



NOTICE OF PROJECT ELIGIBLE FOR AB-2162 APPROVAL

Date: 11/14/2022
BPA No.: 202211096166, 202211096174
Planning Record No. 2022-010009PRJ
Project Address: 5630-5638 MISSION ST
Zoning: NCD (EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT)
40-X Height and Bulk District
Block/Lot: 7098 / 012
Project Sponsor: Saul Hidalgo
Dolores Street Community Services
938 Valencia Street
San Francisco, CA 94110
Staff Contact: Jeffrey Horn – 628-652-7366
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Project Description

The project proposes the renovation of an the existing two to four story tall, 20,977 gross square foot, 51 room tourist hotel to allow for a 51 room group housing, single-room occupancy (SRO) rooms to be used as permanent supportive housing for transitional aged youth. The site contains three existing buildings which together include 51 hotel rooms, community spaces for resident use, a detached property management and services offices, and 39 vehicle parking spaces. Building A is a 4-story tower built in 1965 which has three floors of residential (encompassing 24 hotel rooms), tuck-under parking stalls and laundry room, Building B is a 2-3 story L-shaped building with 26 hotel rooms and Building C is a 2-story management building.

The existing tourist hotel units will change in use to SRO rooms and each room will have a bathroom, stove top, refrigerator, and sink. For Building A, alterations include the replacement of the tuck under parking with new offices and meeting spaces and a new trash room with new trash chutes connected to the upper floors. Building B will convert 6 existing ground floor units to ADA/Chapter 11B compliant units. Building C will be expanded horizontally to provide a new lobby, offices, bathrooms, and a resident community meeting room with a kitchen. Parking will be reduced to 14 spaces to accommodate the expanded Building C and provide new community garden and usable open space.

AB-2162 Eligibility Checklist

The Planning Department has determined that the project, as proposed, is eligible for approval under Assembly Bill 2162 (California Government Code Sections 65583 and 65650) in conjunction with the State Density Bonus Law (California Government Code Section 65915).

- ☒ **Affordability:** All of the proposed residential units must be dedicated as affordable to households at 80% AMI or below for a period of at least 55 years. At least 25% of the total number of units, or 12 units (whichever is greater) must be restricted for residents of Supportive Housing who meet the Target Population. If there are fewer than 12 units in the project, then the entire project must be restricted for residents of Supportive Housing.
- ☒ **Supportive Services:** Supportive Services include, but are not limited to, a combination of subsidized, Permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. For projects with 20 units or fewer, at least 90 square feet of space must be dedicated to supportive services. For projects with more than 20 units at least 3% of the non-residential floor area must be dedicated to supportive services.
- ☒ **Zoning:** The project must be in a District that allows for multifamily (2 or more units) or mixed-use zoning.
- ☒ **Replacement of Existing Units:** If the project demolishes any existing residential unit, then the project must include replacement unit(s) in the Supportive Housing Development in the manner described in CA Govt. Code Section 65915(c)(3).
- ☒ **Amenities:** Each unit, excluding the manager's unit, must have at least a bathroom, refrigerator, stovetop, and sink.
- ☒ **Consistent with Objective Standards:** The project must comply with objective, written development standards and policies which apply to other multifamily developments within the same Zoning District. Such objective standards are those that require no personal or subjective (discretionary) judgement, such as objective dimensional requirements, and as otherwise set forth below.

Review Timeline

The AB 2162 Application and accompanying site permit for the project at **5630-5368 MISSION ST** was submitted on October 13, 2022. Pursuant to Government Code Sections 65583 and 65650, the Planning Department must complete any necessary design review within 30 days of application submittal, not including time spent waiting for applicant response to Planning Department requirements. Provided the application is complete, the Planning Department must complete design review by February 10, 2023. This notice serves only to confirm eligibility for using AB-2162; Planning staff may request additional information, as required, to complete their review. Design review or public oversight must be completed in 60 days for projects with 50 or fewer units and 120 days for projects with more than 50 units. The project sponsor will receive a Notice of Final AB-2162 Approval upon completion of design review. Please note that the Planning Director may decide, on a case by case basis, to schedule a design review hearing at the Planning Commission and/or Historic Preservation Commission.