



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: AUGUST 23, 2018

Date Prepared: August 13, 2018
Case No.: **2018-006786CUA**
Project Address: **170 9th STREET**
Zoning: RCD (Regional Commercial District)
55-X Height and Bulk District
Western SoMa SUD
Block/Lot: 3509/008
Project Sponsor: Joe Tuohy, COO
785 Market Street
San Francisco, CA 94103
Staff Contact: Dori Ganetsos – (415) 575-9172
dori.ganetsos@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would convert a vacant 24,995 square foot, three story building from an industrial use to a Social Service use (d.b.a. Positive Resource Center). The proposal will enable Positive Resource Center to offer integrated services such as: emergency financial assistance, case management of their Assisted Independent Living Program and Baker Supported Housing Program, computer training, legal advocacy, workforce development, and integrated health management services to its clients; and to provide office space for its employees. Interior tenant improvements and one new business sign at the front façade of the building are associated with this proposal

The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 303 and 758, Conditional Use Authorization is required to establish a Social Service use in the Regional Commercial District.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2018-006786CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated July 25, 2018, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and/or inadequate	Not required and/or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
<small>list specific §§</small>				
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as Class 1a Exemption

Additional Information	
Notification Period	8/3/2018 – 8/23/2018 (20 day mailing, newspaper, and posted).
Number and nature of public comments received	None to date.
Number of days between filing and hearing	102 days from filing, 53 days from a complete application to hearing.

Generalized Basis for Approval (max. one paragraph)
<i>The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance with the General Plan, Western SoMa Area Plan, and Western SoMa Special Use District. Conditional Use approval to establish a Social Service facility would activate a vacant three story building, provide desired social services to the neighborhood, and create additional employment opportunities for area residents. Staff believes the proposed establishment would further enhance the livability of the neighborhood, and recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 23.

AYES:

NAYS:

ABSENT:

ADOPTED: August 23, 2018

Jonas P. Ionin

Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

EXHIBIT A

AUTHORIZATION

The proposal is for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 758 to permit the change of use from an industrial use to a Social Service Use (d.b.a. Positive Resource Center) at the first through third floors of an existing building with a proposed gross floor area of 24,995 square feet. The proposal will enable Positive Resource Center to offer integrated services such as: emergency financial assistance, case management of their Assisted Independent Living Program and Baker Supported Housing Program, computer training, legal advocacy, workforce development, and integrated health management services to its clients; and to provide office space for its employees. Interior tenant improvements and one new business sign at the front façade of the building are associated with this proposal. This site is located within the RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District, Western SoMa Area Plan, and 55-X Height and Bulk District; in general conformance with the plans dated **July 25, 2018** and stamped "EXHIBIT B" included in the docket for Record No. **2018-006786CUA** and subject to conditions of approval reviewed and approved by the Commission on August 23, 2018 under Motion No. XXXXXX. This authorization and the conditions contained herein run with 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 Commission on **August 23, 2018** under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or Building Permit Application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

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 the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

2. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

3. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section [136.1](#) and be reviewed by the Department's historic preservation staff for consistency with the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

7. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

8. **Sidewalk Maintenance.** The Project Sponsor shall all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

11. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Exhibit B



Space Plans

Departments & Services

170 9th Street

25 JULY 2018

Floor Plans

Departments & Services


Level 01

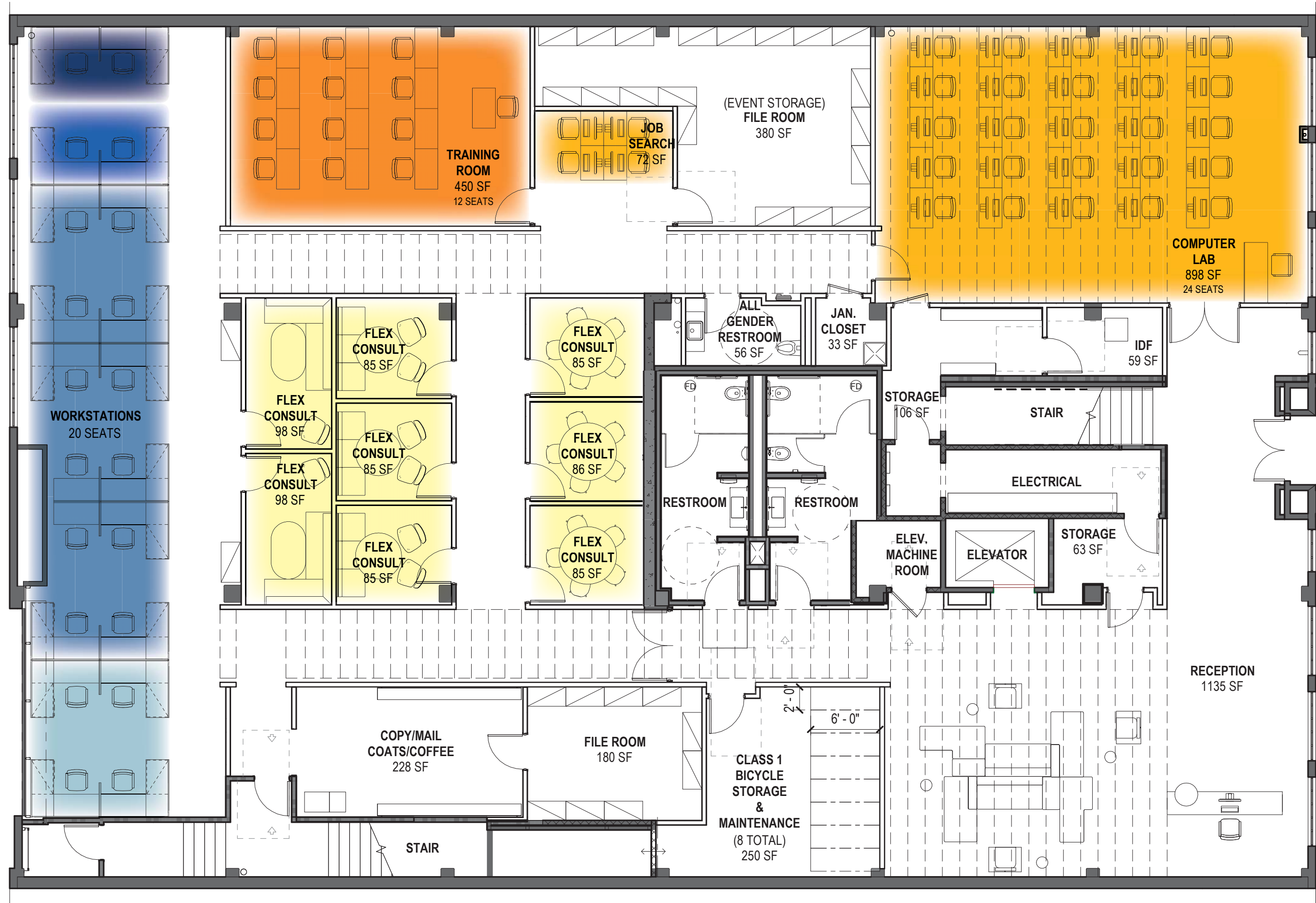
1/4" = 1' - 0"

Departments

-  COMPUTER TRAINING
-  DATA MANAGEMENT
-  CASE MANAGEMENT
-  AIDS EMERGENCY FUND

Services

-  TRAINING ROOM (ALL PROGRAMS)
-  COMPUTER TRAINING LAB & JOB SEARCH STATIONS
-  EMERGENCY FINANCIAL ASSISTANCE & CASE MANAGEMENT AREA



Floor Plans
Departments & Services
 Level 02

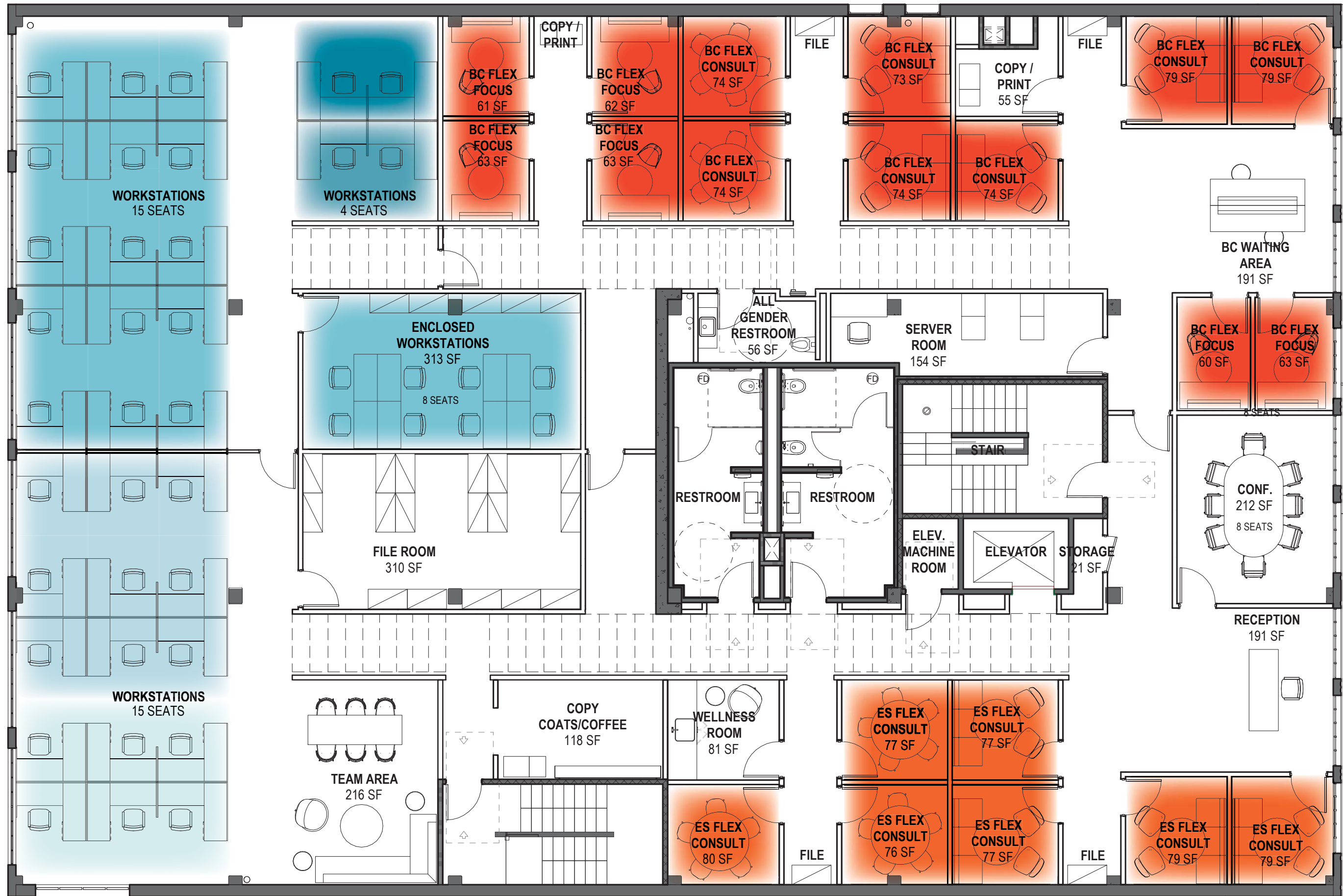
1/4" = 1' - 0"

Departments

- QUALITY ASSURANCE
- COMMUNICATIONS
- LEGAL ADVOCACY
- EMPLOYMENT SERVICES
- INTEGRATIVE HEALTH ANALYSIS

Services

- LEGAL SERVICES
- EMPLOYMENT SERVICES

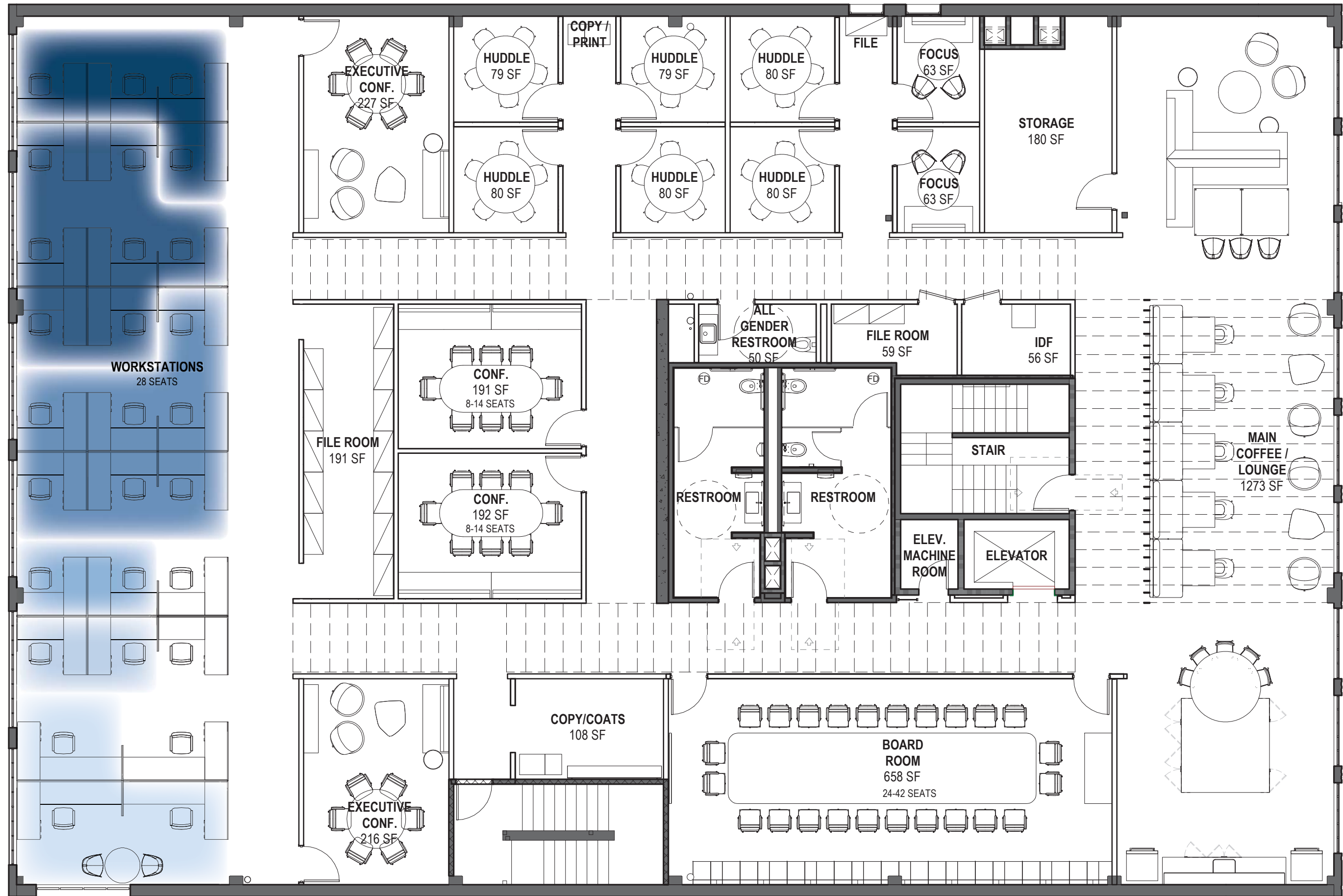


Floor Plans
Departments & Services
 Level 03

1/4" = 1' - 0"

Departments

- HR
- DEVELOPMENT
- FINANCE
- IT
- FACILITIES
- ADMIN





Exterior Summary

Positive Resource Center

170 9th Street

20 JUN 2018

Design Exterior

9th Street Facade

NOTE

No new windows, doors, or openings at front of building.
No removal of existing architectural features proposed.



Design Exterior

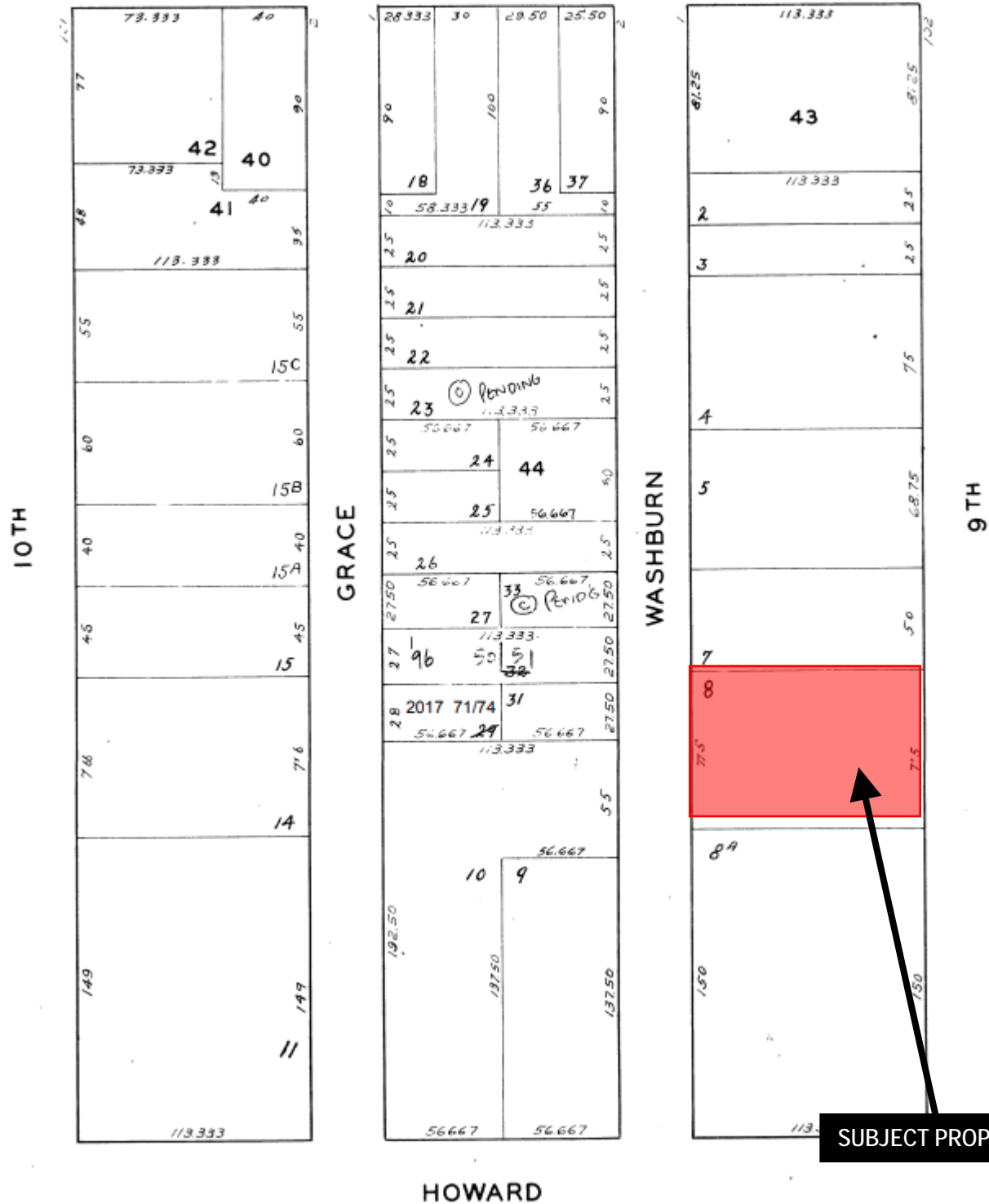
Washburn Street Facade

NOTE

No new windows, doors, or openings at back of building.
No removal of existing architectural features proposed.



Parcel Map



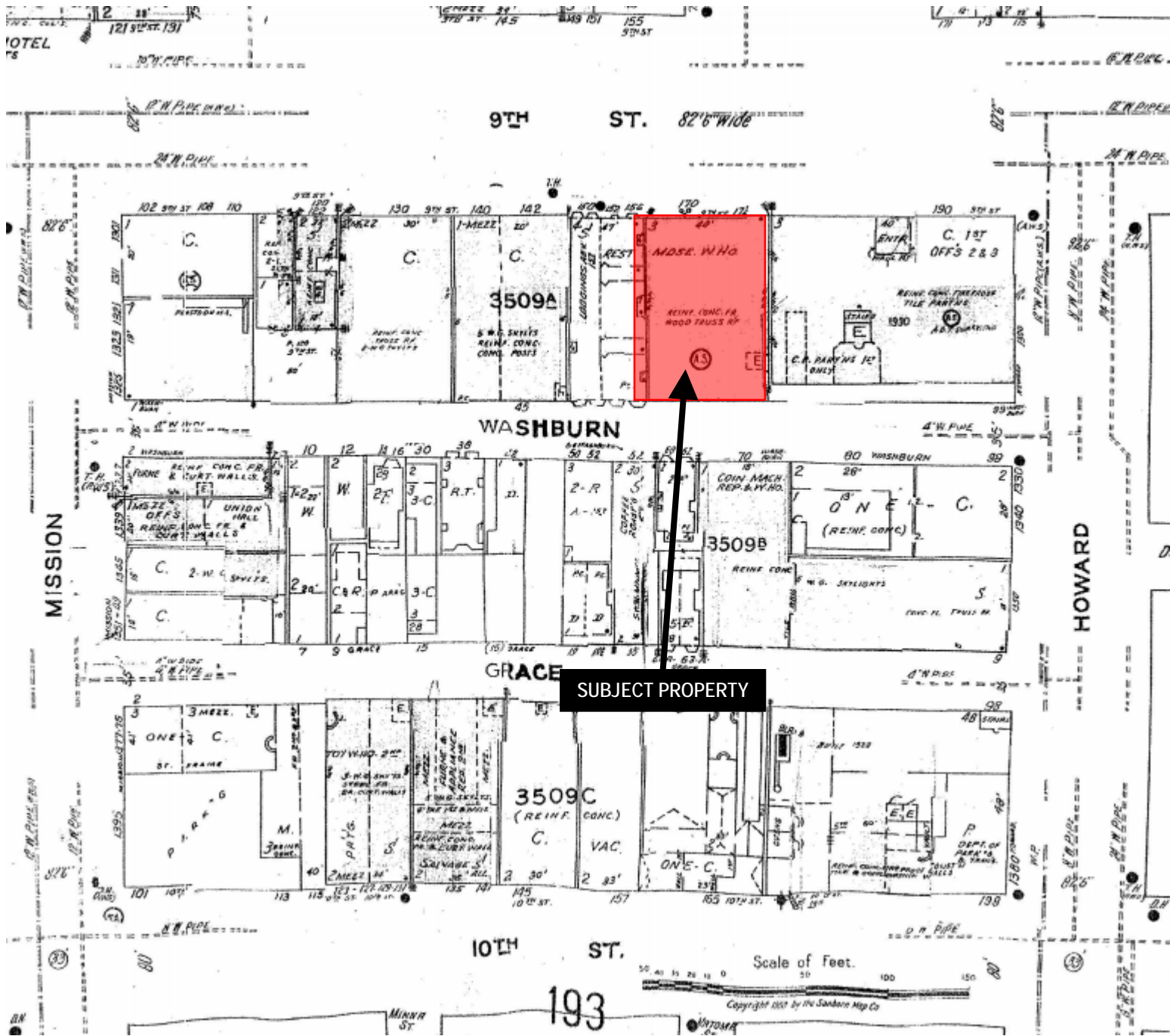
**54 WASHBURN ST.
55 GRACE ST.
A CONDOMINIUM**

LOT	UNIT	%COMM	AREA
54	24	50	

Conditional Use Authorization Hearing
Case Number 2018-006786CUA
Positive Resource Center
170 9th Street



Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
 Case Number 2018-006786CUA
 Positive Resource Center
 170 9th Street

Aerial Photo



Conditional Use Authorization Hearing
Case Number 2018-006786CUA
Positive Resource Center
170 9th Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2018-006786CUA
Positive Resource Center
170 9th Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2018-006786CUA
Positive Resource Center
170 9th Street



CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: Michael Hornstein

Address: c/o Scott Miller, Esq. 351 California St., 15th Fl. San Francisco, CA 94104

Email Address: miller@ddrs.com

Telephone: (415) 955-1821

Applicant Information (if applicable)

Name: Positive Resource Center (PRC) Same as above

Company/Organization: c/o Brett Andrews, CEO

Address: 785 Market Street, 10th Floor San Francisco, CA 94103

Email Address: brett.andrews@prcsf.org

Telephone: (415) 864-4655 ext. 206

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: Brett Andrews, CEO Email: brett.andrews@prcsf.org Phone: (415) 864-4655 ext. 206

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 170 9th Street Block/Lot(s): 3509/008

Plan Area: Western SOMA

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. See Attachment

PRC provides under-served populations with a unique set of integrated services that includes emergency financial assistance for short-term stability; legal representation for access to necessary income and healthcare benefits; and residential treatment, housing, and employment training for longer-term social rehabilitation. PRC would like to occupy the entire three story building at 170 9th Street, San Francisco, for its operational needs. The property is in an RCD-Regional Commercial Zoning district with a Block/Lot # of 3509/008 and a Height/Bulk district of 55-X.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: \$2,000,000

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): _____

PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF	0	0
Residential	0	0
Retail/Commercial	0	0
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	0	0
CIE (Cultural, Institutional, Educational)	26,544	26,544
Useable Open Space	0	0
Public Open Space	0	0

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	0	0
Hotel Rooms	0	0
Dwelling Units - Market Rate	0	0
Building Number	1	1
Stories Number	3	3
Parking Spaces	0	0
Loading Spaces	1	1
Bicycle Spaces	0	0
Car Share Spaces	0	0
Public Art	N/A	N/A
Other	N/A	N/A

Land Use - Residential		
	Existing (square footage area)	Proposed (square footage area)
Studios	0	0
One Bedroom	0	0
Two Bedroom	0	0
Three Bedroom (and +)	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO	0	0
Micro	0	0
Accessory Dwelling Unit*	0	0
*For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ACTION(S) REQUESTED

Action(s) Requested (Including Planning Code Section which authorizes action)

Please see attached sheets for responses.

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

PRIORITY GENERAL PLAN POLICIES FINDINGS

PLANNING CODE SECTION 101

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Please respond to each policy; if it's not applicable explain why:

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;

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

7. That landmarks and historic buildings be preserved; and

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

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature
Authorized Agent
415-967-6444

Relationship to Project
(i.e. Owner, Architect, etc.) Phone


Brett Andrews, CEO

Name (Printed)
brett.andrews@prcsf.org

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature
April 8th, 2018

Date

Brett Andrews, CEO

Name (Printed)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding:

1. **That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

The Project is the use of 170 9th Street as a Social Service facility. The use of the building as a Social Service Facility is consistent and compatible with the surrounding neighborhood, which is an eclectic mix of residential, commercial and light industrial uses.

2. **That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following.**

- (a) **The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.**

The height and bulk of the building will remain the same. All improvements will be interior to the property and there are no plans to expand or modify the exterior. The Project will simply change the use of the existing structure to a Social Service Facility.

- (b) **The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.**

The use of the building as a Social Service Facility will not impact the traffic or accessibility patterns to the Project site and will not generate significant vehicular trips. The Project is well served by public transportation and is within a few blocks of stops for the 9, 12, 14, 19, and 47 surface MUNI lines. It is also near MUNI train lines and BART and CalTrain, which provide regional transit access. PRC anticipates many of the community members it assists, as well as many of its employees and volunteers, will utilize the various public transport options, minimizing the impact on traffic.

For all these reasons, the Project will not result in parking or traffic that would be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

The proposed use as a Social Service Facility will not produce any noxious or offensive emissions such as noise, glare, dust and odor.

(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The existing structure occupies the entire lot, leaving no room for landscaping beyond the required street trees in the public right-of-way.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan or the Western SoMa Area Plan. The various objectives and policies in the General Plan and Western SoMa Area Plan that the Project is consistent with, include but are not limited to, the following:

Western SoMa Area Plan

Objective 1.2 Encourage preservation of existing and viably appropriate new land uses in locations that provide the greatest opportunities for success and minimize conflict with residential uses.

The project is consistent with this objective as housing is unaffected by this project. Housing is not proposed and has never existed on site. Further, a prominent component of PRC's mission is to assist the surrounding community in their efforts to find and maintain housing. PRC's access to this community will only increase the potential for residential use in the area.

Objective 2.1 Retain and encourage growth opportunities for existing neighborhood businesses.

Policy 2.1.4 Create incentives for adaptive re-use of existing commercial buildings throughout the Western SoMa SUD.

Policy 2.1.9 Establish funding mechanisms for job training programs that help to serve the needs of existing and emerging neighborhood commercial activities.

The Project is a creative re-use of an existing commercial building as a Social Service Facility designed to benefit the surrounding community. Further, PRC intends to use the building to provide job training to community members in order to assist in the growth of the community.

Commerce and Industry Element

Objective 3 Provide expanded employment opportunities for city residents, particularly the unemployed and economically disadvantaged.

Policy 3.2 Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

Policy 3.3 Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.

PRC intends to provide various beneficial services including job training to the community surrounding 170 9th Street. This includes computer training, administrative skills classes, and individualized job search assistance.

Objective 7 Enhance San Francisco's position as a national and regional center for governmental, health, and educational services.

Policy 7.2 Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3 Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

PRC's proposed use of the property will increase the availability of health, educational, and other much needed services. The central location of 170 9th Street will allow individuals from the immediate Western SoMa community as well as individuals from the broader surrounding community to utilize those services. Further PRC's provision of services will reduce the burden on San Francisco City and County agencies, which will allow those agencies to operate in a more efficient manner.

Community Services Element

Objective 3 Assure that neighborhood residents have access to needed services and a focus for neighborhood activities.

Policy 3.2 Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 3.4 Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.8 Provide neighborhood centers with a network of links to other neighborhood and citywide services.

PRC will provide many services which are complementary to traditional public services. Specifically, PRC will provide community members with emergency short-term financial assistance and legal representation necessary to assist in obtaining income and healthcare benefits. PRC's wide array of integrated services will be centrally located and provide the community with easier access to other citywide services. For example, PRC partners with the California Department of Rehabilitation to support individual enrollment in diverse training and education programs.

Transportation Element

Objective 2 Use the transportation system as a means for guiding development and improving the environment.

Policy 2.1 Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

Policy 2.5 Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

The Project is well served by public transportation and is within a few blocks of stops for the 9, 12, 14, 19, and 47 surface MUNI lines. It is also near MUNI train lines and BART and CalTrain, which provide regional transit access.

4. That such use or feature as proposed with provide development that is in conformity with the stated purpose of the applicable Use District.

The RCD runs along 9th Street and 10th Street corridors from Mission Street to Harrison Street and is intended for a wide variety of commercial uses and services to serve the population beyond the immediate neighborhood. The neighborhood includes major transportation and vehicular corridors and includes many large lots and buildings. Given its unique nature, the RCD is intended for diverse residential and non-residential uses.

PRC intends to utilize the currently vacant building to provide services to the underserved community surrounding 170 9th Street. The central location of the building and its close proximity to major thoroughfares will allow PRC to effectively and efficiently serve that community and expand its reach to the greater population.

170 9th Street
Conditional Use Application
(Block 3509, Lot 008)

MASTER PLAN PRIORITY POLICIES CONSISTENCY

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this application are consistent with each of these policies as follows:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project will enhance existing surrounding neighborhood-serving retail uses. The proposed is a non-profit providing crucial social services to the community which will also increase the inflow of people into the community.

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 will fill a large vacant building, which will enhance the neighborhood character and will not impact any existing housing.

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

The Project is a non-residential use and will not have any impact on the City's supply of affordable housing. PRC seeks to assist the community in utilizing affordable housing opportunities and related programs.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The Project will not alter any existing traffic patterns and the Project site is well served by public transportation. The 170 9th Street is within a few blocks of stops for the 9, 12, 14, 19, and 47 surface MUNI lines. It is also near MUNI train lines and BART and CalTrain, which provide regional transit access. The Project is therefore not anticipated to impede MUNI transit service or overburden neighboring streets.

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 will use an existing vacant building and will not displace any industrial or service uses.

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

The Project conforms to the structural and seismic requirements of the San Francisco Building Code, and thus meets this requirement. The property was fully renovated in 2016, including seismic upgrades and new mechanical systems (Demo Permit: 2016-0113-6981, Core & Shell Permit: 2016-0520-7977, Structural Permit: 2016-0628-1134). All improvements will be interior to the property and there are no plans to expand or modify the exterior.

7. That landmarks and historic buildings be preserved.

The Project would not impact 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 will not impact any parks or open spaces or their access to sunlight.

April 6, 2018

Department of Planning
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

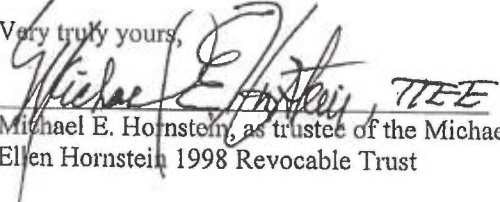
Department of Building Inspection
City and County of San Francisco
1660 Mission Street
San Francisco, CA 94103

Project Address: 170 9th Street, San Francisco, CA 94103
Project Owners: Michael E. Hornstein, as trustee of the Michael & Ellen Hornstein
1998 Revocable Trust; Jordan D. Hornstein; and Emily F.
Hornstein
Project Sponsor: Positive Resource Center
Subject: Project Application and Processing

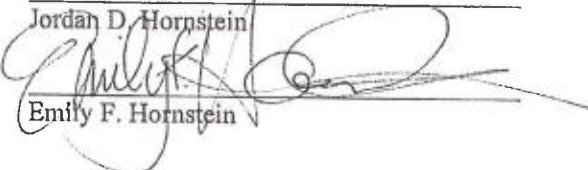
Dear Sir/Madam:

Positive Resource Center is the Project Sponsor of the above-referenced property. The undersigned property owners hereby authorize Positive Resource Center (PRC), on its behalf, to take all necessary action, including but not limited to the signing, filing, and submission of documents, in furtherance of the processing of any and all required land use entitlement and environmental applications for the use of the above-referenced property by PRC.

Very truly yours,


Michael E. Hornstein, as trustee of the Michael &
Ellen Hornstein 1998 Revocable Trust

Jordan D. Hornstein


Emily F. Hornstein

**PRC
170 9th Street
Direct Services by Floor
07/23/18**

Disclaimer

Staffing levels and services listed in this Appendix are based on initial estimates at the time of application and will vary.

First Floor

- **Emergency Financial Assistance**

Staffing – 2 Full-Time staff + 2 volunteer intake coordinators

Description of Services:

PRC AIDS Emergency Fund provides financial assistance to low-income San Francisco residents living with HIV/AIDS. AEF has two programs: Emergency Assistance (EA) and Eviction Prevention (EP).

The Emergency Assistance (EA) grant provides up to \$500 per grant cycle, and can be used to help with housing, medical expenses, and/or utility bills. The Eviction Prevention (EP) grant can be used either to help pay move-in costs (deposit, 1st month) or to prevent eviction. A referral from a case manager, social worker, or lawyer is required. This grant provides up to \$1000 per grant cycle, depending on need, and can be combined with the EA grant if eligible.

Staff members conduct intakes, provide consultations to clients on emergency aid and housing options, and disperse checks bi-weekly.

- **Case Management – Assisted Independent Living Program and Baker Supported Housing Program (Baker Places)**

Staffing – 12 Full-Time staff

Description of Services:

The Assisted Independent Living Program (AILP) was established to meet this need for clients desiring continued assistance to manage and structure their lives. Clients form relationships with other clients, and PRC Baker Places provides a flat or apartment where they can live together while receiving case management services from the staff. Today, there are between 80 to 100 individuals residing in apartments across the city. The AILP program is matched with another case management program for people with substance use and HIV/AIDS, known as the Baker Supported Housing Program (BSLP). Through BSLP, approximately 60 clients live in site housing across the city.

Staff members provide counseling and case management services to clients who live off-site. No housing services are provided at this building.

- **Computer Training**

Staffing – 2 Full-Time staff

Description of Services:

PRC Employment Services offers a range of Microsoft Office computer training courses and administrative skills classes. Courses can be as brief as a 2-hour Microsoft Office basics course called **FirstStep**, or they can extend over a longer duration, such as our 4-week Microsoft Office intensive course called **NextStep**. Our 2-week **Admin Skills Training** compliments the NextStep course to prepare someone for essential office administrative skills to succeed in the workplace.

Staff members teach various computer and admin classes that average 11 students per class.

- **Program Administration – Data Management (Baker Places)**

Staffing - 2 Full-Time staff

Description of Services:

The Data Management team processes client admission and discharge information from residential and outpatient programs; collects and aggregate UOS production from residential and outpatient programs and submits information to agency fiscal department; and monitors AVATAR data and claims related reports for accuracy and consistency. The team works with residential and outpatient programs to correct discrepancies.

Staff members run reports and provide data analysis in support of Baker Places' treatment programs.

Second Floor

- **Legal Advocacy**

Staffing – 21 Full-Time staff

PRC's legal team provides Social Security disability and healthcare advocacy to San Francisco residents. Legal services, using a harm reduction model, are provided to the most vulnerable populations in the community, including homeless, non-English speaking, active drug-using, and other marginalized individuals. In-house legal services are available in English, Spanish, and Chinese. Interpretation services are available for other languages. The Legal Advocacy Program provides two kinds of legal services through the Disability Advocacy Program (DAP) and the Equal Access to Healthcare Program (EAHP).

Staff members meet directly with clients in need of SSI or healthcare advocacy.

- **Workforce Development**

10 Full-Time staff

PRC Employment Services offers individualized supportive services for people with disabilities who want to pursue their vocational interests through career

exploration, training and education, or a job search. PRC Employment Services offers career navigation services, which include labor market research, skill interest testing, values and interest exploration, identification of workplace limitations, and assistance in defining a career goal. PRC Employment Services partners with the California Department of Rehabilitation to support individual enrollment in diverse training and education programs at the certificate level, 2-year college level, and 4-year college level.

Staff members meet directly with clients in need of workforce development support and cultivate relationships with local employers.

- **Integrative Health Analysis**

2 Full-Time staff

Description of services:

The Integrative Health Analysis (IHA) Department provides intensive housing counseling to the HIV+ residents at two HOPWA funded sites: 410 Eddy Street (operated by Lutheran Social Services) and 129 Hyde Street (operated by Larkin Street Youth Services). The goal of IHA is to help the residents secure stable housing upon their exit from the HOPWA sites. The IHA works closely with PRC's existing Employment Services and Benefits Counseling Program to ensure that the clients have the economic means to meet their housing goals. Only residents of the two HOPWA sites are eligible for IHA. Services are performed at PRC and the two HOPWA sites.

Staff members conduct intake with clients both on and off site, and conduct data analysis

- **Program Administration - Quality Assurance**

1 Full-Time staff

Description of services:

The Quality Assurance Department provides administrative support and oversight over several social programs at PRC. Activities of the department include processing monthly units of services and client count for government reporting purposes, monitoring completeness and accuracy of case notes and documents in client files, closing and archiving client files, projecting monthly program goals, as well as responding to inquiries for program data. The department does not directly serve any clients.

Staff works primarily without clients and behind the scenes to ensure accuracy of client data and processes.

Third Floor – NO DIRECT SERVICES ON THE THIRD FLOOR

Number of employees is noted in parentheses:

- Administration (3)
- Facilities/Operations (2)
- Program Administration (2)
- IT (2)
- Finance (7)
- Development (Fundraising) (7)
- Human Resources (4)

About PRC

PRC, a San Francisco-based nonprofit, helps people affected by HIV/AIDS, substance use or mental health issues better realize opportunities by providing integrated legal, social and health services that address the broad range of social risk factors that impact wellness and limit potential. In 2017, PRC merged with AIDS Emergency Fund, an emergency financial assistance provider for low-income residents disabled by HIV/AIDS, and Baker Places, an agency that provides a comprehensive array of residential treatment services to people with mental health, substance abuse and HIV/AIDS-related issues. Combined, the three organizations operate as PRC and represent a combined 115-year history of service. For more information, please visit www.prcsf.org.



170 9th Street PRC Service Center

Hours of Operation:
Monday-Friday, 9am-5pm

No Overnight Services

Services Primarily By Appointment





Current PRC Locations

PRC

785 Market Street

AIDS Emergency Fund

12 Grace Street

Baker Places

1000 Brannan Street



Emergency Financial Assistance

LOCATION:

12 Grace Street #300, San Francisco, CA 94103

Drop-in Hours: 10:00am-12pm, 1:30-3:30pm Monday-Friday

POPULATION SERVED:

- HIV+ low-income residents of San Francisco
- All ages 18+

SERVICE CATEGORIES:

- Emergency Assistance – Used for housing, utilities and medical bills
- Stabilization Grants – Used to prevent evictions or provide money for move-in deposits and 1st month rent

OUTCOMES

- Number of clients served in Fiscal Year 2017-2018: 1,987
- Evictions prevented: 97
- Move-in grants: 206
- Insurance payments: 26



Workforce Development

POPULATION SERVED:

- Low-income HIV+ & Mental Health clients
- SF Bay Area residents with a focus on SOMA, Tenderloin, and Mission neighborhoods
- Dedicated South of Market workforce development services for people with disabilities

SERVICE DESCRIPTION:

- Career Assessment and Navigation: We support individual enrollment in diverse training and education programs.
- Training & Skill Building: We offer a range of Microsoft Office computer training courses and administrative skills classes.
- Job Search Assistance
- Appointment / Drop-In: Individual appointments and follow ups

OUTCOME:

- Placement: 231 individuals received regular and part time jobs
- Average Wage: \$20.95 per hour
- Computer Trainings: 74 Individuals trained in Microsoft Office Suite





Supportive Case Management

POPULATION SERVED: Low-income residents of SF with mental health or substance use disorders

SERVICE DESCRIPTION: Our Social Rehabilitation treatment focus is on the person's ability to grow beyond the disabling effects of whatever disability troubles them through peer and social supports along with supportive case management.

- The program consists of structured cooperative living environments throughout the city, which promote the development of independent social, interpersonal and recover skills while also strengthening the client's connection to community support systems.
- There are two components of the PRC Baker Places supportive case management service that focus on clients referred with mental health and substance use disabilities and a component that addresses the needs of clients with HIV/AIDS along with mental health and substance use disabilities.

OUTCOMES: Our recurring data shows that over 90% of our clients receiving supportive case management services remain in treatment for a year or more, which significantly enhances their ability to improve and sustain the quality of their lives.



Legal Advocacy

POPULATION SERVED:

- Low-income individuals living with HIV
- Low-income individuals dealing with mental health issues and referred by a SFDPH behavioral health clinic
- Community partners

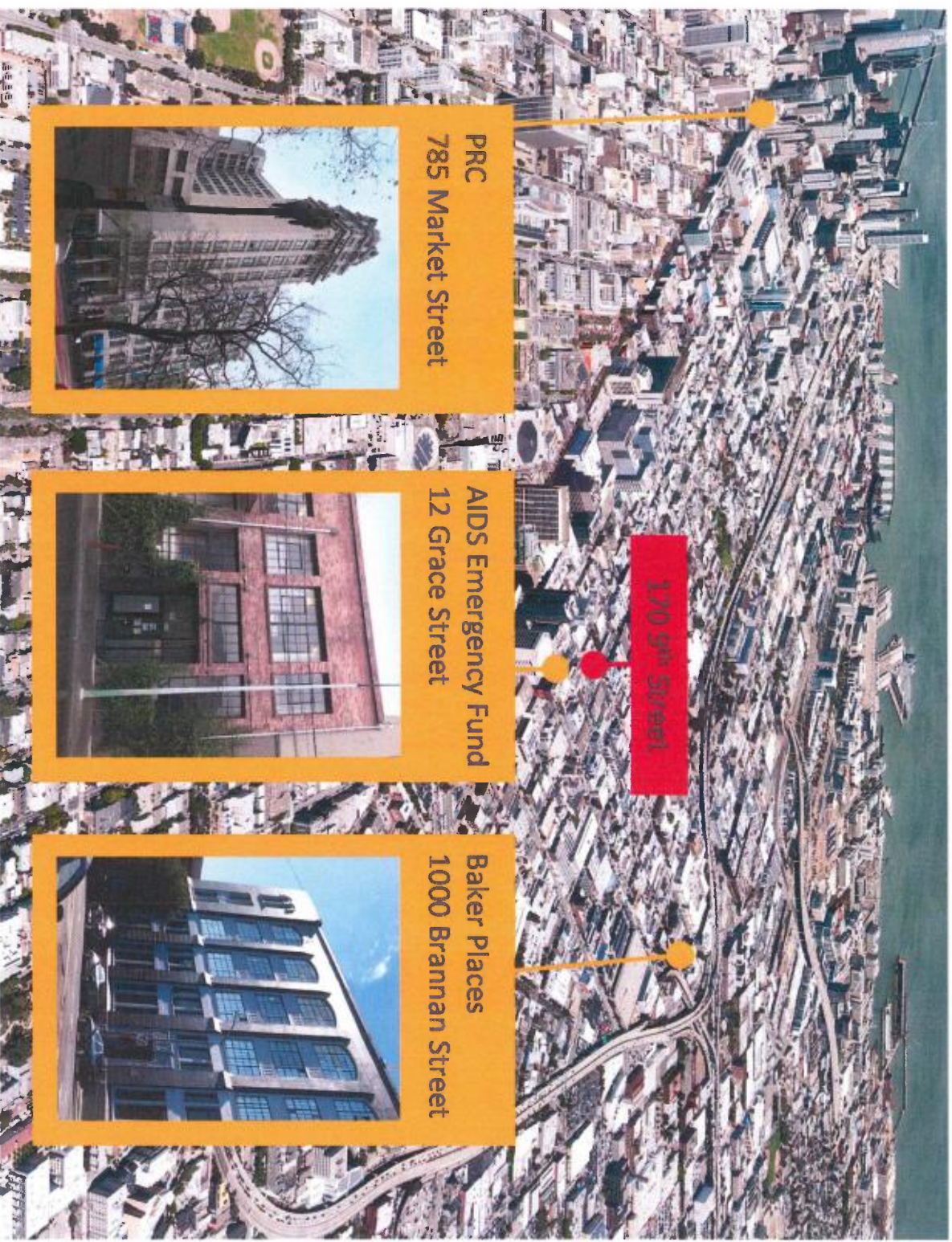
SERVICES DESCRIPTION:

- Advocacy for disability income benefits and access to healthcare
- Trainings on public disability and healthcare programs

OUTCOMES:

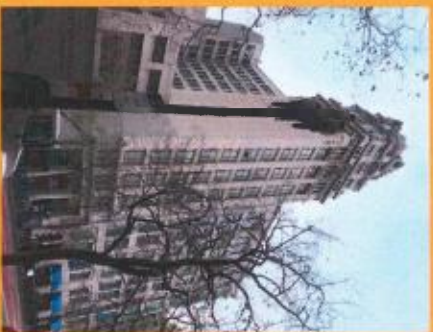
- Provided legal advocacy to over 900 individuals in the last contract year
- 87% of clients with closed cases in last contract year preserved or increased healthcare access
- 279 total Social Security approvals in 2017
- \$278,368.22 in monthly Social Security benefits in 2017

PRC Neighborhood Presence

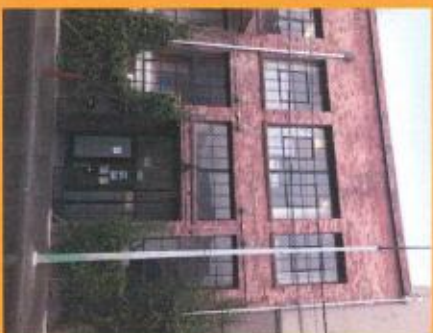


170 9th Street

PRC
785 Market Street



AIDS Emergency Fund
12 Grace Street



Baker Places
1000 Brannan Street





SAN FRANCISCO
PLANNING
DEPARTMENT

CB3P

Community Business Priority Processing Program Checklist for Eligibility

The Community Business Priority Processing Program ("CB3P") was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing and (2) placement on the Planning Commission's consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion ("PS&M") rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

Applicants for the CB3P must (1) complete this checklist documenting eligibility for participation, (2) complete the Conditional Use application and provide associated materials and (3) conduct a Pre-Application Meeting, as discussed below. **Planning Department Staff are available to assist you at the Planning Information Center ("PIC"), located on the ground floor of 1660 Mission Street, during regular business hours. You can also call the PIC at (415) 558.6377**

Information about Pre-Application Meetings can be found at sfplanning.org > Permits & Zoning > Permit Forms > "Neighborhood Notification - Pre-Application Meeting Packet". A Pre-Application Meeting is a mandatory form of community outreach conducted by a project sponsor in order to receive initial feedback prior to the submittal of an application to the Planning Department. A Pre-Application Meeting is hosted by a project sponsor to discuss a project and review associated plans; it is typically held at or near the project site. A project sponsor is required to send notice of the meeting to abutting property owners and occupants, property owners and occupants directly across the street, and all neighborhood associations (available at www.sfplanning.org).

Project Information

Please complete all fields.

PROPERTY ADDRESS:	RECORD NUMBER AND/OR BUILDING PERMIT NUMBER:
170 9th St., San Francisco, CA 91403	Block 3509; Lot 008
NAME OF BUSINESS (IF KNOWN):	
Positive Resource Center (PRC)	
BRIEF DESCRIPTION OF PROJECT:	
PRC provides under-served populations with a unique set of integrated services that includes emergency financial assistance for short-term stability; legal representation for access to necessary income and healthcare benefits; and residential treatment, housing, and employment training for longer-term social rehabilitation. PRC would like to occupy the entire three story building at 170 9th St., San Francisco, for its operational needs. The property is in an RCD-Regional Commercial Zoning district with a Block/Lot # of 3509/008 and a Height/Bulk district of 55-X.	


Checklist for CB3P Eligibility

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

CONFIRM COMPLIANCE WITH EACH CRITERION BY CHECKING BOXES	
<input checked="" type="checkbox"/> Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting as set forth on the reverse side of this page.
<input checked="" type="checkbox"/> Application Type	The application is for Conditional Use Authorization.
<input checked="" type="checkbox"/> Formula Retail	The application does not seek to establish a new Formula Retail use, excepting one with fewer than 20 other establishments.
<input checked="" type="checkbox"/> Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/> Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/> Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/> Alcoholic Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/> Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/> Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Message Establishment <input checked="" type="checkbox"/> Tobacco Paraphernalia Establishment <input checked="" type="checkbox"/> Adult Entertainment Establishment <input checked="" type="checkbox"/> Medical Cannabis Dispensary <input checked="" type="checkbox"/> Fringe Financial Service <input checked="" type="checkbox"/> Drive-up Facility <input checked="" type="checkbox"/> Wireless Telecommunications Site ("WTS") <input checked="" type="checkbox"/> Outdoor Activity Area <input checked="" type="checkbox"/> Bar <input checked="" type="checkbox"/> Nighttime Entertainment / Place of Entertainment (e.g. nightclubs, music venues) <input checked="" type="checkbox"/> Liquor Store <input checked="" type="checkbox"/> Off-Street parking in excess of that allowed on an as-of-right basis <input checked="" type="checkbox"/> Office closed to the public located on the ground story

Applicant's Declaration

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.


brett.andrews@prcsf.org
 Signature _____ Date 4/8/18 Email Address _____
Brett Andrews, CEO (415) 864-4655 ext. 206
 Print Name and check one: OWNER or AUTHORIZED AGENT Phone Number _____

For Staff Use Only:
Check One:



ENROLLED

- CHECKLIST REVIEWED AND FOUND TO BE ACCURATE AND REFLECTIVE OF PROJECT
- PRE-APPLICATION MEETING COMPLETE; DOCUMENTATION RECEIVED
- CONDITIONAL USE APPLICATION RECEIVED

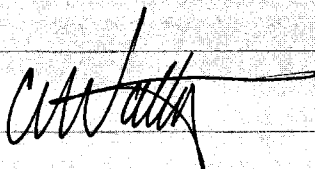


NOT ENROLLED

STATE REASON:

Elizabth Watty, 5/1/18

Name, Date and Signature of Current Planning Staff



PROVIDE A COPY OF THIS FORM TO THE DIRECTOR'S OFFICE



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
170 09TH ST		3509008
Case No.		Permit No.
2018-006786PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Conditional Use Authorization for change of use from an industrial use to an Institutional Use (social service, d.b.a. Positive Resource Center) at the first through third floors of an existing building in the Regional Commercial District. The proposed use will have a gross floor area of 24,955 square feet. Interior tenant improvements are associated with this proposal. No changes to any building facades, one new business sign proposed.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	<p>Class _____</p> <p>Class 1a. Change of use. Occupancy of the new use would not exceed the equivalent occupancy of the former use plus a 10,000 sq. ft. addition to the former use.</p>

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Work is entirely in the interior, no exterior changes proposed.	
Preservation Planner Signature: Marcelle Boudreaux	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing	Signature: Dori Ganetsos
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/09/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
170 09TH ST		3509/008
Case No.	Previous Building Permit No.	New Building Permit No.
2018-006786PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp: