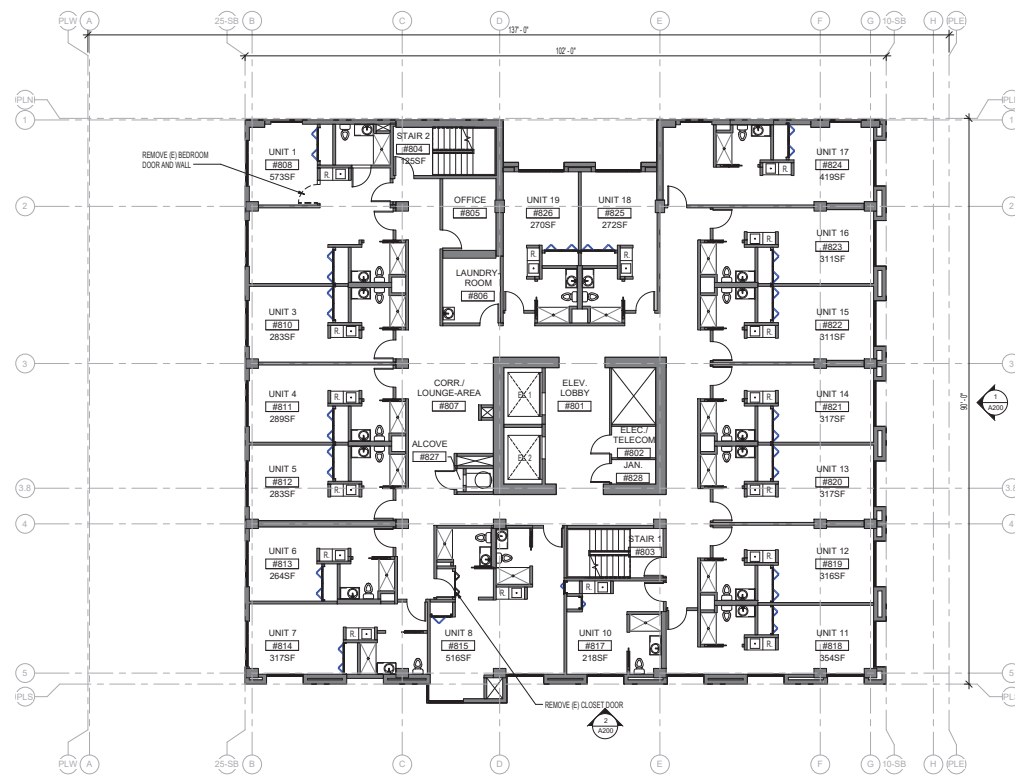
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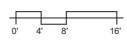
PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

Sheet Title:
LEVEL 08 FLOOR PLAN
- EXISTING

Sheet No.:
A118A
As Prepared By: J. Sullivan, Registered Architect, No. 2506

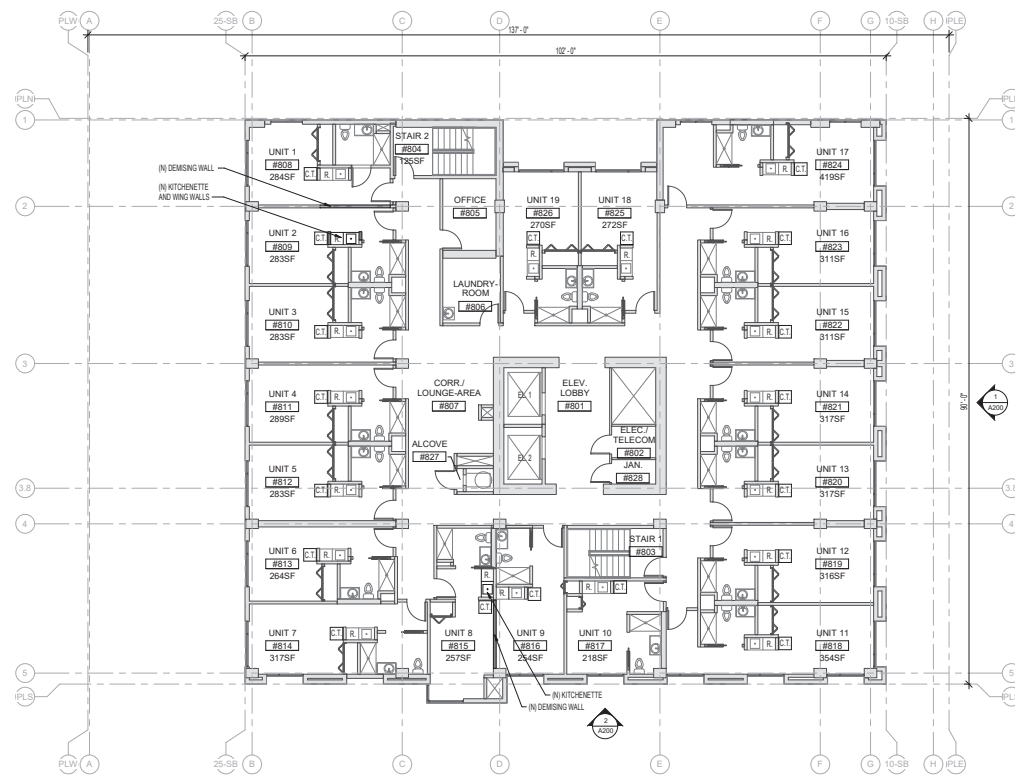


1
A118A
LEVEL 08 - EXISTING
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION
- (C) PLUG-IN CORDTOP



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PHASE: SD
SCALE: As indicated

LEVEL 08 FLOOR PLAN
- PROPOSED

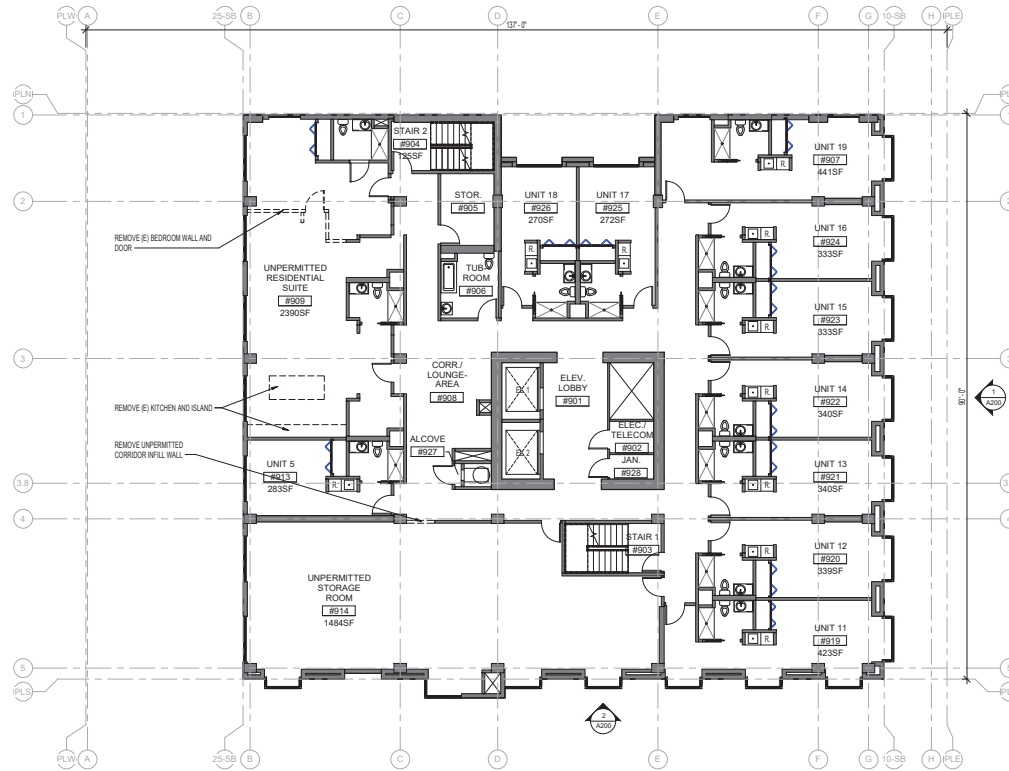
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LEVEL 08 - PROPOSED
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (R) PARTITION TO REMAIN
- (N) PARTITION



1 LEVEL 09 - EXISTING
A1199A SCALE: 1/8" = 1'-0"



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Project No.:
AB 2162 APPLICATION
05.12.2025

No. Description Date

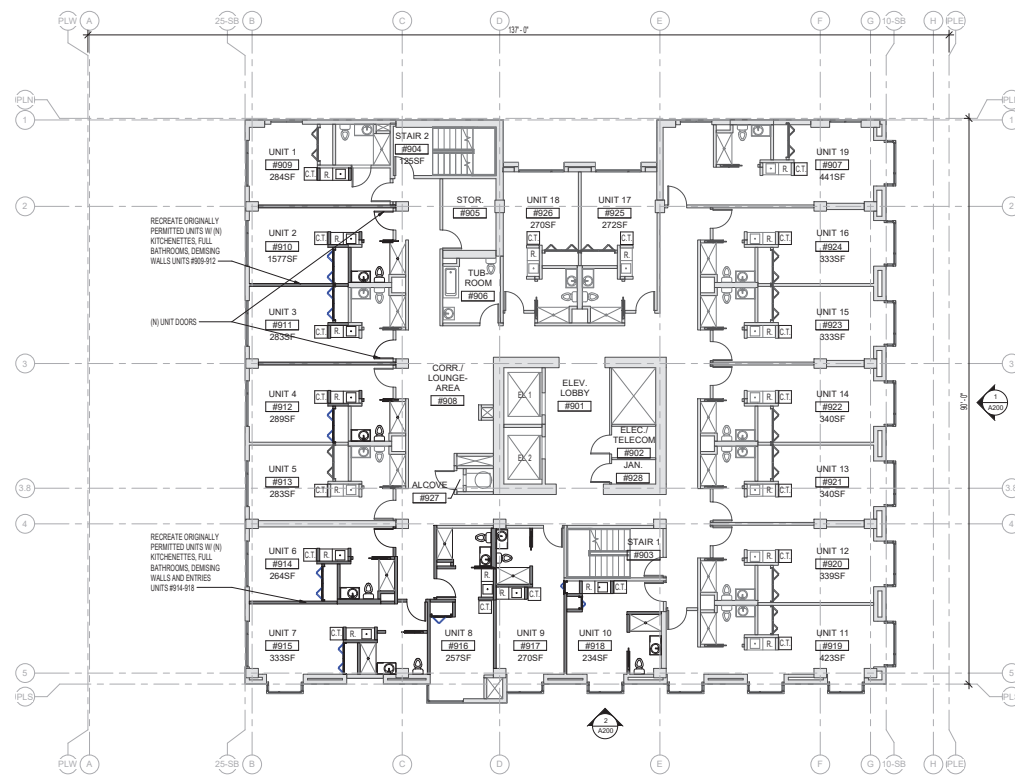
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PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

Sheet Title:
LEVEL 09 FLOOR PLAN
- EXISTING

Sheet No.:
A1199A
As Issued Date / Status Date: 05/12/25

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (R) PARTITION TO REMAIN
- (N) PARTITION
- (C) PLUG-IN CORDTOP



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Model File:	AB 2162 APPLICATION
No.	Description
Date:	

Plot Date:	05/12/25
Project No.	2506
Phase:	SD
Scale:	As indicated

LEVEL 09 FLOOR PLAN
 - PROPOSED

A119B



FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
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- (N) PARTITION

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05.12.2025

PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: As Indicated

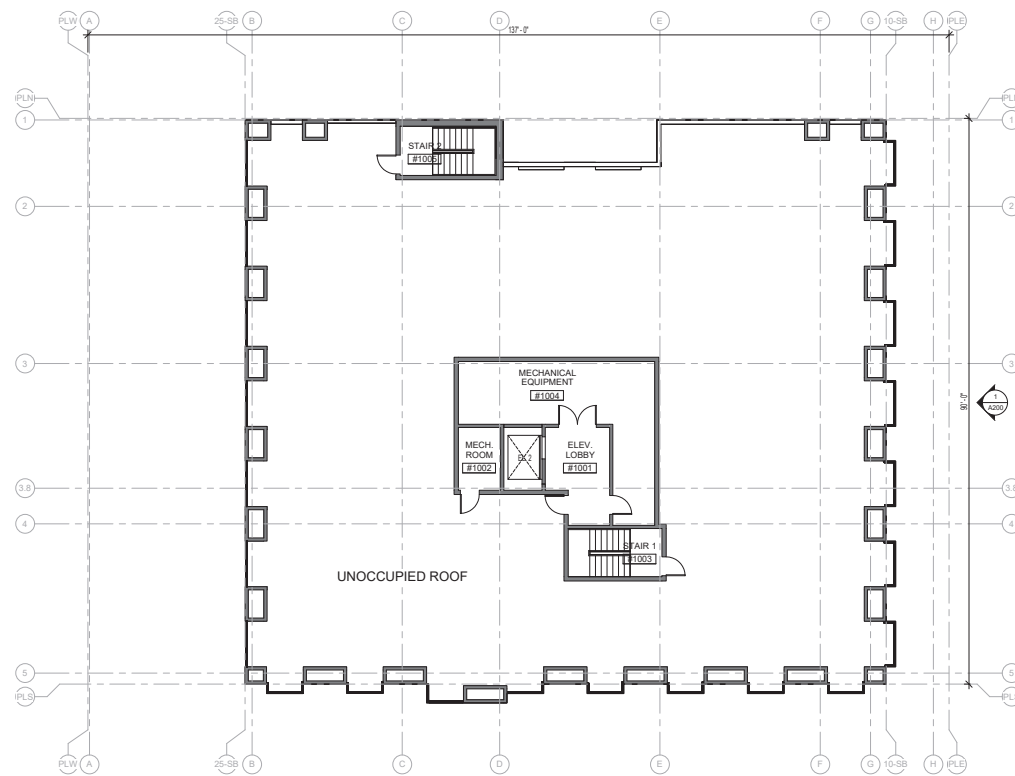
Sheet Title

ROOF PLAN - EXISTING

Sheet No.

A120A

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1
A120A
ROOF PLAN - EXISTING
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:

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(N) PARTITION

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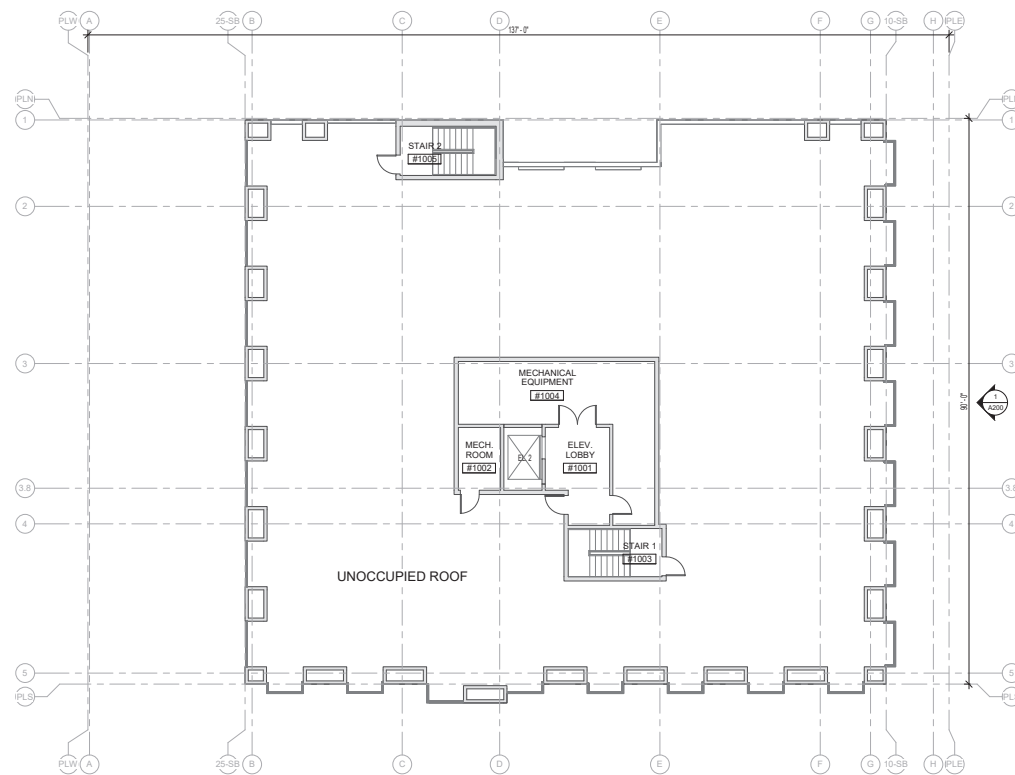
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Project No.:
 AB 2182 APPLICATION
 05.12.2025

PLOT DATE: 05/12/25
 PROJECT NO: 2506
 PHASE: SD
 SCALE: As Indicated

Sheet Title:
**ROOF PLAN -
 PROPOSED**

Sheet No.:
A120B



1
 A120B
 ROOF PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"



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 AB 2162 APPLICATION
 05.12.2025
 No. Description Date

PLOT DATE: 05/12/25
 PROJECT NO: 2506
 PHASE: SD
 SCALE: 1/8" = 1'-0"

Sheet Title:
 BUILDING ELEVATIONS
 & SECTIONS

Sheet No.:
A200
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NOTE:
 NO MODIFICATION IS PROPOSED ON EXTERIOR OF BUILDING

2 MYRTLE ST. ELEVATION (SOUTH) - EXISTING AND PROPOSED
 SCALE: 1/8" = 1'-0"



NOTE:
 NO MODIFICATION IS PROPOSED ON EXTERIOR OF BUILDING

1 VAN NESS AVE. ELEVATION (EAST) - EXISTING AND PROPOSED
 SCALE: 1/8" = 1'-0"

