



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: SETEMBER 27, 2018

Date Prepared: September 20, 2018
Case No.: **2018-008669CUA**
Project Address: **750 POST STREET**
Zoning: RC-4 (Residential – Commercial, High Density) Zoning District
80-A Height and Bulk District
Block/Lot: 0299 / 005
Project Sponsor: Thomas P. Tunny
Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Goodwill Industries of San Francisco, Inc.
295 Bay Street
San Francisco, CA 94133
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project is the establishment of an Institutional Use (d.b.a. Goodwill) including ground-floor retail, job training use, and accessory office use. The project includes interior tenant improvements and minor alterations to the front façade, including the removal of four awnings over the existing windows, the removal of gates over the existing windows, and the replacement of a single door at the west side of the front façade with double doors. Approximately 10,525 square-feet of the total 21,795 square-feet of the building is to be dedicated to job training space, 4,000 square-feet is to be dedicated to retail space for the Goodwill store, and 5,140 square-foot is to be dedicated to accessory administrative office space. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 209.3 and 303, Conditional Use authorization is required to establish an Institutional Use within the RC-4 Zoning 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. 2018-008669CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated June 14, 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			X	
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 1 Exemption

Additional Information	
Notification Period	9/7/2018-9/27/2018 (20 days mailing, newspaper, and posted).
Number and nature of public comments received	The sponsors held a required pre-application meeting prior to filing the application on May 7, 2018. 38 community members attended the meeting and inquired about the project's impact on security, garbage collection, and homelessness, among other issues. Staff has not received any public comment since the application was filed.
Number of days between filing and hearing	99 days from filing, 59 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 and Use District. Conditional Use approval to establish an Institutional Social Service or Philanthropic Facility use would allow the space to serve the greater community with a philanthropic service while maintaining retail space at the ground floor, and would create additional employment opportunities for area residents. Staff believes the proposed establishment would be desirable for and compatible with the community, and recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 27, 2018.

Project Summary and Motion No. _____
September 27, 2018

Record Number 2018-008669CUA
750 Post Street

AYES:

NAYS:

ABSENT:

ADOPTED: September 27, 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

Conditional Use Authorization Pursuant to Planning Code Section 209.3 and 303, Conditional Use authorization is required to establish an Institutional Use (d.b.a. Goodwill) within the RC-4 Zoning District; in general conformance with plans, dated **June 14, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-008669CUA** and subject to conditions of approval reviewed and approved by the Commission on September 27, 2018 under Motion No. **XXXXX**. 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 **September 27, 2018** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXX** 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

6. **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

7. **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

MONITORING – AFTER ENTITLEMENT

8. **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

9. **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

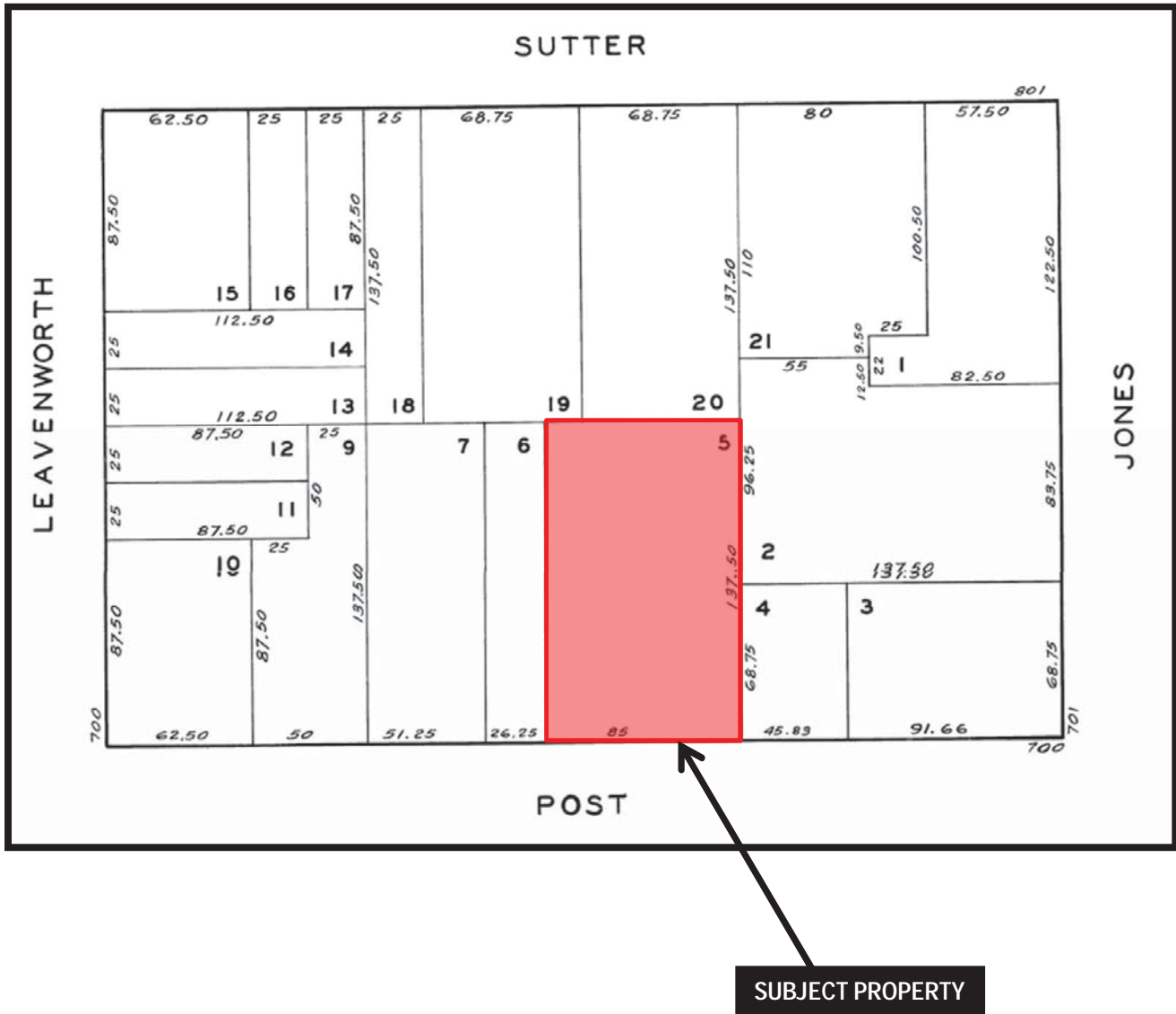
OPERATION

10. **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>

11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and 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>
12. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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
13. **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

Block Book Map

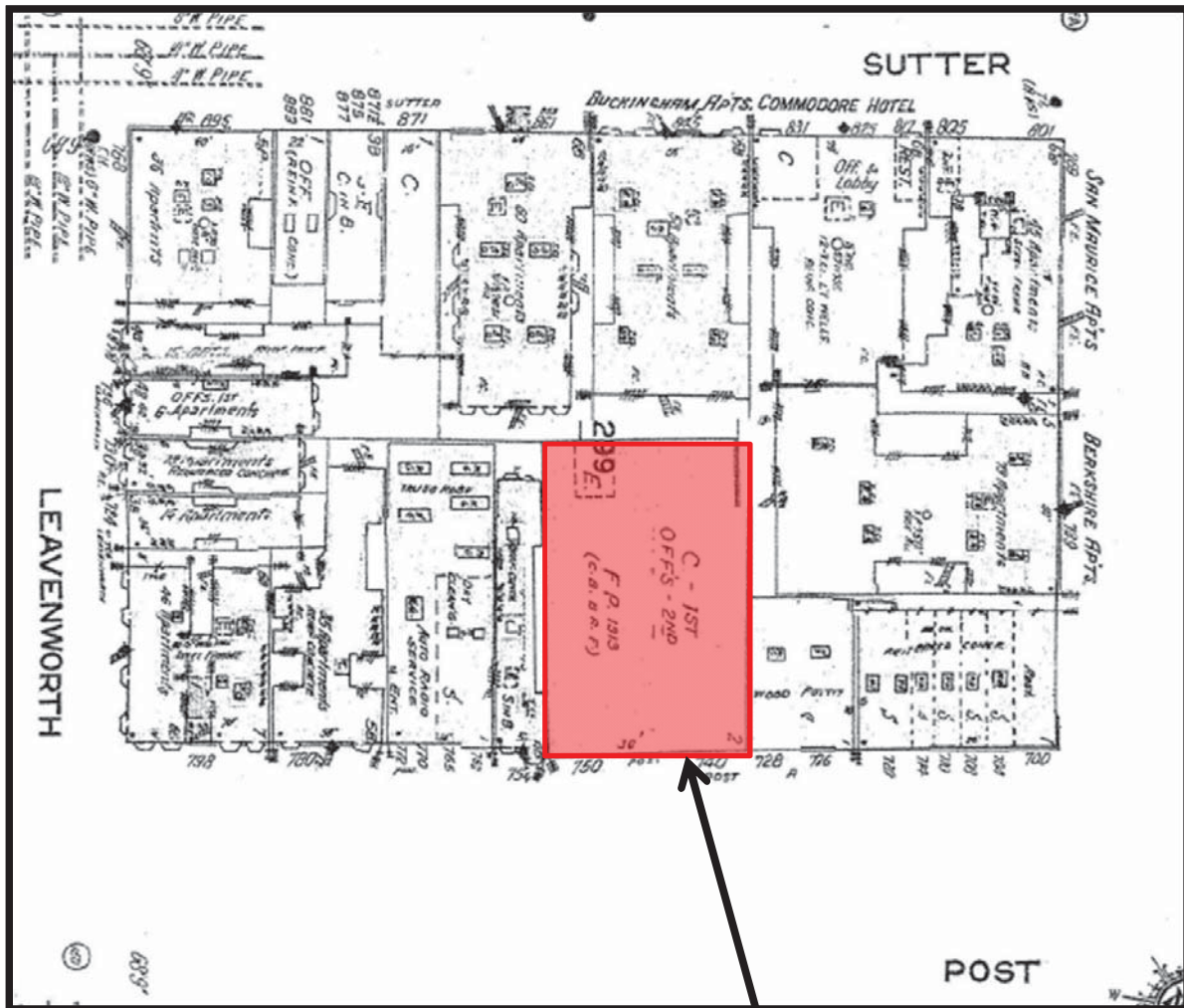


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008669CUA
750 Post Street
Block 0299 Lot 005

Sanborn Map



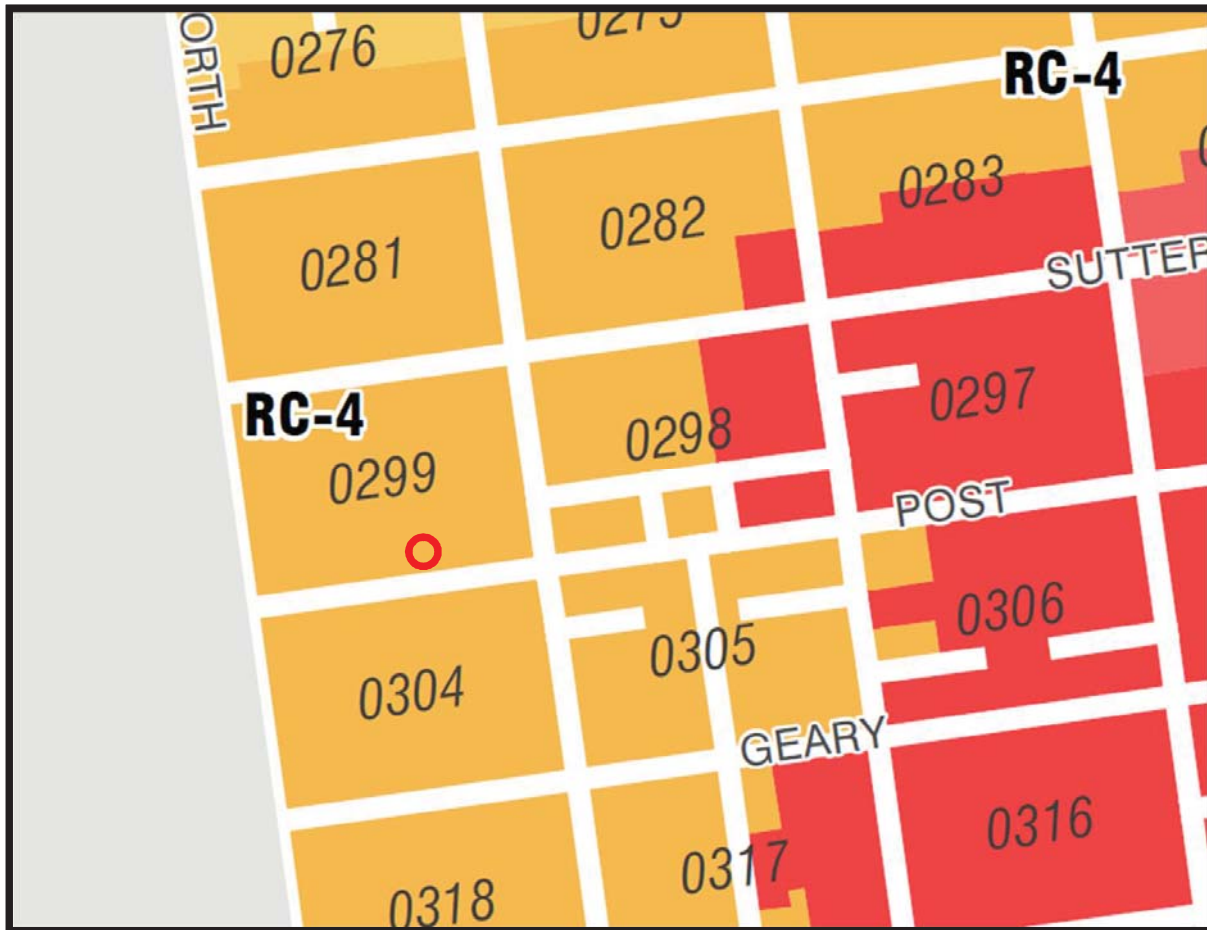
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008669CUA
750 Post Street
Block 0299 Lot 005

Zoning Map

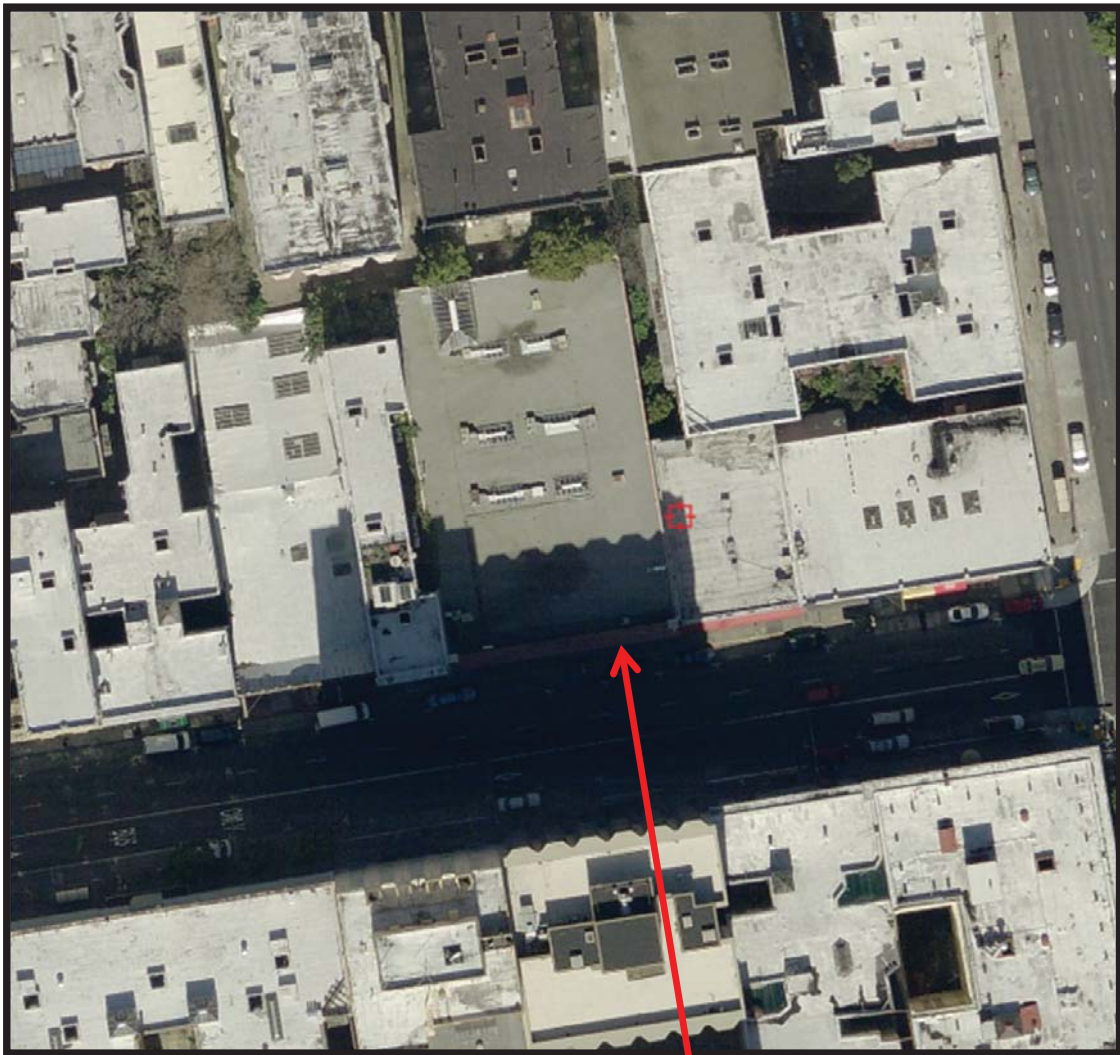


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008669CUA
750 Post Street
Block 0299 Lot 005

Aerial Photo



SUBJECT
PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008669CUA
750 Post Street
Block 0299 Lot 005

Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008669CUA
750 Post Street
Block 0299 Lot 005

Site Photo



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Conditional Use Hearing
Case Number 2018-008669CUA
750 Post Street
Block 0299 Lot 005

LEAVENWORTH ST.

JONES ST.

POST ST.

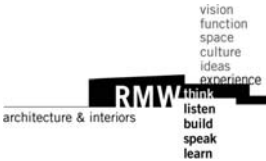
SITE PLAN
1/16" = 1'-0"

1

KEYNOTES

LEGEND

- SCOPE OF WORK
- (E) ADJACENT BUILDINGS



40 South Market St #400
San Jose, CA 95113

Tel 408.294.8000
Fax 408.294.1747
www.rmw.com



GOODWILL INDUSTRIES

750 Post St.
San Francisco, CA 94109

approved for the owner by :

approved for the architect by : Approver

ISSUE : TYPE CURRENT ISSUE TYPE DATE OF ISSUE

REVISIONS :

#	Description:	Date:
1	ISSUE FOR C.U. APPLICATION	6/11/18



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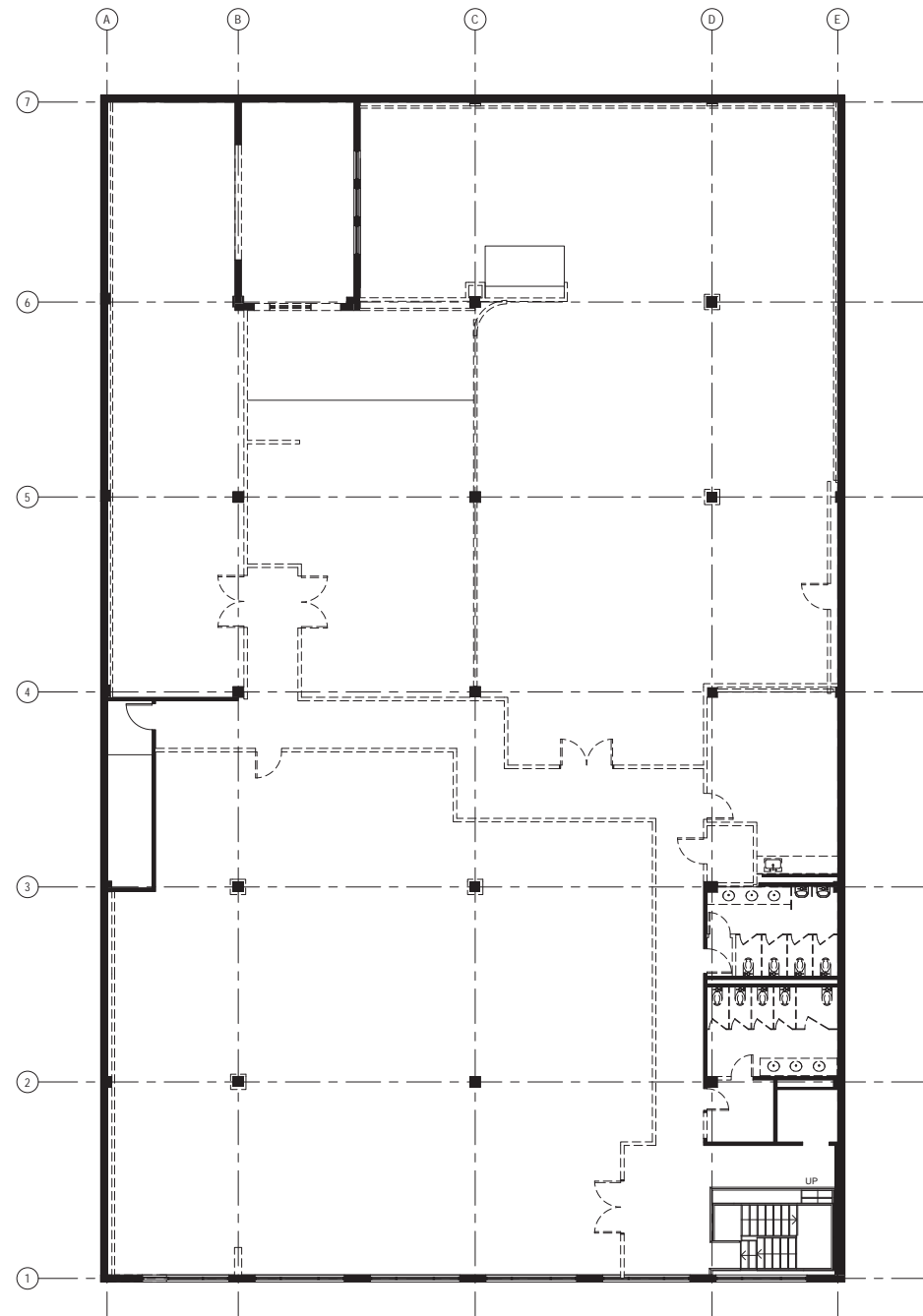
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project number : TYPE PROJ #

SITE PLAN

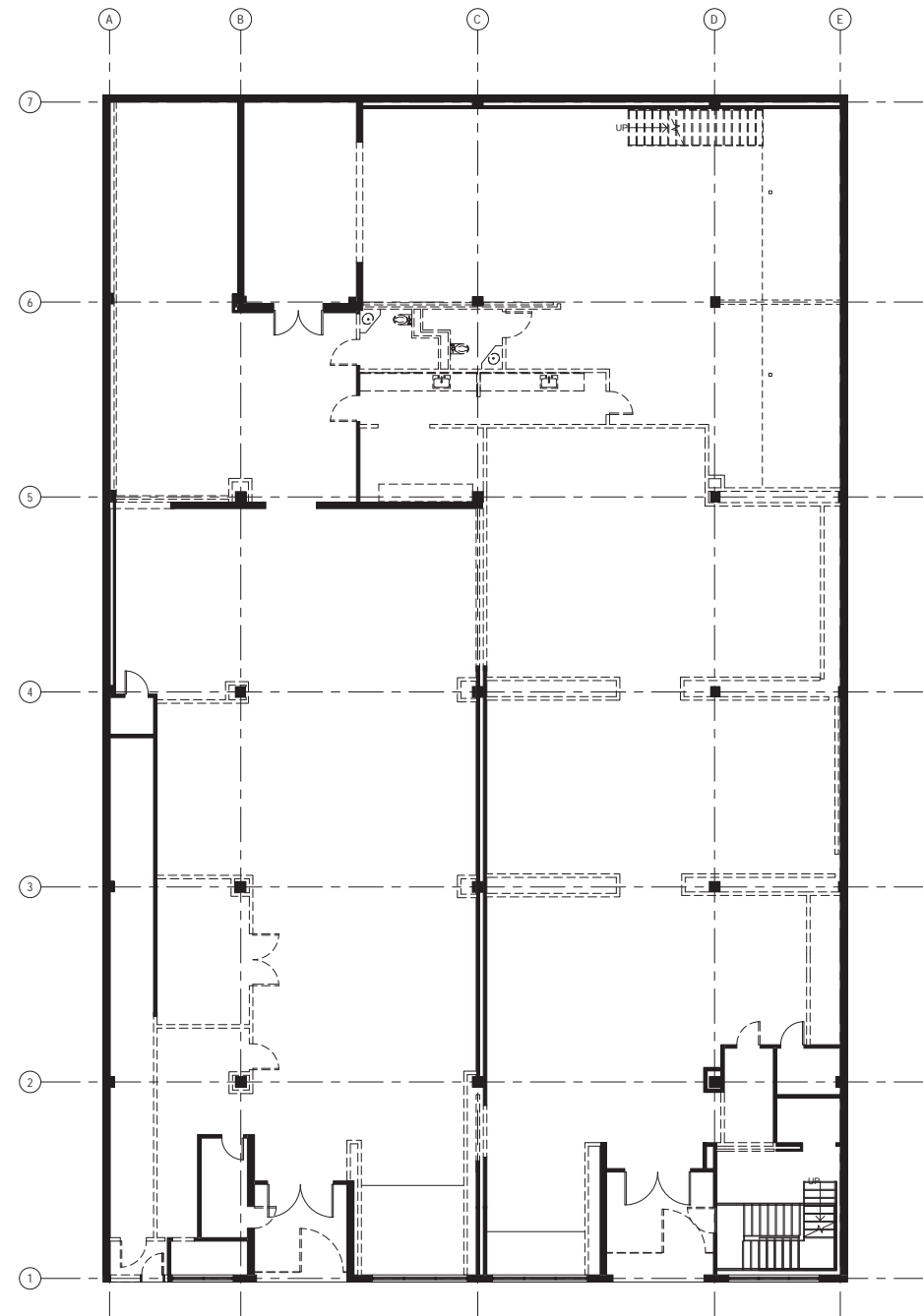
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2ND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

2



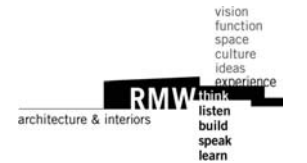
1ST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

1

KEYNOTES

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- - - - - EXISTING CONSTRUCTION TO BE REMOVED



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GOODWILL INDUSTRIES

750 Post St.
San Francisco, CA 94109

approved for the owner by :		
approved for the architect by :		Approver
ISSUE :	TYPE CURRENT ISSUE TYPE	DATE OF ISSUE
REVISIONS :		
1/2	Description:	Date:
1	ISSUE FOR C.U. APPLICATION	6/11/18



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project number : TYPE PROJ #

1ST AND 2ND FLOOR
DEMO PLANS

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A2.0



GOODWILL INDUSTRIES

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San Francisco, CA 94109

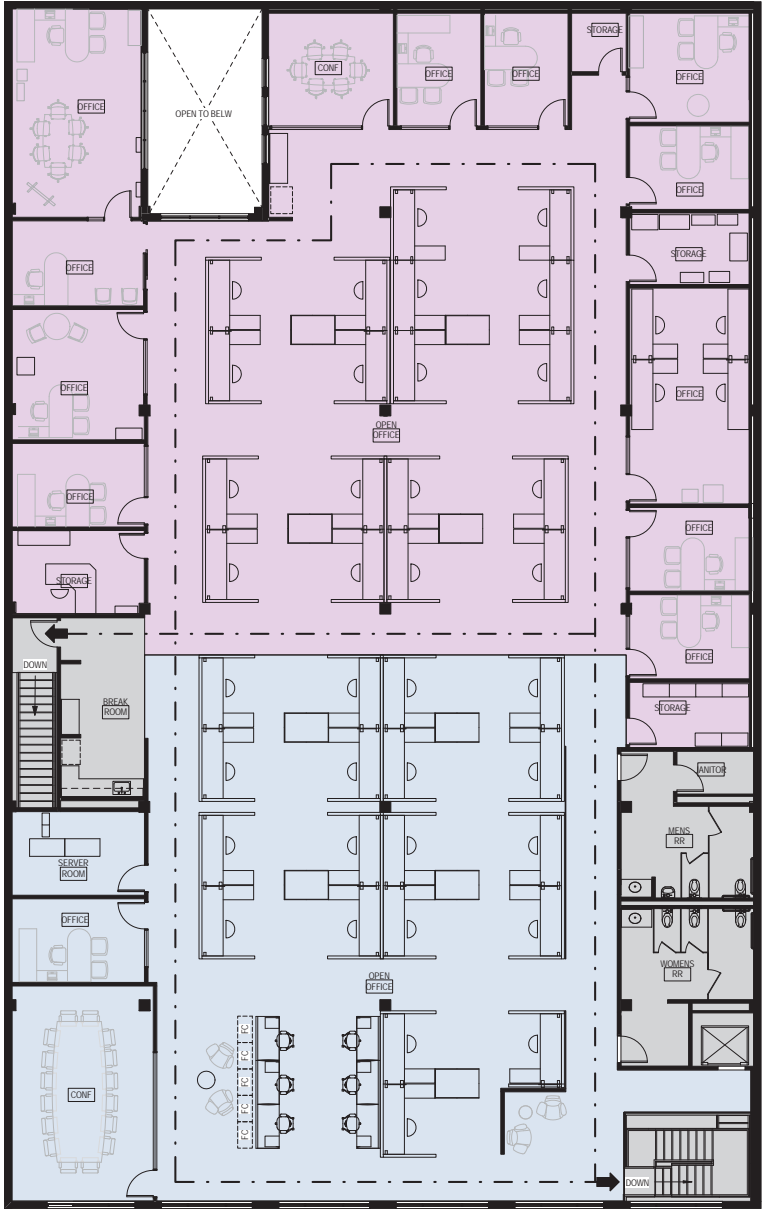
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approved for the architect by : Approver

ISSUE : TYPE CURRENT ISSUE TYPE DATE OF

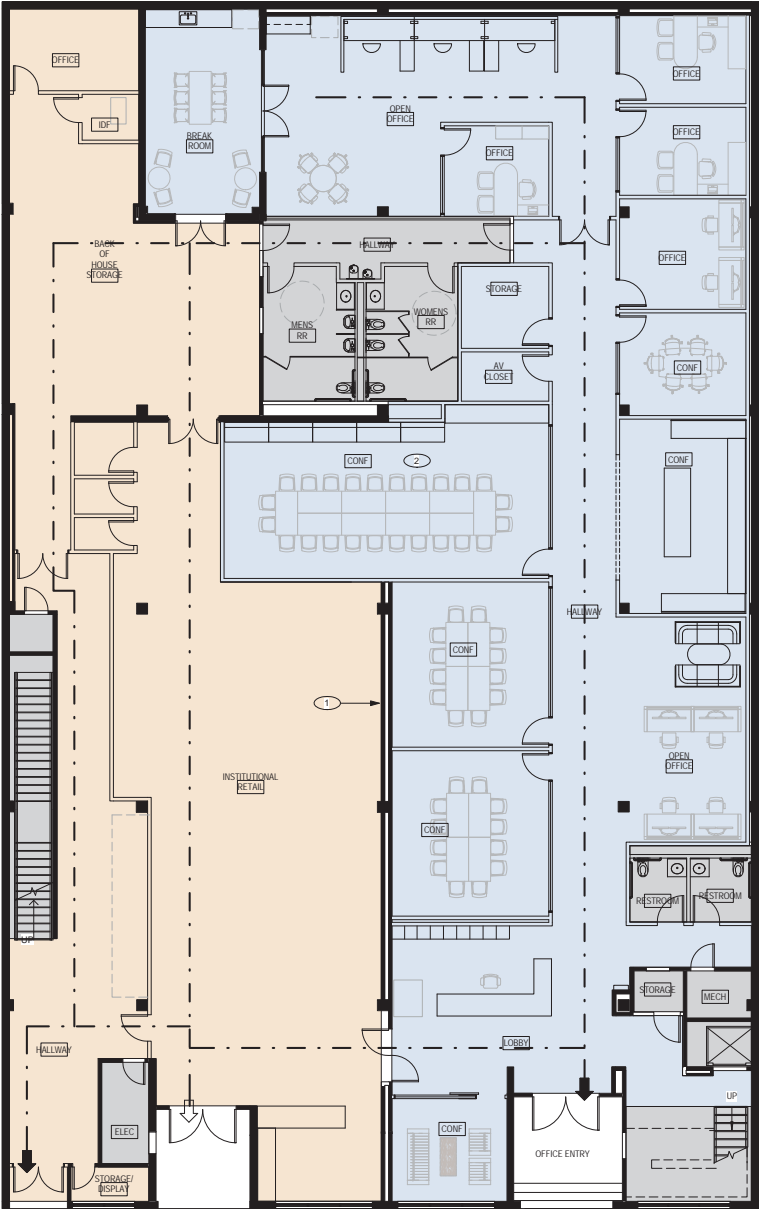
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1	ISSUE FOR C.U. APPLICATION	6/11/18



2ND FLOOR PLAN
1/8" = 1'-0"

2



1ST FLOOR PLAN
1/8" = 1'-0"

1

KEYNOTES

- 1 NO FIRE SEPARATION REQUIRED BETWEEN M & B OCCUPANCY
- 2 CONFERENCE ROOM SIZE IS UNDER 700SF

LEGEND

USE TYPE	SIZE	FLOOR AREA PERCENTAGE
INSTITUTIONAL - RETAIL	4,000 SF	18.35%
INSTITUTIONAL - JOB TRAINING 1ST FLOOR	5,725 SF	26.25%
INSTITUTIONAL - JOB TRAINING 2ND FLOOR	4,100 SF	18.8%
ACCESSORY OFFICE	5,850 SF	26.8%
BUILDING COMMON	2,130 SF	9.8%
TOTAL SF	21,805 SF	100%

- NEW TENANT IMPROVEMENT CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- EXIT PATH OF TRAVEL
- EXIT DISCHARGE ARROW - PROVIDED
- EXIT DISCHARGE ARROW - REQUIRED

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1ST AND 2ND FLOOR
PARTITION PLANS

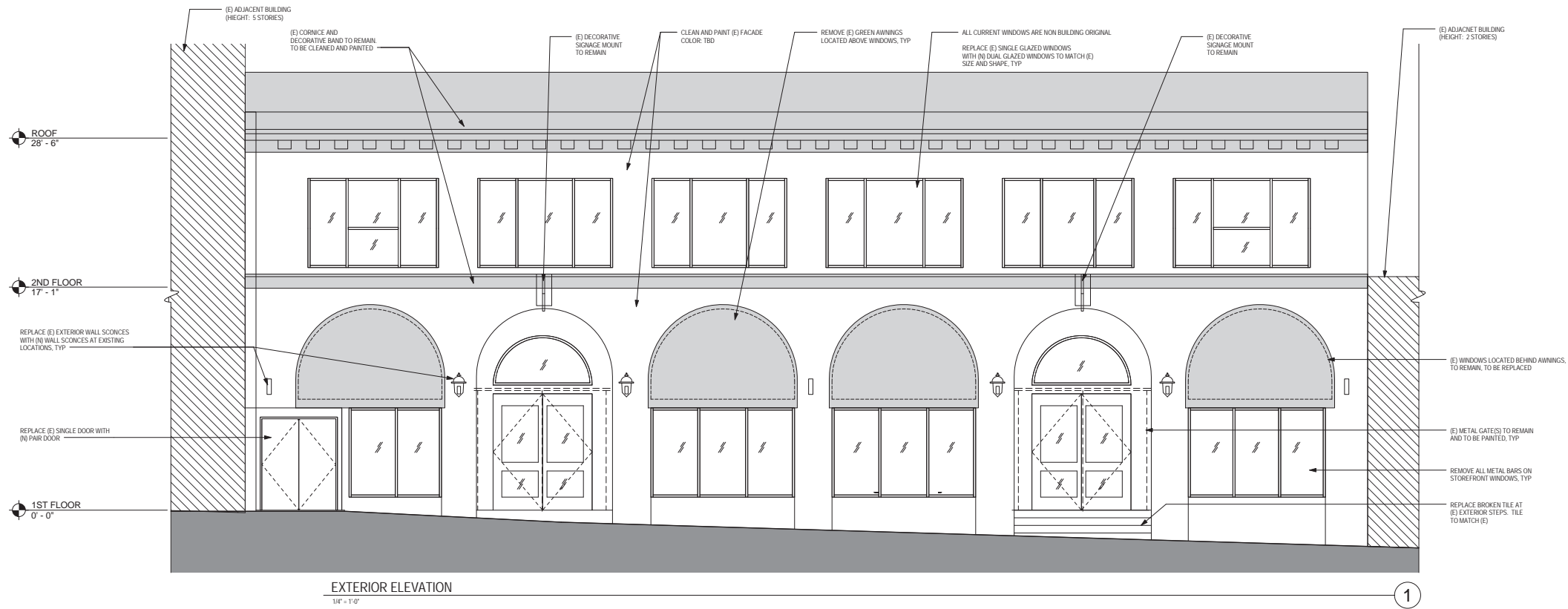
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EXISTING ELEVATION - STREET VIEW



EXISTING ELEVATION - STREET VIEW



EXTERIOR ELEVATION

KEYNOTES

LEGEND

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GOODWILL INDUSTRIES

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San Francisco, CA 94109

approved for the owner by :		
approved for the architect by :		Approver
ISSUE :	TYPE CURRENT ISSUE TYPE	DATE OF ISSUE
REVISIONS :		
7/2	Description:	Date:
1	ISSUE FOR C.U. APPLICATION	6/11/18

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project number : TYPE PROJ #

EXTERIOR
ELEVATION

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GOODWILL INDUSTRIES

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San Francisco, CA 94109

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approved for the architect by : Approver

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project number : TYPE PROJ #

EXTERIOR
ELEVATION -
EXISTING
CONDITIONS

sheet no. :

A6.4



EXTERIOR ELEVATION - EXISTING
1/4" = 1'-0"

1

SHEET NOTES

KEYNOTES

LEGEND



GOODWILL INDUSTRIES

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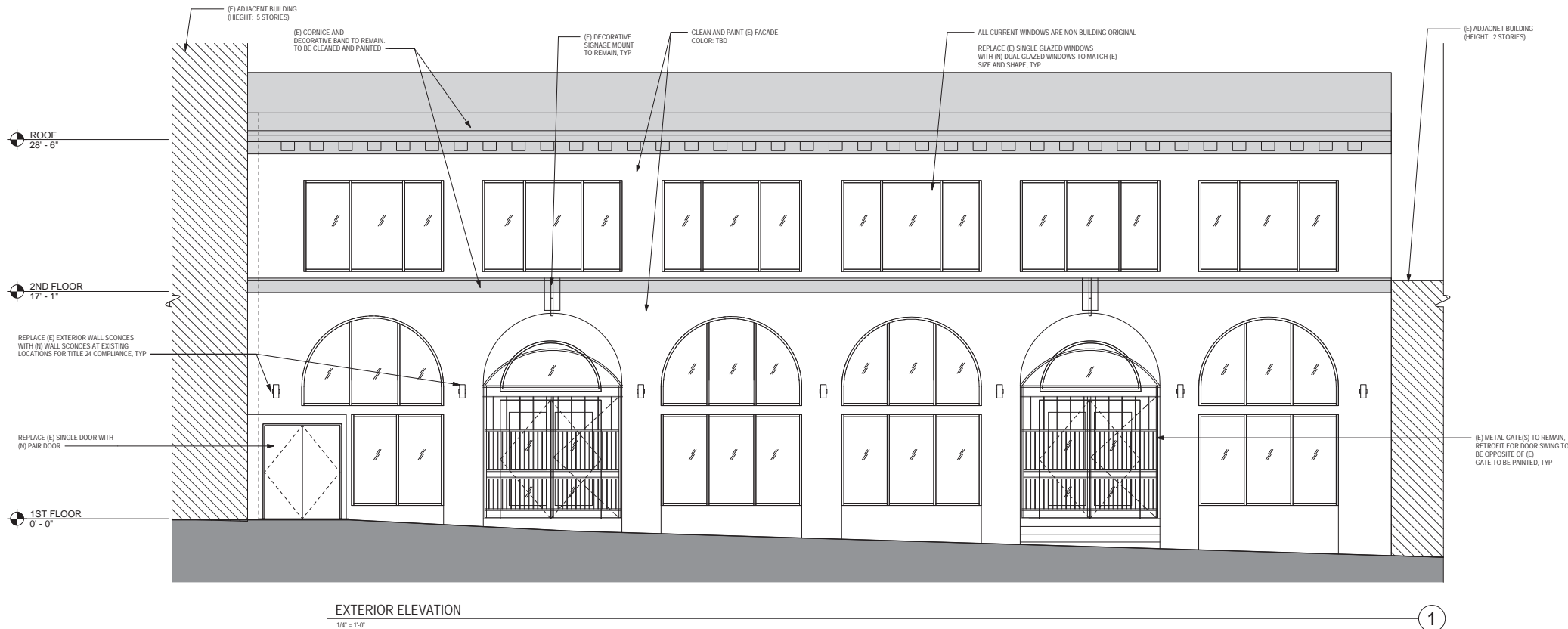
approved for the owner by :

approved for the architect by : Approver

ISSUE : TYPE CURRENT ISSUE TYPE DATE OF ISSUE

REVISIONS :

Rev	Description:	Date:
1	100% DD PACKAGE	08/24/2018



EXTERIOR ELEVATION

1/4" = 1'-0"

1

SHEET NOTES

KEYNOTES

LEGEND

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project number : TYPE PROJ #

EXTERIOR
ELEVATION - NEW

sheet no. :

A6.5



PROJECT APPLICATION

GENERAL INFORMATION

Property Owner's Information

Name: Goodwill of San Francisco, San Mateo & Marin

Address: 295 Bay Street
San Francisco, CA 94133

Email Address: ceo@sfgoodwill.org

Telephone: 415-575-2125

Applicant Information

☒ Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

☐ Owner

☐ Applicant

☒ Other (see below for details)

Name: Thomas Tunny Email: ttunny@reubenlaw.com Phone: 415-567-9000

Please Select Primary Project Contact:

☐ Owner

☐ Applicant

☒ Billing

Property Information

Project Address: 750 Post Street

Block/Lot(s): 0299/005

RELATED APPLICATIONS

Related Preliminary Project Assessment (PPA) Application

☒ N/A

PPA Application No(s):

PPA Letter Date:

Related Building Permits Applications

☒ N/A

Building Permit Applications No(s):

PROJECT INFORMATION

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.

Project Details:

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

Estimated Construction Cost: \$2,400,000

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

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

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

PROJECT AND LAND USE TABLES

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

Project Features		
	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	0	0
Dwelling Units - Total	0	0
Hotel Rooms	0	0
Number of Building(s)	1	1
Number of Stories	2	2
Parking Spaces	0	0
Loading Spaces	0	0
Bicycle Spaces	0	0
Car Share Spaces	0	0
Other	0	0

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF	0	0
Residential GSF	0	0
Retail/Commercial	21,795	0
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	0	0
CIE (Cultural, Institutional, Educational)	0	21,795
Useable Open Space	0	0
Public Open Space	0	0

Land Use - Residential		
	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0
Accessory Dwelling Units*	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.		

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is necessary. With the Project Application, include any necessary environmental supplementals, technical studies, and/or other information required, based on your project and the requirements outlined in the screening form. If your project received a PPA letter from the Planning Department, with the Project Application, also address all necessary information specified in the Environmental Planning section of the PPA letter. A separate fee may be required for further environmental review.

Note: please respond to the best of your knowledge. If 'Yes' is marked for any of the questions below, an environmental planner will contact you with further instructions as appropriate.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Foundation Design Type	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2a. Historic Preservation	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district? Refer to the Preservation tab on the Property Information Map .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
2b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .
3. Archeology	<p>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</p> <p>To determine if your property is in an archeologically sensitive area, refer to the Zoning tab on the Property Information Map.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If Yes, provide depth of excavation/disturbance below grade (in feet*):</p> <p>_____</p> <p><i>*Note this includes foundation work</i></p>
4. Air Quality	<p>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?</p> <p>To determine if your property is in an air pollutant exposure zone, refer to the Zoning tab on the Property Information Map.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
5. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)</p> <p>An additional fee for a shadow review may be required.</p>
7. Geology and Soils	<p>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</p> <p>To determine if your property is in an area with slopes greater than or equal to 20 percent, landslide or liquefaction zone, refer to the Zoning tab on the Property Information Map.</p> <p>-----</p> <p>Area of excavation/disturbance (in square feet):</p> <p>_____</p> <p>Amount of excavation (in cubic yards):</p> <p>_____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</p> <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <p><u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u></p>
8. Biological Resources	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes:</p> <p>Number of existing trees on, over, or adjacent to the project site:</p> <p>_____</p> <p>Number of existing trees on, over, or adjacent to the project site that would be removed by the project:</p> <p>_____</p> <p>Number of trees on, over, or adjacent to the project site that would be added by the project:</p> <p>_____</p>
9a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</p>
9b. Hazardous Materials	<p>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</p> <p>To determine if your property is in the Maher Map, refer to the Zoning tab on the Property Information Map</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.</p> <p>For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division.</p> <p><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u></p>

PRIORITY GENERAL PLAN POLICIES FINDINGS

(APPLICABLE TO ALL PROJECTS)

Planning Code Section 101 requires that the City 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;

Please see attachment.

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

Please see attachment.

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

Please see attachment.

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

Please see attachment.

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;

Please see attachment.

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

Please see attachment.

7. That landmarks and historic buildings be preserved; and

Please see attachment.

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

Please see attachment.

SUPPLEMENTAL APPLICATIONS

Most development projects require environmental evaluation and specific entitlement actions. Applicants are responsible for submitting all necessary supplemental applications required to complete this review. For projects that received a Preliminary Project Assessment (PPA), all supplemental applications that were indicated in the PPA should be provided as part of this Project Application.

Please indicate below for all supplemental applications that are related to this Project Application:

Identified in PPA:	Provided:	Name of Supplemental Application
<input type="checkbox"/>	<input type="checkbox"/>	Affordable Housing Streamlined Approval (SB-35)
<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Appropriateness [COA]
<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Appropriateness - Administrative [ACOA]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Authorization [CUA]
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: HOME-SF Program - Section 206.3
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: 100% Affordable Housing Bonus Program - Section 206.4 [AHBP]
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: Individually Requested State Density Bonus Program - Section 206.6
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: State Analyzed Density Bonus Program - Section 206.5
<input type="checkbox"/>	<input type="checkbox"/>	Dwelling Unit Removal: Merger, Conversion or Demolition - Section 317 [CUA]
<input type="checkbox"/>	<input type="checkbox"/>	Gasoline Service Station Conversion [CUA]
<input type="checkbox"/>	<input type="checkbox"/>	Historic Resource Evaluation [HRE]
<input type="checkbox"/>	<input type="checkbox"/>	In-Kind Agreement [IKA]
<input type="checkbox"/>	<input type="checkbox"/>	Landmark Designation Application [DES]
<input type="checkbox"/>	<input type="checkbox"/>	Large Project Authorization in Downtown - Section 309 [DNX]
<input type="checkbox"/>	<input type="checkbox"/>	Large Project Authorization in Eastern Neighborhoods - Section 329 [ENX]
<input type="checkbox"/>	<input type="checkbox"/>	Large Residential Project Authorization in Downtown - Section 309.1 [DNX]
<input type="checkbox"/>	<input type="checkbox"/>	Large Tourist Hotel Conversion
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Amendment [PCA]
<input type="checkbox"/>	<input type="checkbox"/>	Permit to Alter, Major [PTA]
<input type="checkbox"/>	<input type="checkbox"/>	Mills Act Historical Property Contract [MLS]
<input type="checkbox"/>	<input type="checkbox"/>	Office Allocation - Section 321 [OFA]
<input type="checkbox"/>	<input type="checkbox"/>	School and Child Care Drop-Off & Pick-Up Management Plan
<input type="checkbox"/>	<input type="checkbox"/>	Transferable Development Rights - Certificate of Transfer [TDT]
<input type="checkbox"/>	<input type="checkbox"/>	Transferable Development Rights - Notice of Use [TDU]
<input type="checkbox"/>	<input type="checkbox"/>	Transferable Development Rights - Statement of Eligibility [TDE]
<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management Program [TDM]
<input type="checkbox"/>	<input type="checkbox"/>	Variance [VAR]
<input type="checkbox"/>	<input type="checkbox"/>	Wireless Conditional Use Authorization [WLS]
<input type="checkbox"/>	<input type="checkbox"/>	Other:

Please indicate if the below entitlements are needed for this project. No supplemental application is required, but an additional fee will apply.

Identified in PPA:	Provided:	Name of Entitlement
<input type="checkbox"/>	<input type="checkbox"/>	Coastal Zone Permit (CTZ)
<input type="checkbox"/>	<input type="checkbox"/>	Permit to Alter, Minor [MPTA]
<input type="checkbox"/>	<input type="checkbox"/>	Shadow Study (SHD)

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

Thomas Tunny

Name (Printed)

Agent

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

415-567-9000

Phone

ttunny@reubenlaw.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby 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

Thomas Tunny

Name (Printed)

6/15/2018

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

2018-008669CUA

CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: Goodwill of San Francisco, San Mateo & Marin

Address: 295 Bay Street
San Francisco, CA 94133

Email Address: cco@sfgoodwill.org

Telephone: (415) 575-2125

Applicant Information (if applicable)

Name: Same as above ☒

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

☐ Owner

☐ Applicant

☒ Other (see below for details)

Name: Thomas Tunny

Email: ttunny@reubenlaw.com

Phone: 415-567-9000

Please Select Primary Project Contact:

☐ Owner

☐ Applicant

☒ Billing

Property Information

Project Address: 750 Post Street

Block/Lot(s): 0299/005

Plan Area: None

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

Project Details:

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

Estimated Construction Cost:

- 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 GSF	0	0
Retail/Commercial	21,795	0
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	0	0
CIE (Cultural, Institutional, Educational)	0	21,795
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	2	2
Parking Spaces	0	0
Loading Spaces	0	0
Bicycle Spaces	0	0
Car Share Spaces	0	0
Public Art	N/A	N/A
Other	0	0

Land Use - Residential		
	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0
Accessory Dwelling Units* <small>*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.</small>	0	0

ACTION(S) REQUESTED

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

Conditional Use Authorization for an Institutional Use (Social Service or Philanthropic Facility) in the RC-4 Zoning District; Planning Code Sections 209.3 and 303

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.

Please see attachment

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.

Please see attachment

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.

Please see attachment

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;

Please see attachment

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Please see attachment

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

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

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Please see attachment

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Please see attachment

7. That landmarks and historic buildings be preserved; and

Please see attachment

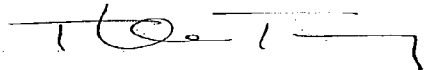
8. That our parks and open space and their access to sunlight and vistas be protected from development.

Please see attachment

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Name (Printed)

Agent

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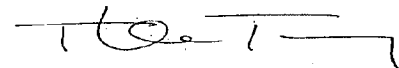
Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

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

Thomas Tunny

Name (Printed)

6/15/2018

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

750 Post Street
Conditional Use Authorization – Attachment

A. Project Description

The project site is located at 750 Post Street (Assessor's Block 0299/ Lot 005; the "Property"), an 11,687.5 square-foot lot in the RC-4 zoning district. The Property is developed with a two-story building in the Lower Nob Hill Apartment Hotel Historic District.

The proposed project seeks Conditional Use Authorization under Planning Code Sections 209.3 and 303 for a change of use to Institutional (Social Service or Philanthropic Facility) in the RC-4 zoning district (the "Project"). The Project includes 10,525 square feet of job training use, 4,000 square feet of ground-floor retail, and 5,140 square feet of accessory office use. The Project includes interior tenant improvements, but no new construction, demolition, or additions to the existing building.

The Project is a necessary and desirable addition to San Francisco because of Goodwill's proven track record of breaking the cycle of poverty for thousands of local Bay Area residents through their unique non-profit social enterprise model that funds transformative free job training and work placement programs through the sale of donated goods. The Project will activate this vacant space by replacing it with a new use that provides substantial community benefits in the form of essential job training services such as digital skills training, and partnering with Microsoft and Goodwill. In the last year alone, Goodwill of San Francisco, San Mateo and Marin was able to place participants in 636 jobs and transitional employment opportunities. In addition to job training, the Project will provide a source of affordable goods for the community and create jobs in the retail portion of the site. The reactivation of the site with a job training and social service facility will enhance the immediate vicinity by creating more foot traffic and bringing more business to other retailers on the block. Goodwill employees will occupy the accessory office space, and these employees will themselves patronize local retail sales and services, thereby further activating the neighborhood. It is important to note that this facility will not house a donations collection center as a donation center is located a few blocks away. Goodwill is committed to being a good neighbor and providing a use and services that transform not only the lives of its clients, but its neighborhood as well.

B. Section 303 Conditional Use Findings

Under Planning Code Section 303(c), the Planning Commission shall approve the application and authorize a Conditional Use if the facts presented establish the following:

- 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 necessary, desirable, and compatible with the neighborhood at the proposed location. The Property is located in a bustling commercial area with a predominate pattern of neighbor-serving retail and commercial uses on the ground floor. The Project will enhance the

750 Post Street
Conditional Use Authorization

neighborhood-serving aspect of the area by providing an essential job training and social service. The Project will reactivate this commercial site and continue the neighborhood pattern by providing 4,000 square feet of ground-floor retail. The change of use will increase the activity at the Property and in the neighborhood to the benefit of the neighborhood.

Goodwill's services include a partnership with Microsoft and Google to provide free digital skills training for 21st century jobs in a state-of-the-art facility with classrooms, meeting spaces and a maker lab. Job training programs are open to anyone who comes through the doors with a willingness to work, and the programs focus on underserved communities who have barriers of entry into the job market. These barriers include long gaps in active employment, incarceration, homelessness, job displacement, single parenting, age (youth and seniors), lack of formal education, language challenges, and military service. While employment opportunities in San Francisco grow, many San Francisco residents are unable to take advantage of that growth because they lack the fundamental work-related skills that will enable them to thrive in the workplace. Goodwill trains people in the skills they need to succeed in careers that provide stability, upward mobility, and livable wages. Goodwill then helps connect these job seekers with open positions at a range of companies throughout San Francisco, San Mateo, and Marin counties. This type of free job training is a necessary, desirable, and indispensable resource for the unemployed and economically disadvantaged who would otherwise be forced out of San Francisco.

- 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 injuries 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 the structure.**

The Project proposes no alteration to the size, shape, or structure of the existing building at the Property, other than tenant improvements. Changing the use of the Property will result in institutional and social service uses without adverse effects to the health, safety, convenience, or general welfare of persons in the vicinity attributable to construction. The floor area of the Property is capable of accommodating the expected number of users, both working at and visiting the site, without detriment to property or persons residing or working in the vicinity.

- (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 Property currently has no off-street parking, nor is any proposed by the Project. Public transit options are ample. The Property is within a few blocks of many Muni bus lines including the 1, 2, 3, 19, 27, 28, 31, and 76X lines. The Property is also within walking distance of the Montgomery and Powell BART and Muni Metro stations.

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

750 Post Street
Conditional Use Authorization

The Project will not involve any new construction or additions, only tenant improvements. It will not produce or include any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

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

Because the Project proposes re-use of an existing building, it will not involve new landscaping, screening, open space, parking/loading, service areas, or lighting. Any new signage will comply with Planning Code requirements.

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

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically, the Commerce and Industry and Community Facilities Elements as follows:

Commerce and Industry Element

Objective 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1: Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.1 notes that in situations where proposed developments will have no significant adverse environmental effects, result in positive employment benefits for residents, and otherwise meet planning objectives, such developments should be encouraged. This is true for the Project, which will not have any significant environmental impact and will have a significant positive impact on the residents that choose to take advantage of Goodwill's job training services.

Objective 2: MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1: Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3: Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

750 Post Street
Conditional Use Authorization

The Project will enhance the attractiveness of the surrounding neighborhood by reactivating a large vacant space. Reducing the vacancy of the area and increasing foot traffic will help increase the customer base of existing businesses in the area while attracting new businesses to the area.

Objective 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1: Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

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

The proposed Goodwill project will provide new and expanded employment opportunities in a space that has lain dormant, while also providing opportunities for the advancement of residents who enroll in their job training programs. Policy 3.1 states that many unemployed and marginally employed residents of the city are unable to take advantage of employment expansion in the city due to the lack of needed skills. Goodwill's job training programs help increase the mobility of the unemployed resident labor force by teaching them necessary occupational skills such as digital skills.

Objective 7: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

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

Policy 7.3 recommends utilizing vacant, underused land in the city for educational services where the physical impact of the institutional development would be acceptable and might even provide the necessary impetus for desired new community development. This vacant space is ideal for the proposed Project because it provides social services in a vacant space where the uses are not anticipated to have any negative impacts on the neighborhood.

Community Facilities Element

750 Post Street
Conditional Use Authorization

Objective 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The Project will fill the gap in the needed service of free job training for underserved populations including the formerly incarcerated, homeless, single parents, individuals in substance abuse recovery programs, and those with language difficulties.

C. Priority General Plan Policies Findings

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 Conditional Use 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 proposed space is currently vacant and does not house any neighborhood-serving retail uses. Adding a stable social service and institutional tenant with accessory office use in this area will help strengthen the viability of existing and future neighborhood-serving retail uses by increasing foot traffic in the area.

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

No housing would be removed by the Project. The Project will reactivate a large existing building that will help enhance the neighborhood character. The job training service will promote the economic diversity of San Francisco neighborhoods by helping residents achieve career mobility and afford to stay in San Francisco.

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

The Project will not have any impact on affordable housing.

4. **That commuter traffic not impedes Muni transit service or overburdens our streets or neighborhood parking.**

The Property is well-served by public transit, and the anticipated traffic is not expected to exceed the traffic created by the prior use of the building. The proposed use will not allow for donation drop-offs. Therefore the Project will not impede Muni service or overburden streets or neighborhood parking.

750 Post Street
Conditional Use Authorization

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 displace any industrial or service sector uses, but will add a service sector use that will provide retail training while also enhancing the career trajectories of San Francisco residents who enroll in the job training programs.

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

The existing building on the Property and proposed tenant improvements will conform to the requirements of the San Francisco Building Code.

7. **That landmarks and historic buildings be preserved.**

The Property is a historic resource in the Lower Nob Hill Apartment Hotel Historic District. The proposed Project will help support the preservation of this historic resource.

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

The Project will have no impact on parks and open space.



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:
750 Post Street	N/A
NAME OF BUSINESS (IF KNOWN):	
BRIEF DESCRIPTION OF PROJECT:	
Establish a new Goodwill retail store; the site will also have job training services.	

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	<div>The application involves only non-residential uses and does not seek to establish or expand any of the following:<ul style="list-style-type: none">✓ Massage Establishment✓ Tobacco Paraphernalia Establishment✓ Adult Entertainment Establishment✓ Medical Cannabis Dispensary✓ Fringe Financial Service✓ Drive-up Facility✓ Wireless Telecommunications Site ("WTS")✓ Outdoor Activity Area✓ Bar✓ Nighttime Entertainment / Place of Entertainment (e.g. nightclubs, music venues)✓ Liquor Store✓ Off-Street parking in excess of that allowed on an as-of-right basis✓ Office closed to the public located on the ground story</div>

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.

<i>Paul Hudson</i>	4/26/18	phudson@reubenlaw.com
Signature	Date	Email Address
PAUL HUDSON		415 - 567 - 9000
Print Name and check one: <input type="checkbox"/> OWNER or <input checked="" type="checkbox"/> 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: _____

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

Name, Date and Signature of Current Planning Staff

May 31, 2018

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

Re: Property Address: 750 Post Street
Block/Lot: 0299/005
Owner: Goodwill of San Francisco, San Mateo & Marin
Subject: Project Applications and Processing

Dear Sir or Madam:

Goodwill of San Francisco, San Mateo & Marin, owner of the above referenced property, hereby authorizes Reuben, Junius & Rose LLP and its affiliated entities, employees, and agents, to take all necessary action, including but not limited to the signing and filing of documents, in furtherance of processing of environmental review and land use entitlement applications for the above-referenced property.

Very truly yours,

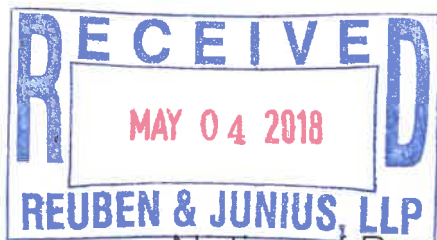
Goodwill of San Francisco, San Mateo & Marin

By: _____

Name: _____

Title: _____


William Rogers
CEO



Notice of Pre-Application Meeting

10658.02

April 19, 2018

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 750 Post Street cross street(s) Leavenworth and Jones (Block/Lot#: 0299/005; Zoning: RC-4), in accordance with the San Francisco

Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☒ Community Business Priority Processing Program (CB3P).

The development proposal is to: Establish a new Goodwill retail store; the site also will have job training services

Existing # of dwelling units:	0	Proposed:	0	Permitted:	N/A
Existing bldg square footage:	23,374	Proposed:	23,374	Permitted:	56,100
Existing # of stories:	2	Proposed:	2	Permitted:	80 feet
Existing bldg height:	30 feet	Proposed:	30 feet	Permitted:	80 feet
Existing bldg depth:	137.5 feet	Proposed:	137.5 feet	Permitted:	137.5 feet

MEETING INFORMATION:

Property Owner(s) name(s): Goodwill of San Francisco, San Mateo, & Marin
Project Sponsor(s): Thomas Tunny, Reuben, Junius & Rose, LLP
Contact information (email/phone): ttunny@reubenlaw.com/415-567-9000
Meeting Address*: 750 Post Street
Date of meeting: May 7, 2018
Time of meeting**: 6:00 p.m. - 8:00 p.m.

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Pre-Application Meeting Sign-in Sheet

Meeting Date: Monday May 7, 2018Meeting Time: 6:00 pm - 8:00 PMMeeting Address: 750 Post StreetProject Address: 750 Post StreetProperty Owner Name: Goodwill of San Francisco, Marin and San Mateo.Project Sponsor/Representative: Reuben, Junius, & Rose LLP

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. <u>Lauren Vajvodc</u>	<u>729 Jones</u>	<u>415-373-2495</u>	<u>Lauren.vajvodc@gmail.com</u>	<input checked="" type="checkbox"/>
2. <u>Raan Kattoom</u>	<u>601 Leavenworth #24</u>	<u>915 965 090</u>	<u>RAAN.KATTOOM@GMAIL.COM</u>	<input checked="" type="checkbox"/>
3. <u>G. WRIGHT</u>	<u>666 Post St. #204</u>	<u>941 941 941</u>	<u>gwright@thewrightconsultants.com</u>	<input checked="" type="checkbox"/>
4. <u>Gailoli</u>	<u>775 Post St #110</u>	<u>SF CA 94109</u>		<input checked="" type="checkbox"/>
5. <u>U. BARTZ</u>	<u>775 Post St. #510</u>	<u>SF CA 94109</u>		<input checked="" type="checkbox"/>
6. <u>LYNDAGROSE</u>	<u>190 Sunset M/B</u>	<u>941 965</u>		<input type="checkbox"/>
7. <u>Patty ShL</u>	<u>1777 Botelho Drive #300</u>	<u>Walnut Creek, CA 94596</u>		<input checked="" type="checkbox"/>
8. <u>Frank Lucchese</u>	<u>761 Post St</u>	<u>SF 94109</u>		<input type="checkbox"/>
9. <u>Gina Frassetto</u>	<u>861 Sutter</u>	<u>SF, CA 94109</u>		<input type="checkbox"/>
10. <u>Pennu Eigster</u>	<u>666 Post</u>	<u>SF, CA 94109</u>		<input type="checkbox"/>
11. <u>Heather Sibley</u>				<input type="checkbox"/>
12. <u>Ryan Combs</u>	<u>737 Post St.</u>	<u>SF CA 94109</u>		<input type="checkbox"/>
13. <u>Dana Benschnl</u>	<u>825 Post #301</u>	<u>SF CA 94109</u>		<input type="checkbox"/>
14. <u>SANDRA FALABRINO</u>	<u>737 Post St. SF</u>	<u>#413</u>		<input type="checkbox"/>
15. <u>GEORGE GRIES</u>	<u>775 Post #201</u>	<u>SF CA 94109</u>		<input type="checkbox"/>
16. <u>ANGELA WASHINGTON</u>	<u>775 Post #F</u>	<u>SF, CA 94109</u>		<input type="checkbox"/>
17. <u>SHELLEY B. Bell</u>	<u>775 Post #109</u>	<u>SF CA 94109</u>		<input type="checkbox"/>
18. _____				<input type="checkbox"/>

Pre-Application Meeting Sign-in Sheet

Meeting Date: Monday May 7, 2018Meeting Time: 6:00 pm - 8:00 PMMeeting Address: 750 Post StreetProject Address: 750 Post StreetProperty Owner Name: Goodwill of San Francisco, Marin and San Mateo.Project Sponsor/Representative: Reuben, Junius, & Rose LLP

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. FARM TABLE	737 Post St	415.300.1122	Sarah @farmtablesf.com	<input checked="" type="checkbox"/>
2. Wendy O.	737 "			<input type="checkbox"/>
3. Simon T.				<input type="checkbox"/>
4. Steven Kripping	861 Sutter St Apt 201		skripping@gmail.com	<input checked="" type="checkbox"/>
5. Brendan Wolff	711 Post St		brendan@uschoffs.com	<input type="checkbox"/>
6. Tricia Lo	701 Post St.		info@beresford.com	<input type="checkbox"/>
7. Deb DeSax	775 Post St. #204 S.F. Ca.	94109		<input type="checkbox"/>
8. MARIO LIMON	775 POST ST Apt 5 R	CA	94109	<input type="checkbox"/>
9. TERY GADDINER	775			<input type="checkbox"/>
10. George Oversky	737 Post St.	#911 SF CA	94109	<input type="checkbox"/>
11. Todd Bartley	757 LEAVENWORTH ST #507	SF CA		<input type="checkbox"/>
12. Robert Garcia	860 Post St	SF CA		<input type="checkbox"/>
13. Jeff Romanow	101 Post St.	SF CA		<input type="checkbox"/>
14. Michael Richards	775 Post St #401			<input type="checkbox"/>
15. KENT WINKLER	775 POST ST. #411		kentwinkler@yahoo.com	<input checked="" type="checkbox"/>
16. Tom Volking	737 Post St		volkingt@hotmail.com	<input type="checkbox"/>
17. Vivian Sachs	775 Post St #401			<input type="checkbox"/>
18. Eric Mission	711 Leavenworth #32			<input checked="" type="checkbox"/>

Pre-Application Meeting Sign-in Sheet

Meeting Date: Monday May 7, 2018

Meeting Time: 6:00 pm - 8:00 PM

Meeting Address: 750 Post Street

Project Address: 750 Post Street

Property Owner Name: Goodwill of San Francisco, Marin and San Mateo.

Project Sponsor/Representative: Reuben, Junius, & Rose LLP

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	RACHEL ALONSO	737 POST ST #124	805-452-3125	RACHEL.M.ALONSO@GMAIL.COM	<input checked="" type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

Pre-Application Meeting Sign-in Sheet

Meeting Date: Monday May 7, 2018

Meeting Time: 6:00 pm - 8:00 PM

Meeting Address: 750 Post Street

Project Address: 750 Post Street

Property Owner Name: Goodwill of San Francisco, Marin and San Mateo.

Project Sponsor/Representative: Reuben, Junius, & Rose LLP

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Rebecca Hoffman	775 Post St.	#611	Rebecca@RebeccaHoffman.Com	<input checked="" type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

Pre-Application Meeting Sign-in Sheet

Meeting Date: Monday May 7, 2018

Meeting Time: 6:00 pm - 8:00 PM

Meeting Address: 750 Post Street

Project Address: 750 Post Street

Property Owner Name: Goodwill of San Francisco, Marin and San Mateo.

Project Sponsor/Representative: Reuben, Junius, & Rose LLP

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	LUKE STEWART	754 Post #504	415 213 0755	LUKEWHO@GMAIL.COM	<input checked="" type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

May 7th, 2018: 750 Post Street Community Meeting Summary of Discussion

STATEMENT: People don't know what Goodwill does, especially homeless people or people who come to the neighborhood. Homelessness is a bigger problem in the community. This is opening up an opportunity for homeless people to camp out front. Just spend 15 minutes at the Walgreens that's on the corner and you will see the homeless people who camp out in the front. That will also happen here. Response: If people don't understand what Goodwill does, then it's possible that people will come here with certain expectations.

Question/Concern #1: Could you offer 24 hour security outside of the building? If there is security and there's homeless around then that would discourage people from camping out front. I think we would feel more comfortable knowing that there was security.

Response: We have an experienced security and loss prevention department in place. Our Director, was a former sheriff's deputy in Santa Cruz. In the past, we've hired security in certain situations but 24 hour security is expensive but we are open to the discussion. We deal with the issue at our current location. It's a complicated problem, but we try to address it immediately when a situation arises.

Question/Concern #2: Some people do mistake Goodwill for Salvation Army. They're still going to come in masses. It's not the same as a Microsoft business building but the name itself will unfortunately bring certain people. You can't say that anyone who comes into this building it will be exactly the same.

Response: We're not saying that. We're saying that this is an issue everyone in the city has to deal with.

STATEMENT: We have a huge dumping site on Geary Street. Three stores with homeless people out there selling stuff. We know what Goodwill is, but it's going to attract everything that's going on at the Geary Street store. We've worked hard to keep this neighborhood from becoming the Tenderloin. This is a historical Nob Hill neighborhood. So no matter what you say it's not good for the neighborhood.

Question/Concern #3: The issues of the homelessness are important but I'm more concerned about your move in. Your application has CP3P which is a bunch of codes that don't represent it as a retail location. There will be more traffic on the street, noise and cars. The hotel across the street created chaos here due to construction and heavy equipment running for 18 months. What are the construction impacts expected to be like for this? You have the option to build up 40 to 60ft. One neighbor has seen that your trucks don't park properly when they make

deliveries. We're also concerned about increased traffic on the street. What is the impact going to be for us who drive to work and park outside?

Response: The zoning administrator has told us it's not formula retail. We have no intention of increasing the height of the building. This is a relatively small external renovation project as we're just updating the painting and signage. It will mostly be work done on the interiors. Construction costs are extremely high in San Francisco right now so we're actually going to do minimal work on the exterior building. Approximately 6 months.

STATEMENT: That was the same thing the hotel told us across the street and we could still hear the interior construction.

STATEMENT: It's a major concern for me because my restaurant is right next door and it took me a long time to get that seating so I need to know if it will affect the outdoor dining.

STATEMENT: Are you guys moving in here no matter what? I was thinking maybe we had some input.

STATEMENT: I think people are not upset about offices and training, we're upset about the retail space. I pay a ton of extra money to have garbage picked up at my building. That is a big concern.

STATEMENT: When I try to make donations at the Geary Street store, I'm accosted by homeless people asking me for my stuff so they can run across the street and sell it.

Response: This year we've done 5 revamps of our retail stores. We are taking measures to improve all our retail locations. We understand your concerns, but we have Goodwill stores in many different neighborhoods. Some are tougher than others.

Question/Concern #4: Is the Geary retail store closing after this one opens? Why do you need another location so close by?

Response: We don't know yet. Our intention is for this to be a "higher end store", unlike that one.

Question/Concern #5: I thought this would be a carbon copy of Salvation Army a block away.

Response: No. We have just redone the interior at Geary Street and now we have to deal with all the folks outside. We're another business dealing with the same issues that anyone else has in this neighborhood.

Question/Concern #6: Last week I took a big suitcase and I gave it to some folks outside the store.

Response: We would argue that's rewarding the behavior that your neighbors are complaining about.

Question/Concern #7: I think your mission is pretty special. But the reality is this neighborhood deals with homelessness as a deep problem. Again I acknowledge you are doing great things but the reality is this neighborhood is not the right place. It hurts my business, I get really bad ratings, and people don't feel safe. It will hurt businesses and hurt people's hours.

Response: I can't speak to what Goodwill was before I got here. What I'm about is cleaning up our retail stores and fixing people's impressions of what Goodwill is and what we do.

Question/Concern #8: Why do you think the people who go to Geary Street won't say "let's go to the one on Post Street now"? And that means all the people who are homeless and causing trouble. We don't want to deal with that anymore. You get to go home at the end of the day, we're still here and things go on until 5:00 in the morning. If we don't have someone from your organization to monitor it 24hrs then we're not going to feel safe. I was concerned when they said they would only clean up once a week you need to clean up every day with the rest of us.

Response: What we're concerned with is that we're cooperating with the community and not creating a problem. Some people have preconceived ideas about Goodwill but that's not our intention.

Question/Concern #9: I have a suggestion of dark drops for retail and I think you should promote that we have 24hr surveillance that would deter homeless.

Response: When we moved to Bay Street that's what we did. We had 24hr surveillance for the first 6 months. So we're not opposed to doing that but I don't know if we can do it forever. We have zero interest in having the folks that you are referring to be dumping things on our storefront.

Question/Concern #10: Come with a plan and have bullet points of what you will be doing so we can know at least there is a plan. Because right now you have a room full of fear. We don't want deliveries and trucks all day long.

Response: Our stores only get one delivery a day from 6 to 8AM in the morning.

Question/Concern #11: Everyone has a fear and image of that store. Why should we think this will be better when you cannot even control what's happening a block away. Every day I drive to work past there and I take video and pictures because I wish someone could do something. Homeless people see it as a flea market for them. If Goodwill has such big committees for the mission why not take some action? I'm on the same page with you guys but we need a solution here.

Response: We're doing an exterior revamp. I did not know about this homeless exchange. I had no idea this was happening at this location. Now that I know about the problem I can take action.

Question/Concern #12: How can you not know about it?

Response: We had a recent shift in our leadership in retail. We have someone we hired two months ago who is looking into addressing these issues. I'm being honest about it I'm not going to lie to you. We have people in front of Prada and we have people in front of a lot of businesses.

Question/Concern #13: 5000 square ft. of retail property is a lot of opportunity for shoplifting. I'd like to address the possibility of a name change. I know some boutiques who don't have the Goodwill name.

Response: We have Georgi and Willow in Marin and there are some other Goodwills that have changed their name. It is not off the table. That is something we can discuss.

STATEMENT: We have brought this neighborhood up and we don't want Goodwill coming in and bringing it down.

STATEMENT: I feel like your organization does good, but this is not the right neighborhood. It's very transient here. I don't even shop at the Goodwill on Geary because I don't feel safe. I don't see how moving it up one block will make it better. I'm moving out because I don't feel safe here. There are a bunch of people moving out I don't see how this is a profitable neighborhood.

STATEMENT: I am unabashedly in support of this. I think it would be good for your organization to fixate on more of the issues that people have brought up that will be easy to fix. A lot of what is causing problems at the other locations is the drop offs but some people drop off anyway. I think that it would be hard to imagine a homeless encampment popping up because of the possibility of a drop off location here. I don't see encampments happening because of services they think will be provided.

Response: Goodwill has been in San Francisco for 100 years and any homeless person that's been here understands that Goodwill doesn't provide those kinds of social services.

Question/Concern #14: I want to make sure we continue to have some understanding about what's going to happen leading up to construction and moving in. I understand that this site is some retail, RC4, and that the only thing allowed here is the retail. If you can clear that up it would help us as well. We had dumpsters outside picking up at 4'o clock in the morning and that really affected us. So please continue to listen to our concerns and hopefully incorporate our concerns in your process of approval.

Response: The retail store is not needed to host the training. It is part of what Goodwill does. We will share the applications in the meetings so there's an understanding of the plans moving forward.

Question/Concern #15: I live next door in the apartment building. I've been there for 12 years. It sounds like there's a lot of opposition to the retail and training services. I'm personally not

concerned about those aspects I think you would be a great neighbor. I just want to know what your plan is leading up to the move-in. I've been to both good and bad Goodwill stores. I want to make sure whatever you put in here is awesome and I want to know how we can help you do that.

Response: We want to shape our plan moving forward. We want to understand what the requests are so we know how to respond. We are moving towards changing some of the common misconceptions of our stores.

Question/Concern #16: Why would you choose this location for a 5000sq ft. space of retail? Why would you not choose a retail quarter like Polk Street? If your whole purpose is to generate revenue, how does this location help Goodwill?

Response: There's a lot of different stories about what's happening in retail. Brick and mortar retailers have let the customer experience service go. If you're at a Ross and Marshalls, they're doing very well. If they're at a second hand store they're doing very well. We're not looking for a profit margin, we're looking to provide an opportunity to people who go through our programs to pay for their benefits and training. We are looking at providing employment. Some people move from retail to the online business and I would also argue that hospitality is still something that people need to learn. We also provide training and this would be where we'd want to house it. We bought the building and we think it's a great location to serve the community.

STATEMENT: I've lived here for 23 years and all of the small consignment shops on this street closed down because they weren't generating enough revenue. This really is not a shopping destination.

Question/Concern #17: I understand that most people here got a notice. What did you use for a list? Did you use a voting register?

Response: We got it from a private (third party) service and they get that information from a postal service. The properties are identified by the planning department. We also expanded the list from the minimum requirements. For this particular meeting, we sent invitations to over 600 people.

Question/Concern #18: You need to look at how you mail out your notices so you get a wider consensus.

Response: We are now aware that there are bunch of people who didn't get notice. This gives us a lot of information about who else we will need to be reaching out to. I know that there's a feeling that this was intentional but it was not in this case. Part of the issue is that people may have thought it was junk mail addressed to "occupant".

Question/Concern #19: Tidewater is going to be doing construction. Are they going to be involved in managing it after construction? Like maintenance and security?

Response: No. We have our own maintenance teams and security teams. Tidewater will be managing this project but moving forward you can connect directly with us.

Question/Concern #20: What kind of security? Are they trained, can they make arrests and can they carry weapons? There are security guards who cannot make any arrests who cannot carry weapons.

Response: There is no way we're having our guards carry weapons.

Question/Concern #21: They have to make a citizen's arrest and call police. A homeless person's dumpster rolled and hit my car, it takes a long time to get through to dispatch. I was there 5 hours waiting for police to get there.

Response: It's the same way for any other retailer who has to deal with this.

STATEMENT: I'm a real fan of Goodwill. In fact, I'd probably be a great board member. But from what I'm hearing tonight, you are unaware that there is a flea market in front of the Goodwill store on Geary Street and that is a huge part of the problem people are bringing up today. I really suggest that the board members attending the community meetings spend some time at the Geary store. Spend some time down there and you will understand the element of fear involved. I know this building very well, I sell real estate. I had a client who was interested in this building but they decided to back out because it was no place for retail. Retail is dying so when I saw that Goodwill bought this I didn't see the value in training. Maybe it will be a very successful retailer but I like the idea of training people for eCommerce.

Question/Concern #22: You still have to have subcontractors driving trucks and parking their cars, what type of plan have you put in place to address street traffic? Subcontractors were the biggest part of the problem with the hotel because they didn't follow the traffic rules. The noise level is not minimal. You cannot get a truck in here in the evening at all. How many people are you planning on training in this building? What about foot traffic and will people be driving here?

Response: Many of the people we train don't drive. Right now we have a Google Grant to do skills training, there are 14 people in that class. They are long term classes so there won't just be people just dropping in. I can't tell you right now exactly the total, but these are structured classes that people have to sign up for. The trainings are going to be happening at different times, so let's say we have 100 people.

Question/Concern #23: Should we express our concerns in writing outside of these meetings? Would that be helpful?

Response: There is an email you can send your concerns to.

STATEMENT: I just want to say that as a neighbor, I'm looking forward to the increased foot traffic on this block. I think this will be a good opportunity for this neighborhood. The art

gallery that was here before had limited business hours and often times there were people camping out. This will be a pleasant change and I'm looking forward to the possibilities.

STATEMENT: There are a lot of owners of high end condominium properties in attendance here tonight and they are concerned with Goodwill moving in affecting their property values.

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Thomas Tunny, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 750 Post Street (location/address)
on May 7, 2018 (date) from 6:00pm - 9:00pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, June 15, 2018 IN SAN FRANCISCO.

Signature

Thomas Tunny

Name (type or print)

Agent

Relationship to Project (e.g. Owner, Agent)
(If Agent, give business name & profession)

750 Post Street

Project Address

REUBEN, JUNIUS & ROSE, LLP

September 17, 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 750 Post Street; Goodwill of San Francisco, San Mateo & Marin
Brief in Support of the Project
Planning Department Case No. 2018-008669CUA
Hearing Date: September 27, 2018
Our File No.: 10658.02**

Dear President Hillis and Commissioners:

Our office is working with Goodwill of San Francisco, San Mateo & Marin (“**Project Sponsor**”) concerning their proposed new operations at 750 Post Street (“**Property**”). The proposed project seeks Conditional Use Authorization under Planning Code Sections 209.3 and 303 for a change of use to Institutional (Social Service or Philanthropic Facility) in the RC-4 zoning district (the “**Project**”). The Project includes 10,525 square feet of job training use, 4,000 square feet of ground-floor retail, and 5,140 square feet of accessory office use. The Project includes interior tenant improvements, but no new construction, demolition, or additions to the existing building. The Project qualifies for the Planning Department’s Community Business Priority Processing Program (“**CB3P**”).

A rendering of the proposed front façade and an aerial photo of the Property are attached as Exhibit A, and architectural drawings are attached as Exhibit B. The Project’s proposed signage is attached as Exhibit C.

We urge the Planning Commission to approve this worthy Project for the following reasons:

- As required by Planning Code Section 303, the Project is a necessary, desirable, and compatible addition to the neighborhood. Goodwill has a proven track record of breaking the cycle of poverty for thousands of Bay Area residents through their unique non-profit social enterprise model that funds transformative free job training and work placement programs through the sale of donated goods. Goodwill’s services at the Property will include a partnership with Microsoft to provide free digital skills training for 21st-century jobs in a state-of-the-art facility with classrooms, meeting spaces and a maker lab. Job training programs are open to anyone who comes through the doors with a willingness to work, and the

programs focus on underserved communities who have barriers of entry into the job market. The Project will activate this vacant space by replacing it with a new use that provides substantial community benefits. In the last year alone, Goodwill of San Francisco, San Mateo and Marin was able to place participants in over 600 jobs and transitional employment opportunities.

- In addition to job training, the Project will provide a source of affordable goods for the community and create jobs in the retail portion of the site. The reactivation of the site with a job training and social service facility will enhance the immediate vicinity by creating more foot traffic and bringing more business to other retailers on the block. Goodwill employees will occupy the accessory office space, and these employees will themselves patronize local retail sales and services, thereby further activating the neighborhood. It is important to note that this facility will not house a donations collection center as a donation center is located a few blocks away. Goodwill is committed to being a good neighbor and providing a use and services that transform not only the lives of its clients, but its neighborhood as well.
- Goodwill has conducted a significant amount of neighborhood outreach concerning the Project, including 2 community meetings, over 20 one-on-one Property tours and conversations, with over 50 local stakeholders engaged. The Project is widely supported in the neighborhood, and we are not aware of any opposition. Planning Department staff has recommended approval of the Project as proposed.

For all of these reasons, we respectfully request the Planning Commission approve the Project as proposed.

A. BACKGROUND

The Property is an 11,687.5 square-foot lot in the RC-4 zoning district. The Property is developed with a two-story building in the Lower Nob Hill Apartment Hotel Historic District. The existing building comprises approximately 19,600 square feet in floor area, and was previously occupied by an art gallery.

As stated, the proposed Project includes 10,525 square feet of job training use, 4,000 square feet of ground-floor retail, and 5,140 square feet of accessory office use. Goodwill has held 2 public meetings to discuss the proposal with neighbors, on May 7, 2018 and May 31, 2018. Goodwill also has held over 20 one-on-one Property tours and meetings with neighbors. Goodwill has been fully engaged with the neighborhood during the application process, and that engagement will only continue with the proposed Project if approved.

The Property was most recently occupied by an art gallery, but has been vacant for more than a year. The proposed Project will be a significantly more active use than the gallery, to the benefit of the neighborhood.

B. THE FINDINGS REQUIRED BY PLANNING CODE SECTION 303 ARE MET

Planning Code Section 303(c) requires that certain findings be made by the Planning Commission to approve a Conditional Use Authorization. We submit that those findings can be made as follows:

- 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 necessary, desirable, and compatible with the neighborhood at the proposed location. The Property is located in a bustling commercial area with a predominate pattern of neighbor-serving retail and commercial uses on the ground floor. The Project will enhance the neighborhood-serving aspect of the area by providing an essential job training and social service, and 4,000 square feet of ground-floor retail. The change of use will increase the activity at the Property and in the neighborhood to the benefit of the neighborhood.

Goodwill's services include a partnership with Microsoft to provide free digital skills training for 21st century jobs in a state-of-the-art facility with classrooms, meeting spaces and a maker lab. Job training programs are open to anyone who comes through the doors with a willingness to work, and the programs focus on underserved communities who have barriers of entry into the job market. These barriers include long gaps in active employment, incarceration, homelessness, job displacement, single parenting, age (youth and seniors), lack of formal education, language challenges, and military service. While employment opportunities in San Francisco grow, many San Francisco residents are unable to take advantage of that growth because they lack the fundamental work-related skills that will enable them to thrive in the workplace. Goodwill trains people in the skills they need to succeed in careers that provide stability, upward mobility, and livable wages. Goodwill then helps connect these job seekers with open positions at a range of companies throughout San Francisco, San Mateo, and Marin counties. This type of free job training is a necessary, desirable, and indispensable resource for the unemployed and economically disadvantaged who would otherwise be forced out of San Francisco.

- 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 injuries 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 the structure.**

The Project proposes no alteration to the size, shape, or structure of the existing building at the Property, other than tenant improvements. Changing the use of the Property will result in institutional and social service uses without adverse effects to the health, safety, convenience, or general welfare of persons in the vicinity attributable to construction. The floor area of the Property is capable of accommodating the expected number of users, both working at and visiting the site, without detriment to property or persons residing or working in the vicinity.

(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 Property currently has no off-street parking, nor is any proposed by the Project. Public transit options are ample. The Property is within a few blocks of many Muni bus lines including the 1, 2, 3, 19, 27, 28, 31, and 76X lines. The Property is also within walking distance of the Montgomery and Powell BART and Muni Metro stations.

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

The Project will not involve any new construction or additions, only tenant improvements. It will not produce or include any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

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

Because the Project proposes re-use of an existing building, it will not involve new landscaping, screening, open space, parking/loading, service areas, or lighting. Any new signage will comply with Planning Code requirements. The proposed signage is attached as Exhibit C.

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

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically, the Commerce and Industry and Community Facilities Elements as follows:

Commerce and Industry Element

Objective 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1: Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.1 notes that in situations where proposed developments will have no significant adverse environmental effects, result in positive employment benefits for residents, and otherwise meet planning objectives, such developments should be encouraged. This is true for the Project, which will

not have any significant environmental impact and will have a significant positive impact on the residents that choose to take advantage of Goodwill's job training services.

Objective 2: MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1: Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3: Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The Project will enhance the attractiveness of the surrounding neighborhood by reactivating a large vacant space. Reducing the vacancy of the area and increasing foot traffic will help increase the customer base of existing businesses in the area while attracting new businesses to the area.

Objective 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1: Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

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

The proposed Goodwill project will provide new and expanded employment opportunities in a space that has lain dormant, while also providing opportunities for the advancement of residents who enroll in their job training programs. Policy 3.1 states that many unemployed and marginally employed residents of the city are unable to take advantage of employment expansion in the city due to the lack of needed skills. Goodwill's job training programs help increase the mobility of the unemployed resident labor force by teaching them necessary occupational skills such as digital skills.

Objective 7: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

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

Policy 7.3 recommends utilizing vacant, underused land in the city for educational services where the physical impact of the institutional development would be acceptable and might even provide the necessary impetus for desired new community development. This vacant space is ideal for the proposed Project because it provides social services in a vacant space where the uses are not anticipated to have any negative impacts on the neighborhood.

Community Facilities Element

Objective 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The Project will fill the gap in the needed service of free job training for underserved populations including the formerly incarcerated, homeless, single parents, individuals in substance abuse recovery programs, and those with language difficulties.

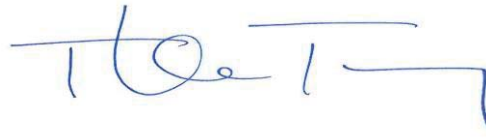
C. CONCLUSION

Goodwill has a proven and unquestionable track record of service to the community. The proposed job training and associated uses at the Property will activate an underutilized space to the benefit of the entire neighborhood. Goodwill has made a significant effort to communicate and collaborate with neighbors, and that effort will continue once the space is operational. For these reasons, we respectfully request the Planning Commission approve the Conditional Use Authorization as proposed.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

Planning Commission

September 17, 2018

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cc: Vice President Myrna Melgar
Commissioner Rodney Fong
Commissioner Milicent Johnson
Commissioner Joel Koppel
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
David Weissglass, Project Planner
Goodwill of San Francisco, San Mateo & Marin
Tidewater Capital





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
750 POST ST		0299005
Case No.		Permit No.
2018-008669ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed project seeks Conditional Use Authorization for change of use to Institutional Use facility. The project includes Interior tenant improvements, 10,525 square feet of job training use, 4,000 square feet of ground-floor retail, and 5,140 square feet of accessory office use. Minor exterior alterations include window replacement, removal of awnings, enlargement of pedestrian egress door, and exterior lighting replacement.		

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"/>	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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class _____ Class 1(a): Changes of use are also included if the occupancy of the new use would not exceed the equivalent occupancy of the former use plus an addition to the former use, as exempted under Class 1(e). Class 1(a): Additions to existing structures provided that the addition will not result in an increase of more

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	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)
<input type="checkbox"/>	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>
<input type="checkbox"/>	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?
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

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 checked="" 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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" 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 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
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): At street level, enlarged opening for double-leaf tradesman door to replace existing single leaf door; Removal of non-original awnings; Replacement of non-original exterior lighting sconces; Window replacement in existing	
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 If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Marcelle Boudreaux 09/12/2018
	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)
750 POST ST		0299/005
Case No.	Previous Building Permit No.	New Building Permit No.
2018-008669PRJ		
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: