



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Final Approval of an SB 35 Project

Date: May 3, 2018
BPA No.: **2018.0221.1851**
Planning Record No. 2017-014088PRJ
Project Address: **681 Florida Street**
Zoning: UMU (Urban Mixed Use)
68-X Height and Bulk District
Block/Lot: 4022/028
Project Sponsor: Sarah White
681 Florida Housing Associates
Tenderloin Neighborhood Development Corporation
201 Eddy Street
San Francisco, CA 94102
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PROJECT DESCRIPTION

The project proposes the demolition of an existing two-story building and the construction of a nine-story building with 130 dwelling units and arts-related Production, Distribution, and Repair (PDR) space at the ground floor. One-hundred percent of the units in the residential portion of the project will be rented at a price that is affordable to low-income and formerly homeless families.

BACKGROUND

On March 15, 2018, Charmaine Curtis submitted an SB 35 Application for the mixed-use project at 681 Florida. Department staff determined that the SB 35 Application was complete, and that the proposed project was eligible for SB 35 on March 22, 2018.

The Planning Director did not request a Planning Commission hearing or Historic Preservation Commission hearing for this project.

PROJECT APPROVAL

The Department has determined that the project meets all of the objective standards of the Planning Code including the concessions and incentives requested and waivers required by the State Density Bonus Law and Planning Code section 206.6, and has completed design review of the project. The project has been approved in accordance with the provisions of SB 35 (Government Code section 65913.4), as recorded in Building Permit Application No. 2018.0221.1851.