



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: JUNE 27, 2019

Date Prepared: June 20, 2019
Case No.: **2018-008277CUAVAR**
Project Address: **952 CLEMENT STREET**
Zoning: Inner Clement Street NCD (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1423 / 022
Project Sponsor: Ignatius Tsang
61 Altura Way
Greenbrae, CA 94904
Property Owner: Community Youth Center of San Francisco
1038 Post Street
San Francisco, CA 94108
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

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project is the establishment of a two-story, 7,160 square-foot Institutional Use (d.b.a. "Community Youth Center") in an existing building. The project includes interior tenant improvements, exterior façade alterations, and the creation of a roof deck. The roof deck will feature elevated solar panels and additional stair enclosures for access. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

Planning code section 134 requires the subject property to maintain a rear yard of 15 feet. The existing building is nonconforming, as a portion of it projects into the required rear yard. A new stair enclosure providing a second means of egress from the proposed roof deck is proposed within the required rear yard, furthering the nonconformity. Therefore, the project also requires a rear yard variance.

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 121.2 and 716, Conditional Use authorization is required to establish an Institutional Use on the 2nd floor and exceed the maximum use size limits within the Inner Clement NCD 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. 2018-008277CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated July 2, 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 12, 2018. 1 community member attended the meeting but raised no concerns or objections. 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 and allow a large use size would allow the space to serve the neighborhood's youth community with a philanthropic service and 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> |

Project Summary and Motion No. _____
June 27, 2019

Record Number 2018-008277CUAVAR
952 Clement Street

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 27, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: June 27, 2019

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 121.2 and 716, Conditional Use authorization is required to establish an Institutional Use (d.b.a. "Community Youth Center") within the Inner Clement Street NCD Zoning District; in general conformance with plans, dated **July 2, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-008277CUA** and subject to conditions of approval reviewed and approved by the Commission on June 27, 2019 under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **June 27, 2019** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

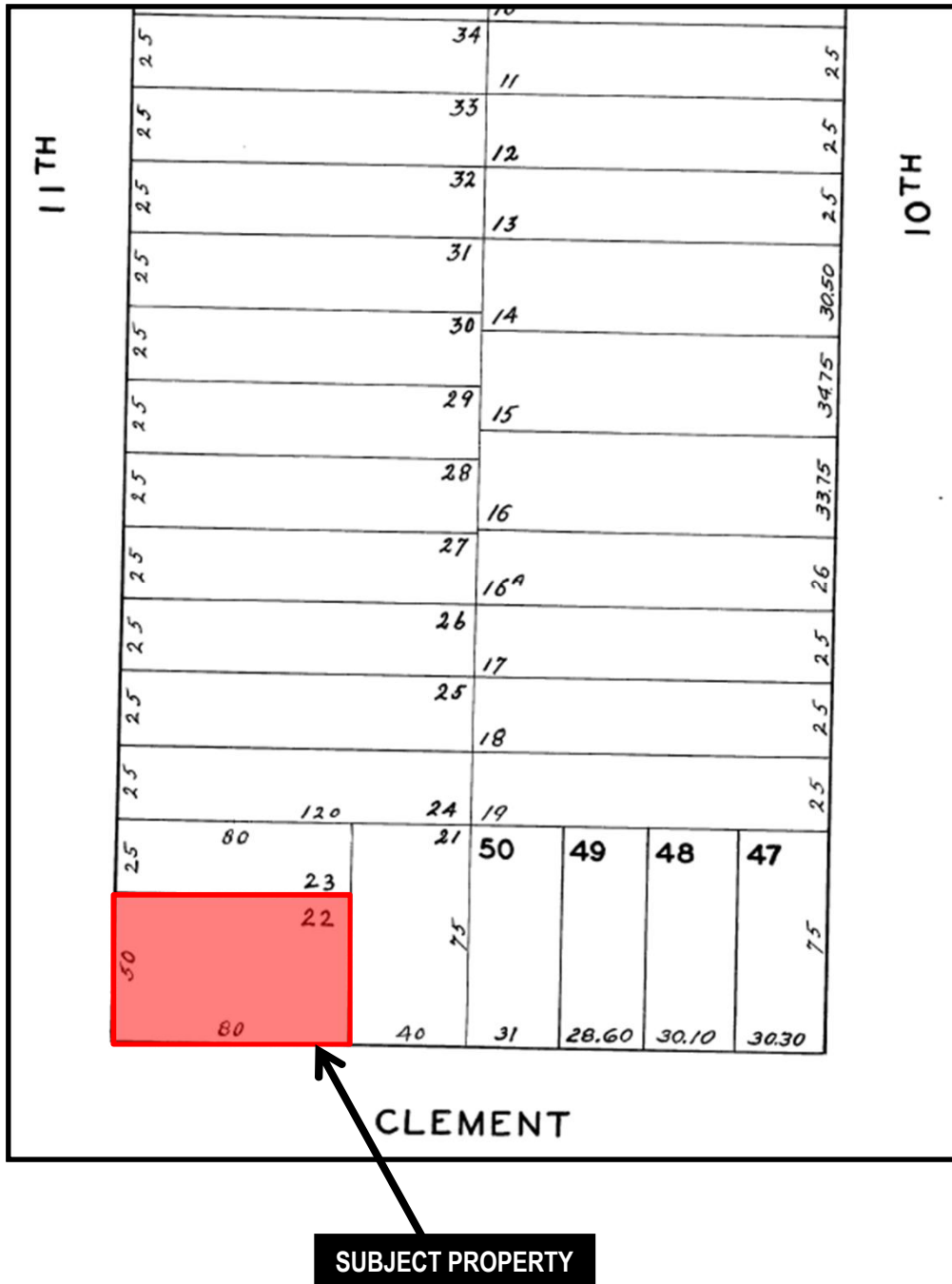
OPERATION

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
14. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Block Book Map

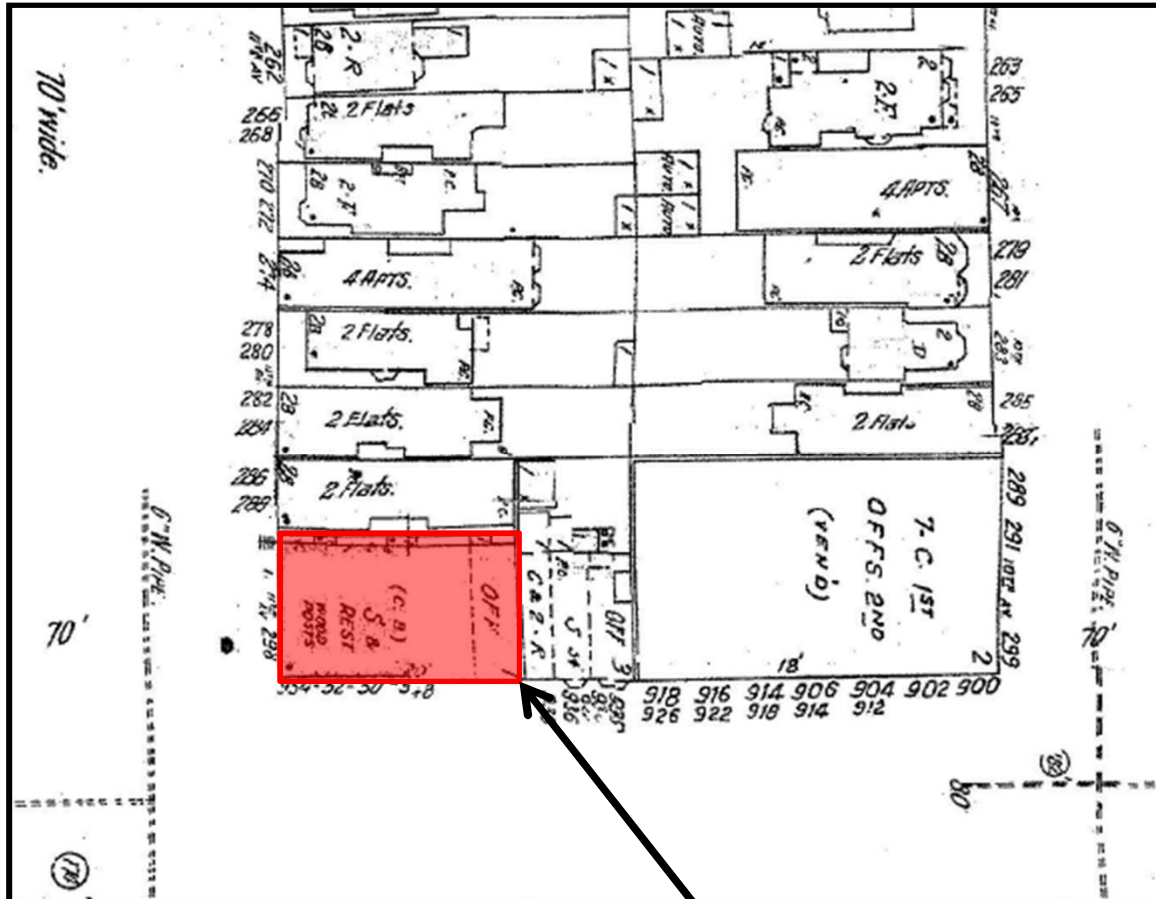


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

Sanborn Map



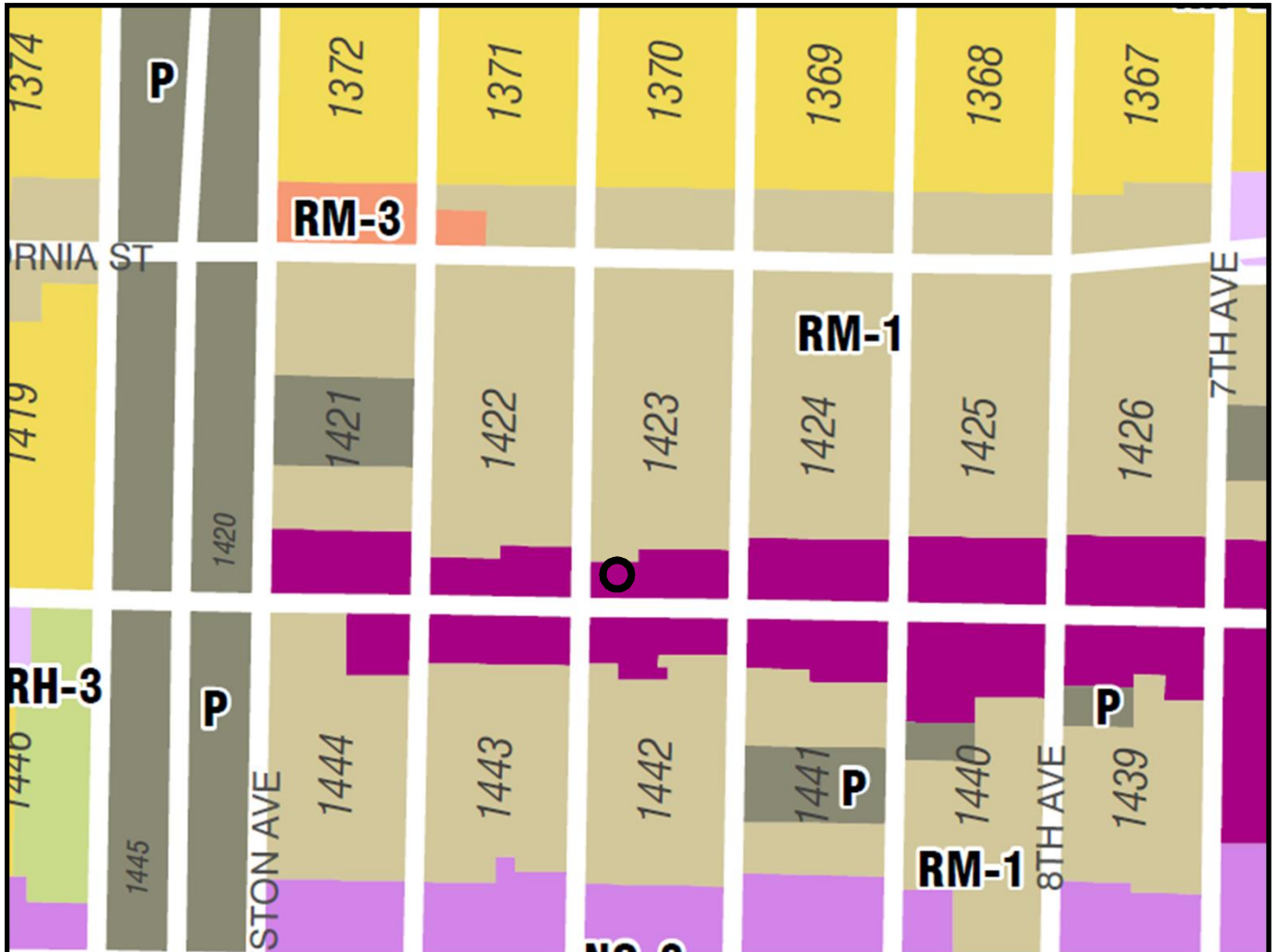
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

Zoning Map

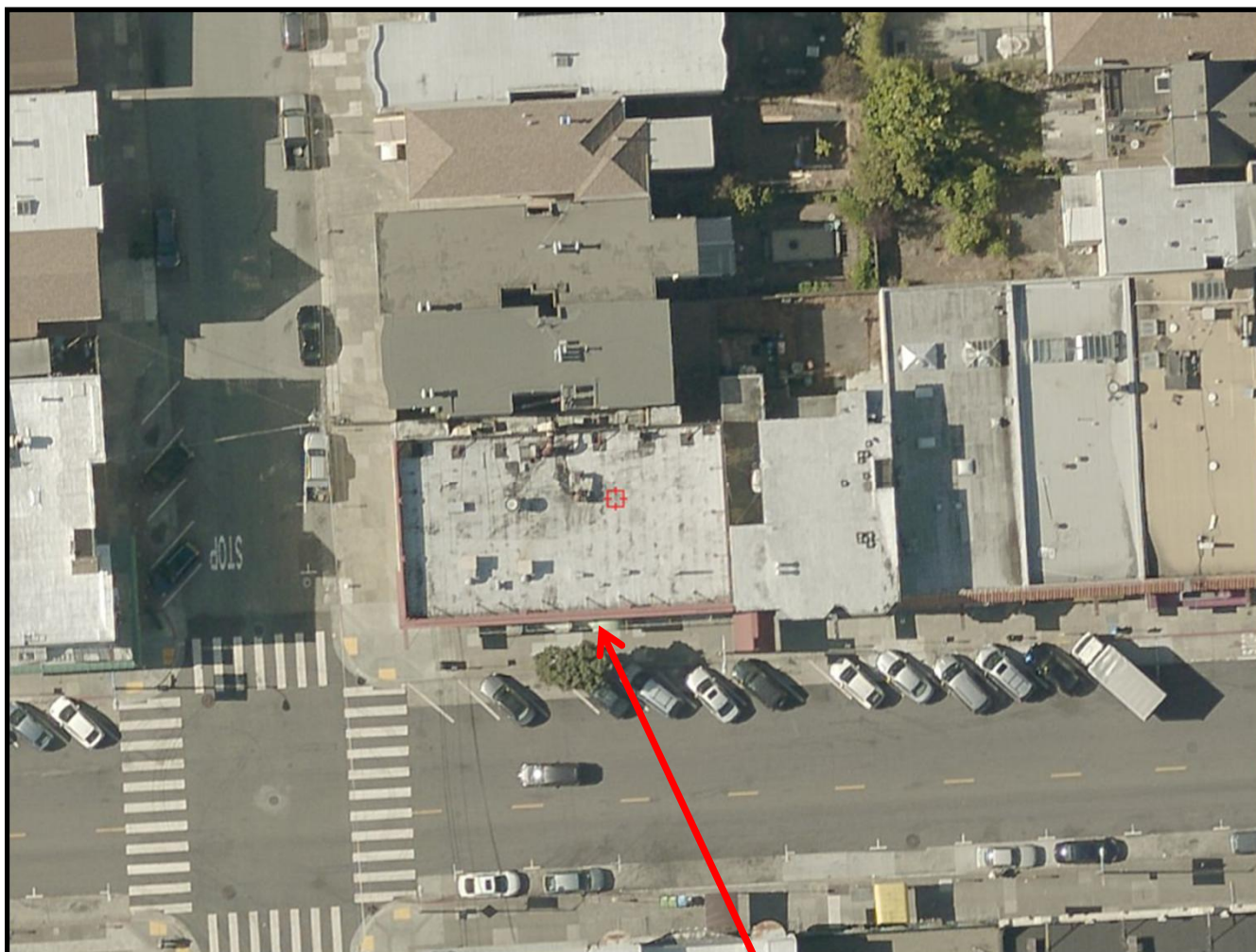


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

Aerial Photo



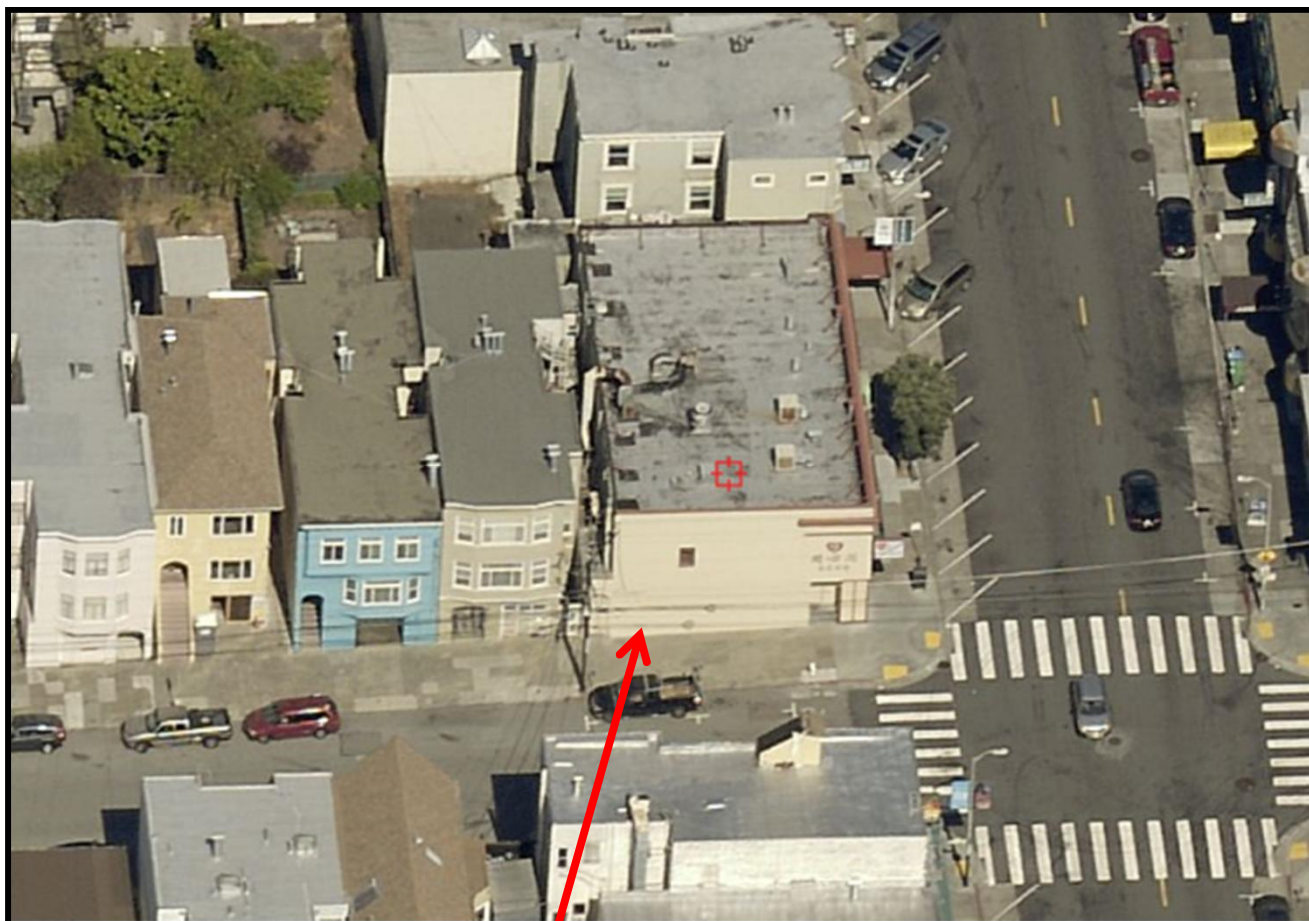
**SUBJECT
PROPERTY**

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

Aerial Photo



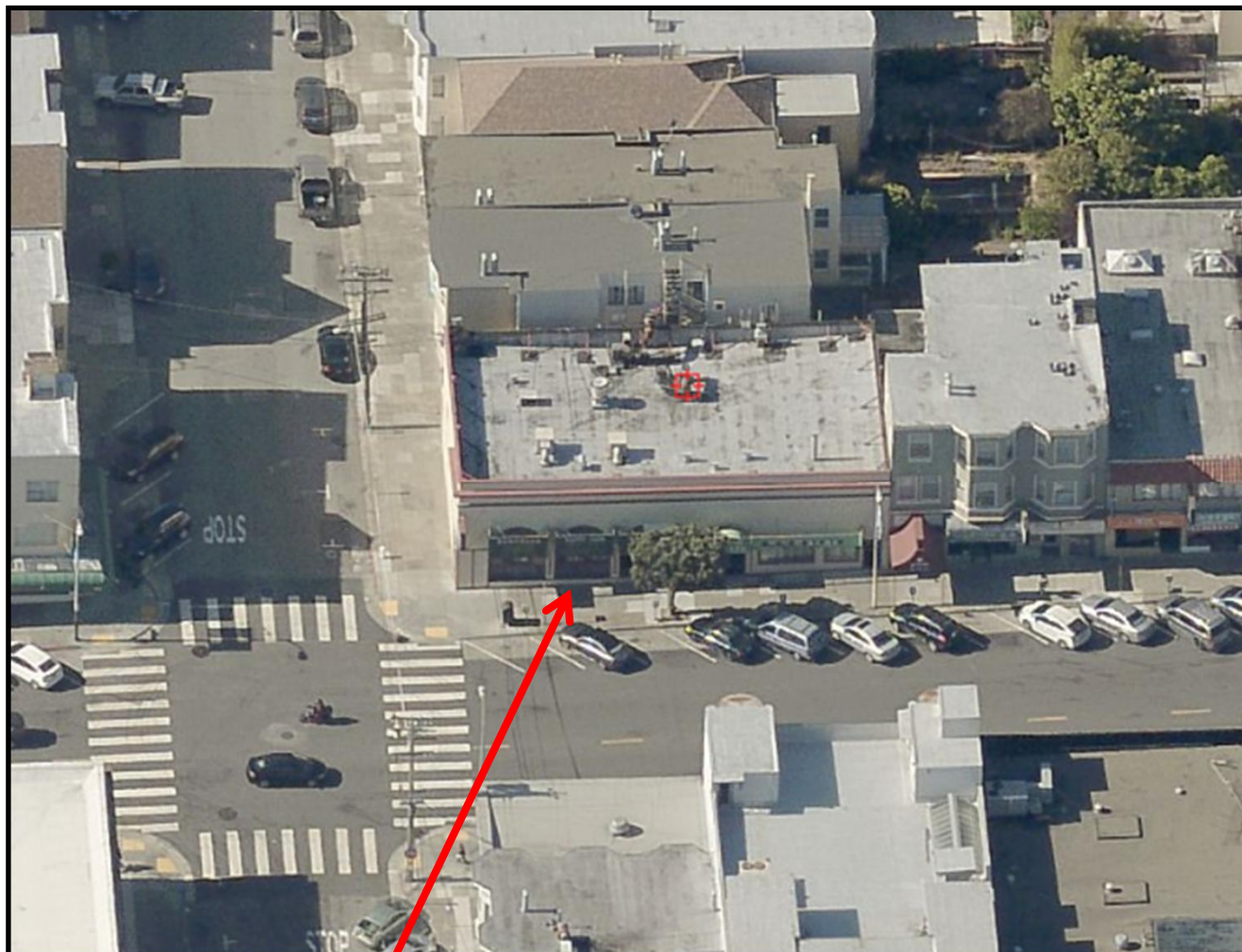
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-008277CUAVAR
952 Clement Street
Block 1423 Lot 022

SCOPE OF WORK

CHANGE OF USE: FROM RESTAURANT TO COMMUNITY YOUTH CENTER
BUILDING RENOVATION: LEVEL THE FLOOR, RAISE THE CEILING HEIGHTS
NEW ROOF DECK AND SOLAR PANELS

GENERAL NOTES

1. THESE NOTES APPLY TO ALL DRAWINGS.

2. ALL DIMENSION AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO THE COMMENCING OF ALL WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. CONTRACTOR MUST CONFORM TO ALL THE LOCAL CODES AND ORDINANCES BEFORE CONSTRUCTION AND/OR FABRICATION.

4. SEE S.F. BUILDING CODES FOR SCHEDULE OF MINIMUM PERMISSIBLE CONNECTIONS IF NOT SPECIFIED.

5. PLUMBING, GAS AND ELECRICAL CONTRACTORS SHAL VERIFY ALL UTILITY LOCATIONS WITH ALL EQUIPMENT ANF SHALL CONFIRM ALL REQUIREMENTS OF THEIR WORKS AND MUST COMPLY WITH THE LOCAL CODES APPROVED BY AREA INSPECTION.

6. EQUIPMENT CONTRACTORS SHALL PROVIDE ELECTRICAL AND PLUMBING DATA AND EXACT ROUGH IN TO THE ELECTRICAL AND PLUMBING CONTRACTORS. ELECTRICAL AND PLUMBING PERMITS TO BE SUPPLIED BY ELECTRICAL AND PLUMBING CONTRACTORS.

7. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES, OTHER FACILITIES OR PERSON.

8. DO NOT SCALE THE DRAWINGS, SHOULD ANY DIMENSIONS DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT/ENGINEER.

9. BUILDING SHALL BE FULLY SPRINKLERED.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL CODES.

2. CONTRACTOR SHALL FIELD INSPECT JOB SITES PRIOR TO COMMENCEMENT OF THE WORK AND SHALL ADHERE TO ALL RULES GOVERNING CONTRACTOR SAFETY BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT, FIRE DEPARTMENT STATE AUTHORITIES.

3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHAL BE SOLEY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE., INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORK HOURS.

4. ANY MECHANICAL, ELECTRICAL AND LIGHTING, PLUMBING, STRUCTURAL AND FIRE PROTECTION ENGINEER DESIGNATED TO BE "DESIGN BUILD BY OTHER" ARE THOSE RESPONSIBLE FOR ENGINEERING PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES.

5. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES ENCOUNTERED ON THE DRAWINGS, SUCH DISCREPANCIES SHALL BE RESOLVED TO THE SATISFACTION OF THE ARCHITECT PRIOR TO START OF AFFECTED WORK.

6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS TO INSURE A TIMELY COMPLETION OF THE JOB. NO ALLOWANCE SHALL BE MADE FOR INCREASED COST INCURRED DUE TO LACK OF PROPER COORDINATION.

7. THE SUBCONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIAL ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOT THIS PURPOSE.

8. GENERAL AND SUBCONTRACTORS ARE RESPONSIBLE FOR INSPECTING THE PREMISES DURING BIDDING TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OR SCHEDULE OF CONSTRUCTION, DISCREPANCIES AND/OR CONFLICTS SHALL BE USED FOR THIS PURPOSE.

CONSTRUCTION NOTES

9. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/OR DEMOLITION.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTOR, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST.

11. CONTRACTOR SHAL BE SOLEY SOLEY RESPONSIBLE FOR EXECUTION OF WORK ACCORDANCE WITH CONSTRUCTION DOCUMENTS. BIDDING ON DOCUMENT CONSIDERED ACCEPTANCE OF ALL INFORMATION HEREIN.

12. THE CONTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL AND WORKMANSHIP THROUGHOUT THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITY FOR WORK INDICATED SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY ARE WRITTEN.

13. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRECT CONSTRUCTION DOCUMENTS AS REQUIRED.

14. MATERIALS ARE SPECIFIED BY THEIR BRAND NAME TO ESTABLISH STANDARD OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT/DESIGNER FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.

15. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH MANUFACTURER’S REQUIREMENTS.

16. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED FOR FABRICATED ITEMS, CUTS OF ALL FIXTURES AND EQUIPMENT AND SAMPLES OF ALL FINISHES CALLED FOR BY THE ARCHITECT/DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.

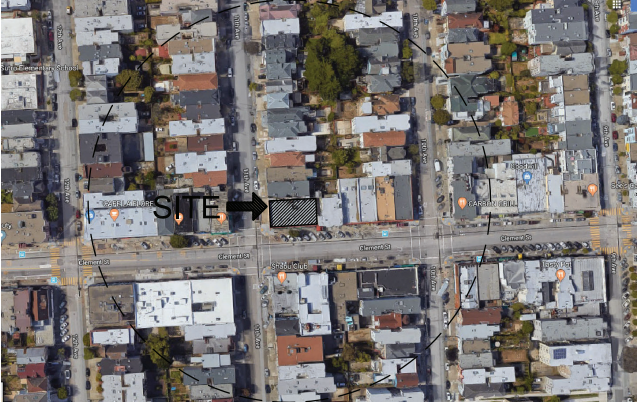
17. CONTRACTOR SHALL CONFINE OPERATIONS TO AREAS PERMITTED BY LAW, ORDINANCE, PERMITS,AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.

18. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND/OR DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY CAUSE FOR REJECTION OF WORK.

19. CONSTRUCTION CLEANING SHALL INCLUDE WINDOWS, FLOORINGS/CARPET, CABINETRY, WALLS AND CEILINGS.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE PREMISES.

VICINITY MAP



PROJECT DIRECTORY

OWNER: COMMUNITY YOUTH CENTER1038 POST STREET
SAN FRANCISCO, CA. 94109
PHONE: (415) 775-2636
EMAIL: cyc@cycsf.org

ARCHITECT: IGNATIUS TSANG61 ALTURA WAY, GREENBRAE,
CA 94904
PHONE: (415) 297-8092
EMAIL: ignatiustsang@gmail.com

PROJECT DATA

ADDRESS: 952 CLEMENT STREET, SAN FRANCISCO, CA 94118
BLOCK/LOT: 1423/022
ZONING: NCD INNER RICHMOND
HEIGHT/BULK: 40'-X
USE: PERMITTED INSTITUTIONAL USE ON GORUND FLOOR
CONDITIONAL USE USE ON SECOND FLOOR
BUILDING AREA: EXISTING - 6,200 SQ.FT.
PROPOSED - 7,200 SQ.FT.
LOT SIZE: 80'x50' = 4,000 SQ.FT.
USE SIZE: CONDITIONAL USE ABOVE 2,500 SQ.FT.
SETBACKS: FRONT - NOT REQUIRED
SIDE - NOT REQUIRED
REAR - 25% LOT DEPTH (12'-6")
VARIANCE REQUEST
PARKING: NOT REQUIRED
TYPE OF CONSTRUCTION: I-B
NO. OF STORIES: 2
GOVERNING CODES: CALIFORNIA BUILDING CODE 2013
CALIFORNIA MECHANICAL CODE 2013
CALIFORNIA ELECTRICAL CODE 2013
CALIFORNIA PLUMBING CODE 2013
CALIFORNIA FIRE CODE 2013
CALIFORNIA ENERGY CODE 2013

DRAWING INDEX

ARCHITECTURAL
A0 PROJECT INFORMATION, GENERAL NOTES & VICINITY PLAN
A1 FIRST FLOOR EXISTING FLOOR PLANS
A2 SECOND FLOOR EXISTING FLOOR PLANS
A3 EXISTING ELEVATIONS
A4 EXISTING ELEVATIONS AND PHOTOS
A5 PROPOSED FIRST FLOOR PLAN
A6 PROPOSED SECOND FLOOR PLAN
A7 PROPOSED ROOF DECK PLAN
A8 PROPOSED ELEVATIONS
A9 PROPOSED ELEVATION

COVER SHEET

Date05/11/18

Scale1/4"=1'-0"


Drawn

Job

Sheet No.

A0


1 OF 10 SHEETS



952 CLEMENT STREET,
SAN FRANCISCO,
CA. 94118

(BLOCK/LOT) 1423/022

| REVISIONS | BY |
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COVER SHEET

Date05/11/18

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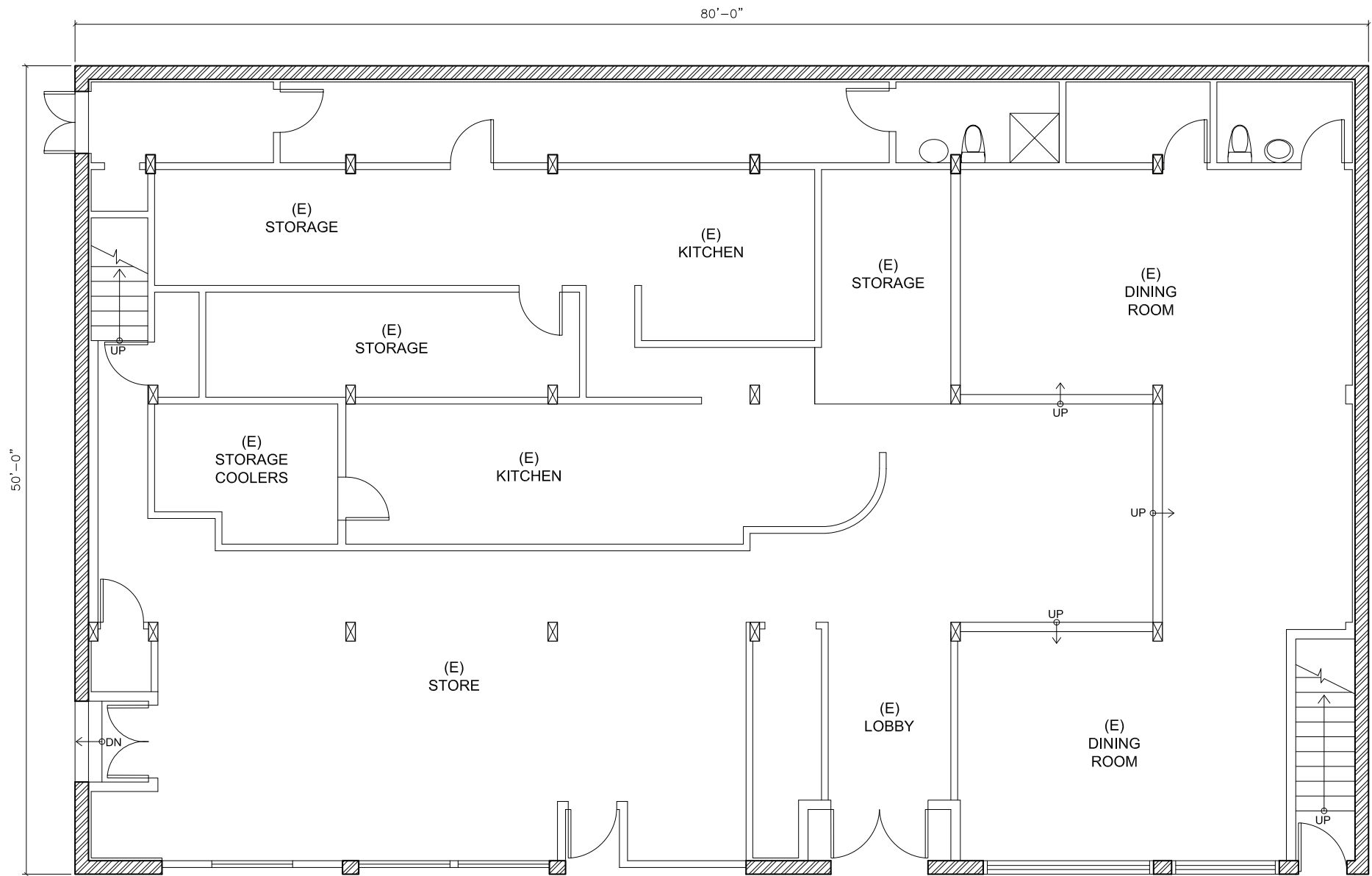
Drawn

Job



Sheet No.

A0

1 OF 10 SHEETS



1 EXISTING FIRST FLOOR PLAN (4,000 SQ.FT.)
SCALE: 1/4" = 1'-0"

| PLAN WALL LEGEND | |
|---|----------------------------|
|  | (E) INTERIOR WALL |
|  | (E) EXTERIOR CONCRETE WALL |



952 CLEMENT STREET,
SAN FRANCISCO,
CA. 94118

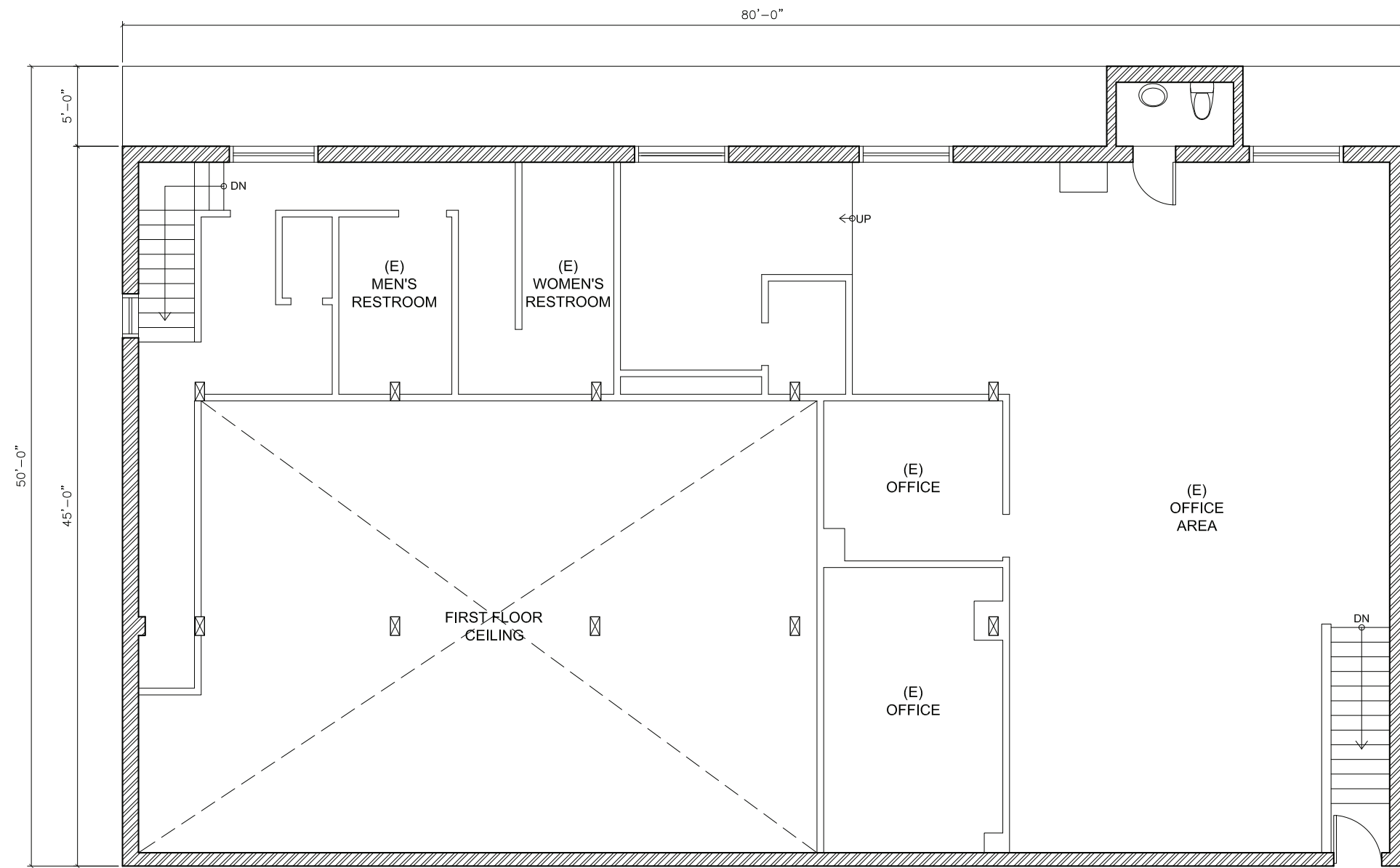
(BLOCK/LOT) 1423/022

| REVISIONS | BY |
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EXISTING FLOOR PLAN

| | |
|----------------|------------|
| Date | 05/11/18 |
| Scale | 1/4"=1'-0" |
| Drawn | |
| Job | |
| Sheet No. | A1 |
| 2 OF 10 SHEETS | |



PLAN WALL LEGEND

(E) INTERIOR WALL

(E) EXTERIOR CONCRETE WALL


Motivating Youth to Succeed
啟導青年 邁步向前

952 CLEMENT STREET,
SAN FRANCISCO,
CA. 94118

(BLOCK/LOT) 1423/022

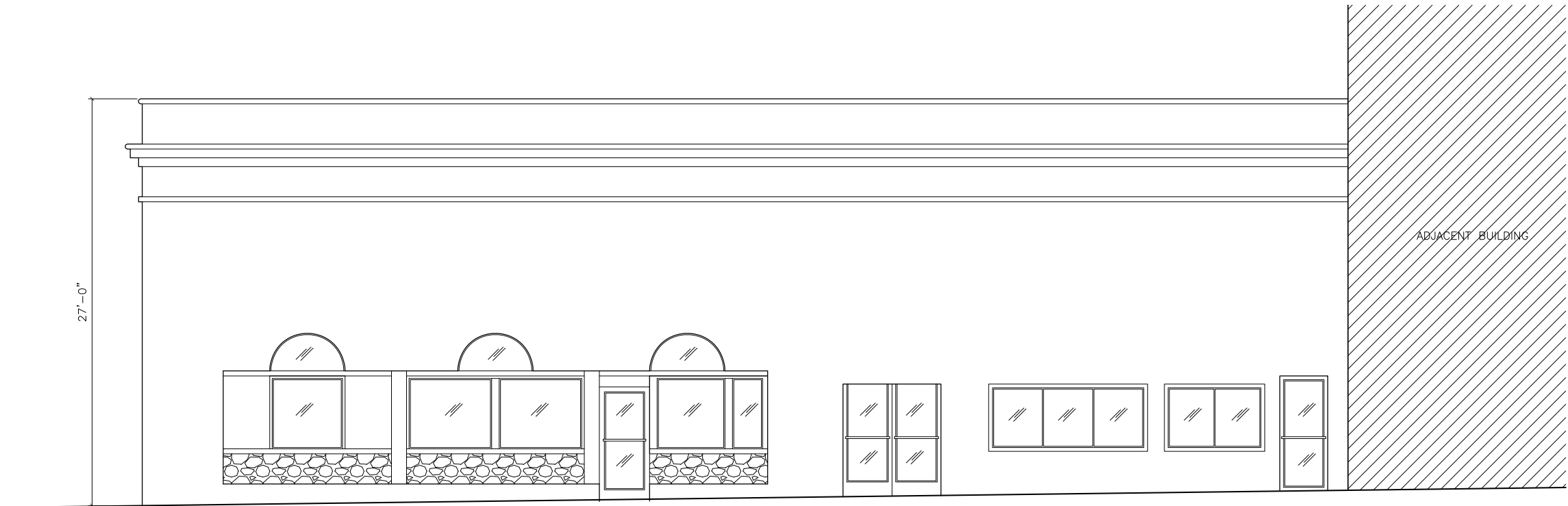
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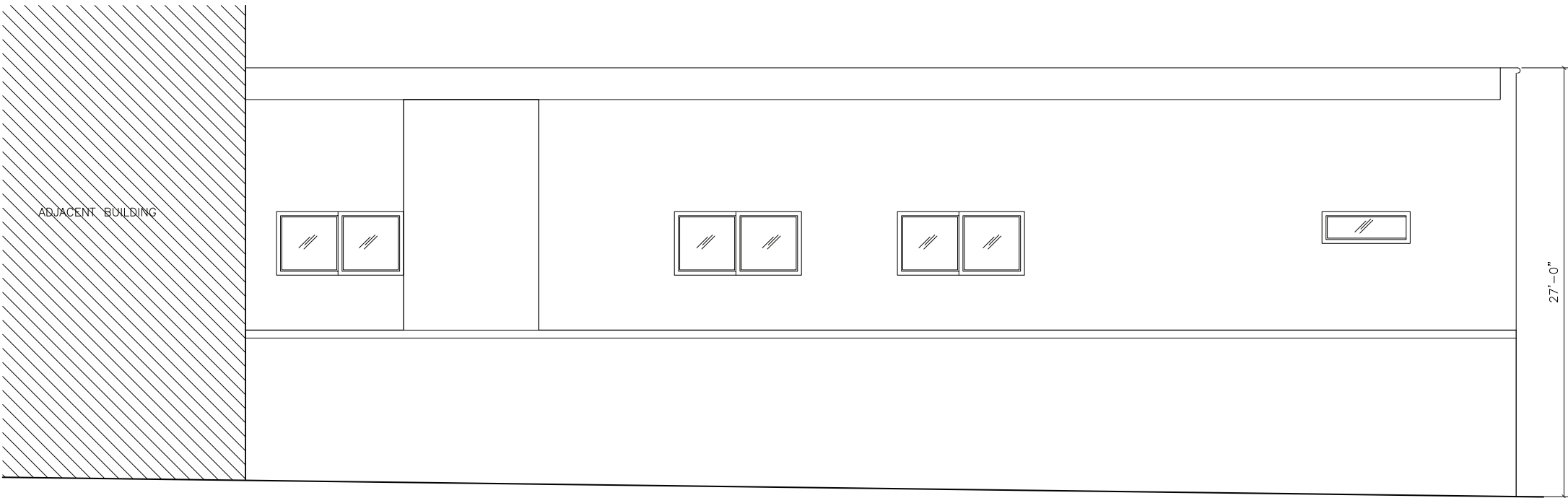
 **1** **EXISTING SECOND FLOOR PLAN (2,200 SQ.FT.)**
SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

| | |
|----------------|------------|
| Date | 05/11/18 |
| Scale | 1/4"=1'-0" |
| Drawn | |
| Job | |
| Sheet No. | A2 |
| 3 OF 10 SHEETS | |



1 EXISTING FRONT ELEVATION (CLEMENT STREET)
SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION (CLEMENT STREET)
SCALE: 1/4" = 1'-0"



952 CLEMENT STREET,
SAN FRANCISCO,
CA. 94118
(BLOCK/LOT) 1423/022

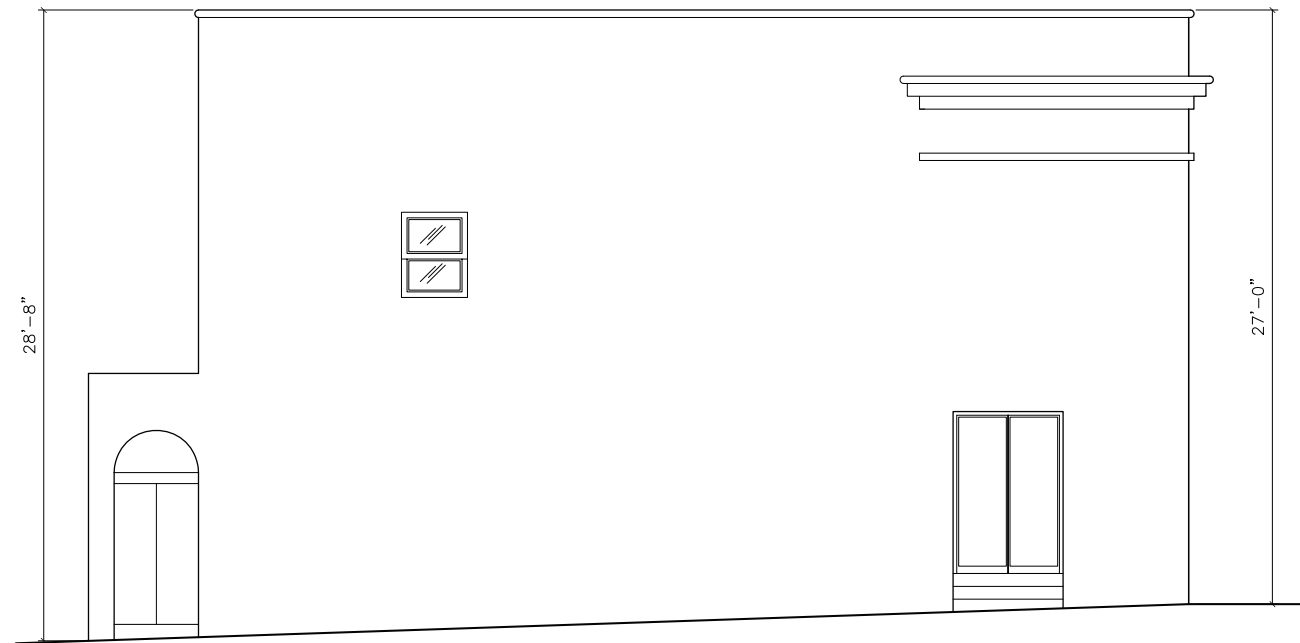
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EXISTING ELEVATIONS

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| Date | 05/11/18 |
| Scale | 1/4"=1'-0" |
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Sheet No. A3
4 OF 10 SHEETS



1 EXISTING LEFT SIDE ELEVATION (11TH STREET)
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION (CLEMENT STREET)



CLEMENT STREET



11TH STREET



EXISTING SIDE ELEVATION (11TH STREET)



952 CLEMENT STREET,
SAN FRANCISCO,
CA. 94118

(BLOCK/LOT) 1423/022

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EXISTING ELEVATIONS
& (E) BUILDING IMAGES

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| Date | 05/11/18 |
| Scale | 1/4"=1'-0" |
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| Sheet No. | A4 |
| 5 OF 10 SHEETS | |

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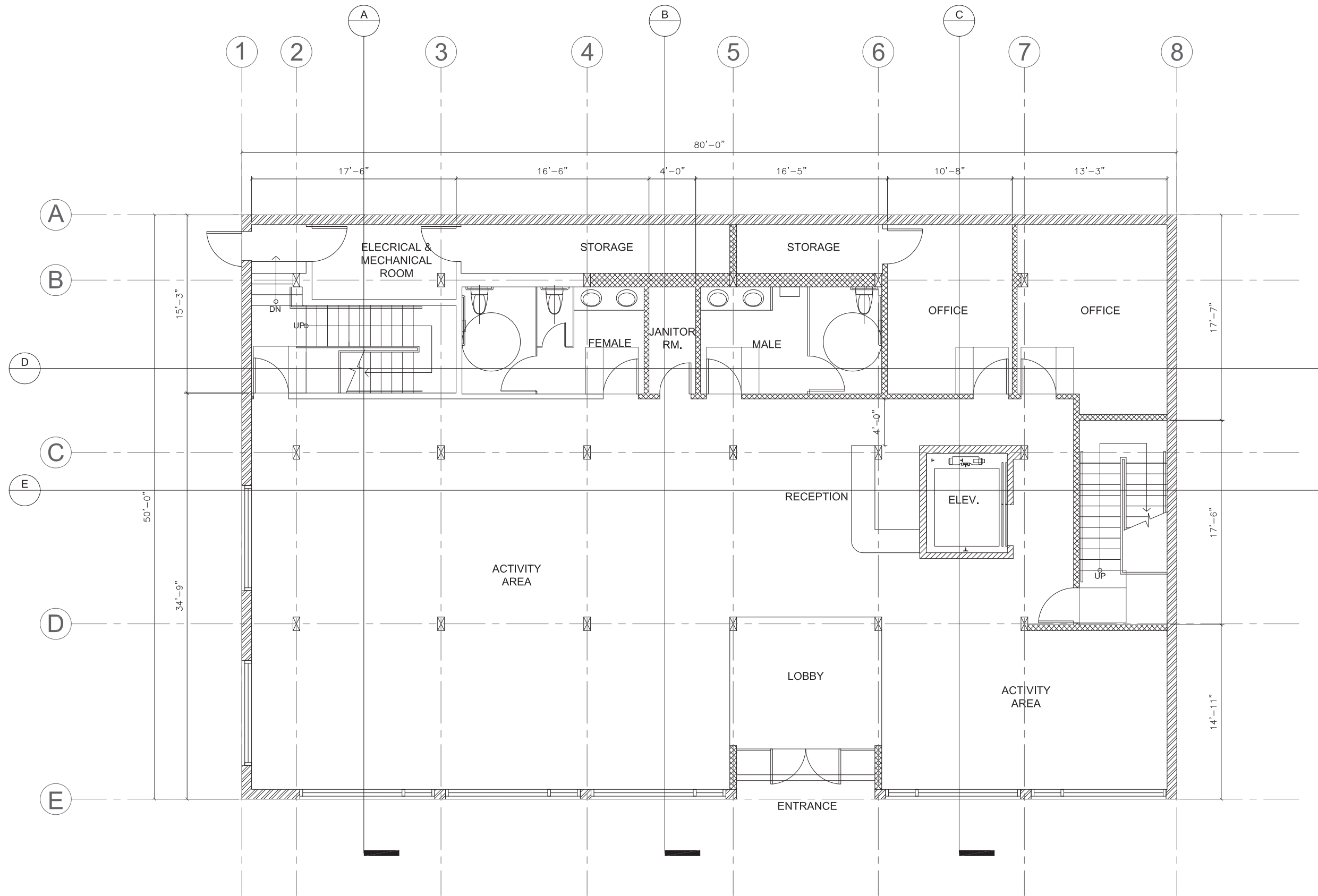
Work is subject to the City of San Francisco Building Code.

**PROPOSED
1st FLR PLAN**

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| Date | 07/02/18 |
| Scale | 1/4"=1'-0" |
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| Job | |
| Sheet No. | |

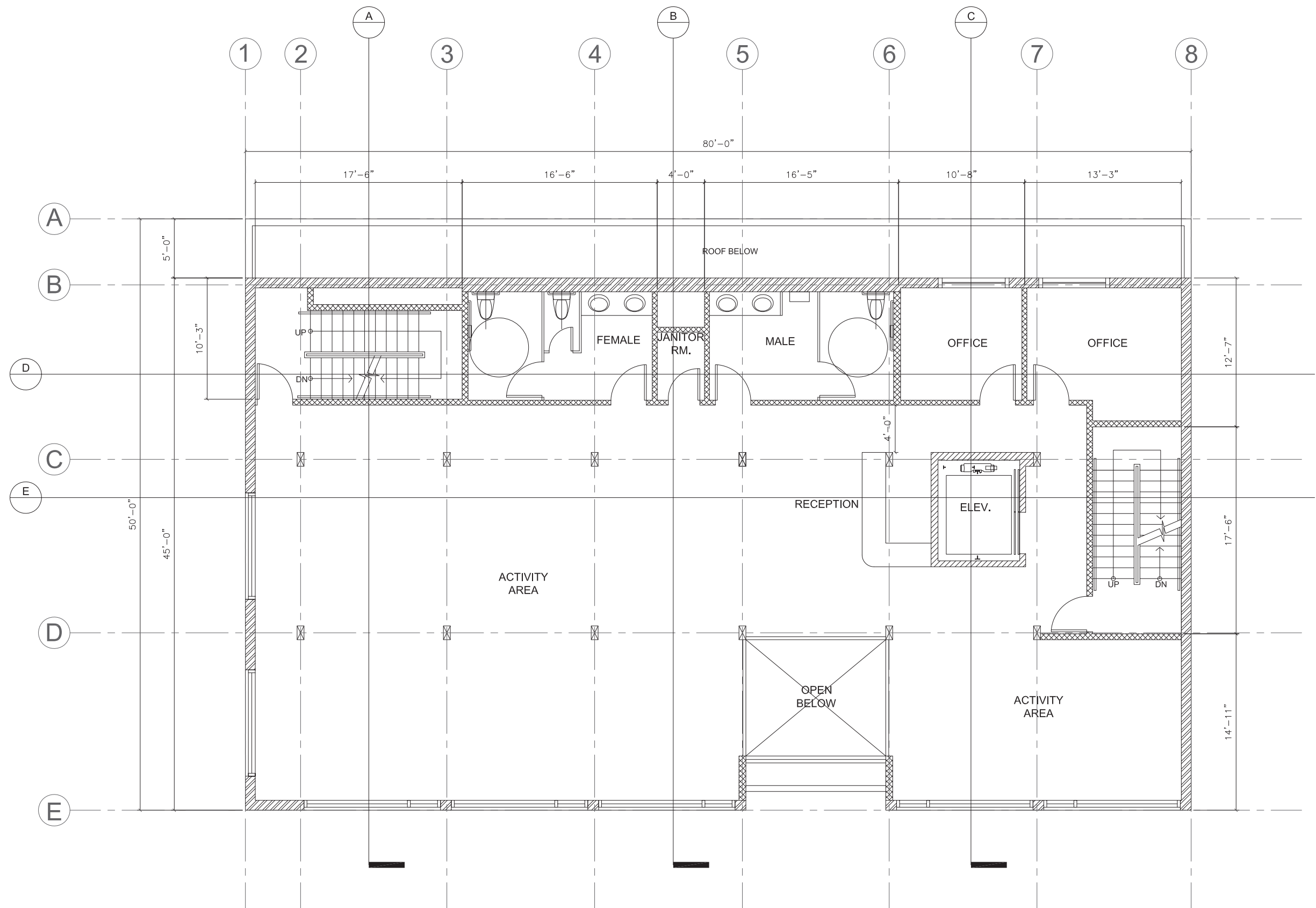
A-5

OF SHEETS



FIRST FLOOR PLAN - NEW
1/4" = 1'-0"

1
A-5



SECOND FLOOR PLAN - NEW
1/4" = 1'-0"

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A-6

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Drawings are subject to change without notice. See also the project website for more information.

PROPOSED
2nd FLR PLAN

Date 07/02/18

Scale 1/4"=1'-0"

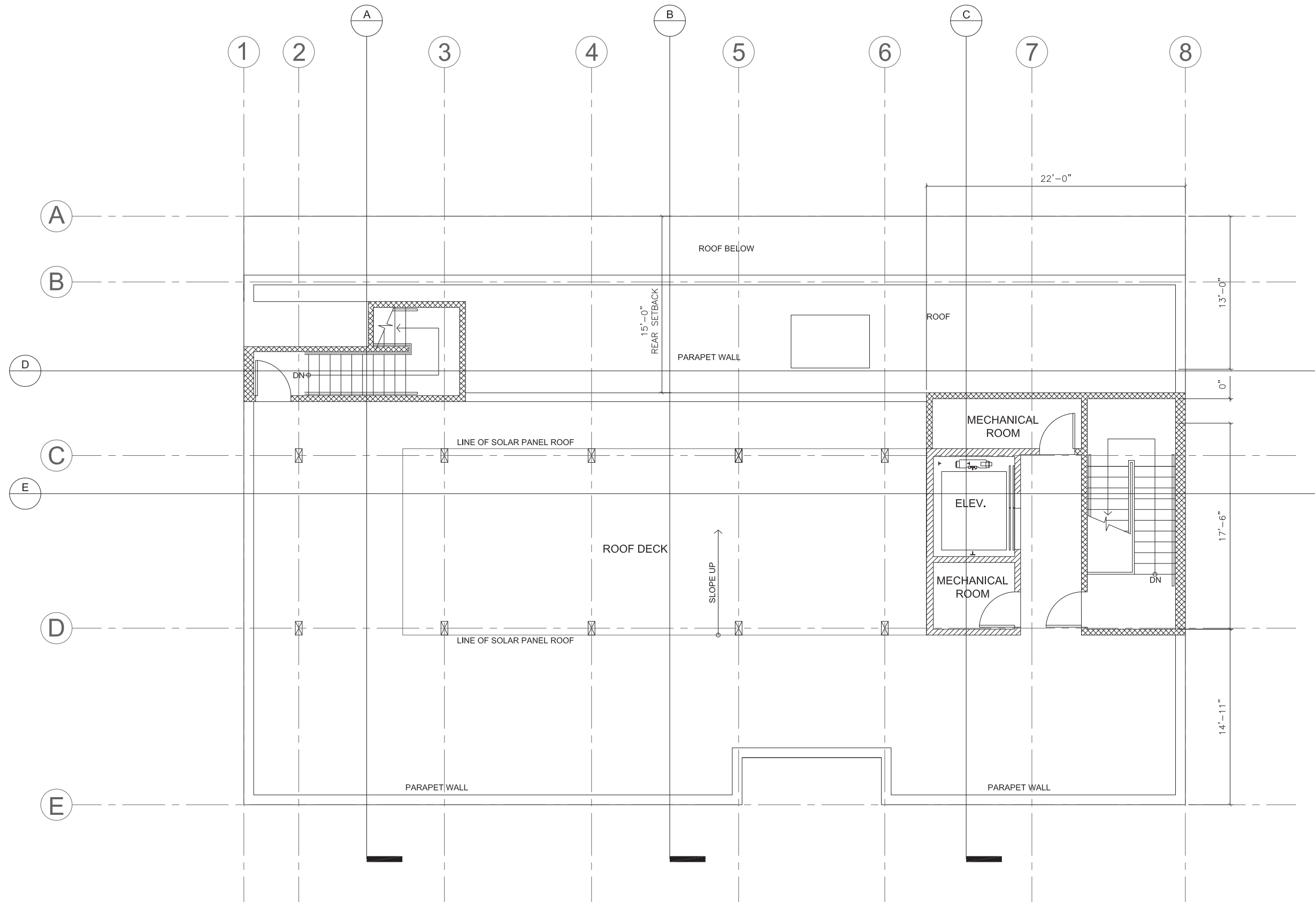
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Job

Sheet No.

A-6

OF SHEETS



ROOF PLAN - NEW
1/4" = 1'-0"

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A-7



952 CLEMENT STREET,
SAN FRANCISCO,
CA. 94118
(BLOCK/LOT) 1423/022

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Revisions on this drawing shall be made in accordance with the following:

PROPOSED
ROOF PLAN

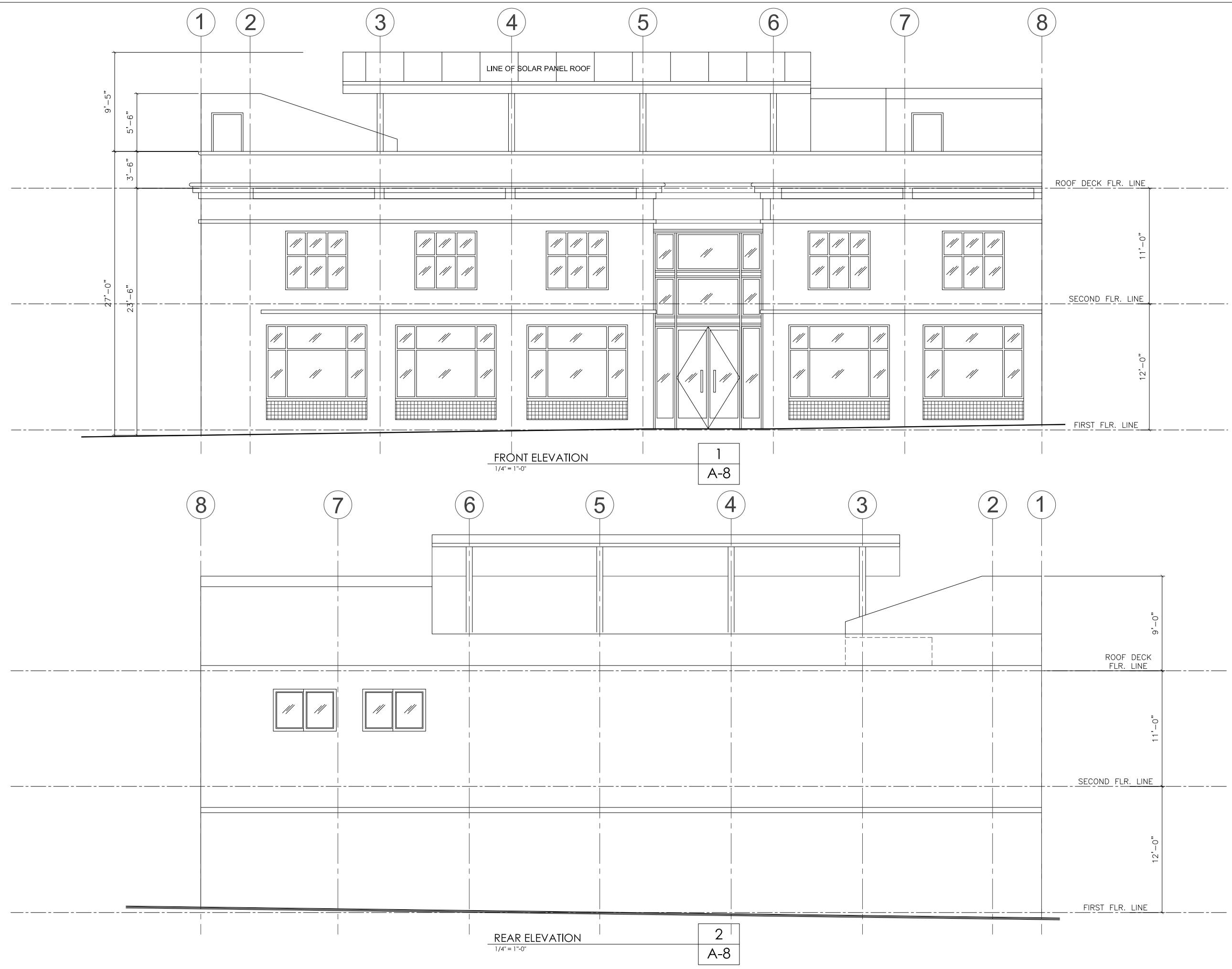
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| Job | |
| Sheet No. | A-7 |
| OF | SHEETS |

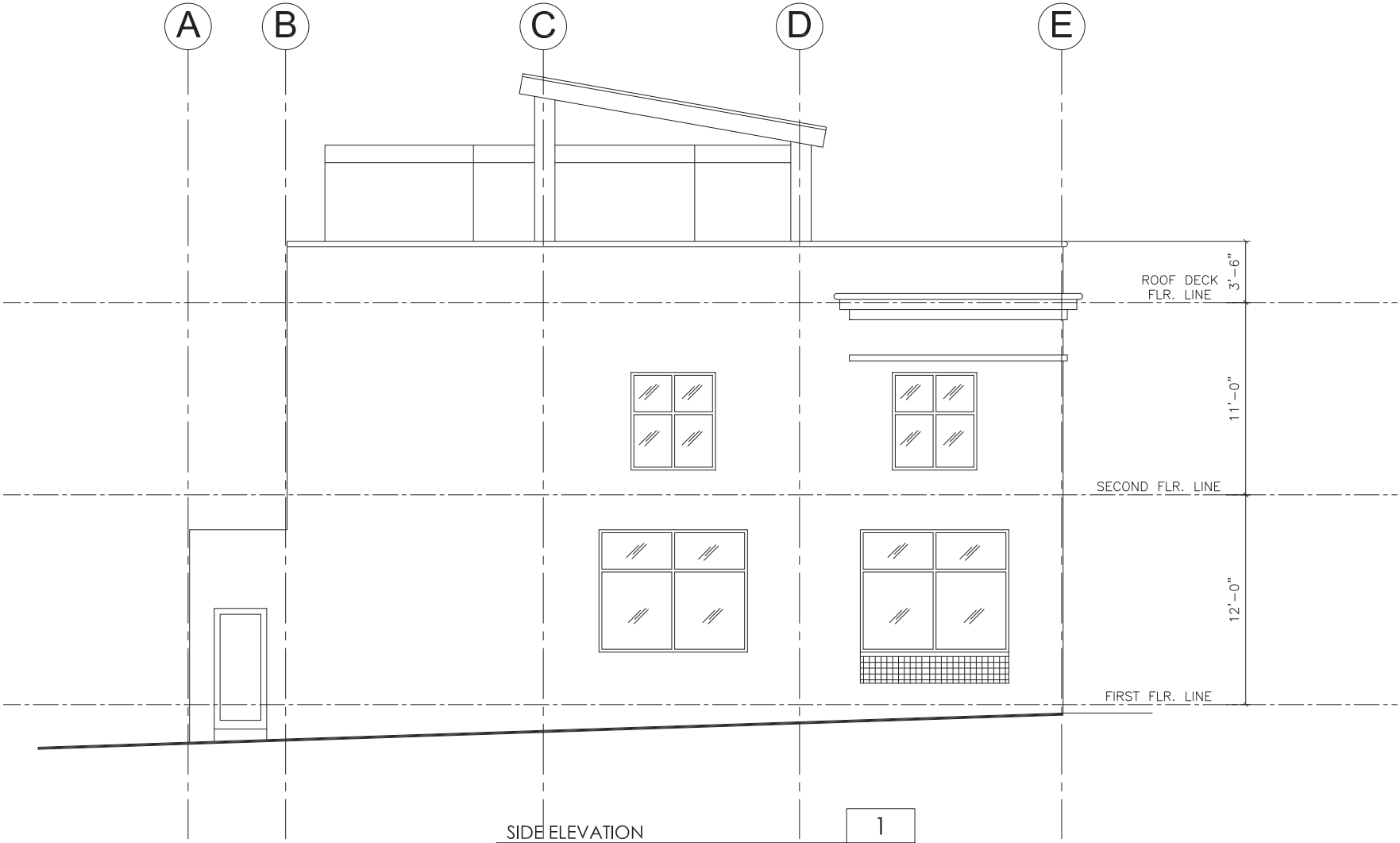
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**PROPOSED
ELEVATIONS**

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| Date | 07/02/18 |
| Scale | 1/4"=1'-0" |
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| Sheet No. | A-8 |
| OF | SHEETS |





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Reviewed on 07/02/18 by [Signature] and [Signature]

PROPOSED
ELEVATIONS

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| Date | 07/02/18 |
| Scale | 1/4"=1'-0" |
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| Sheet No. | A-9 OF SHEETS |

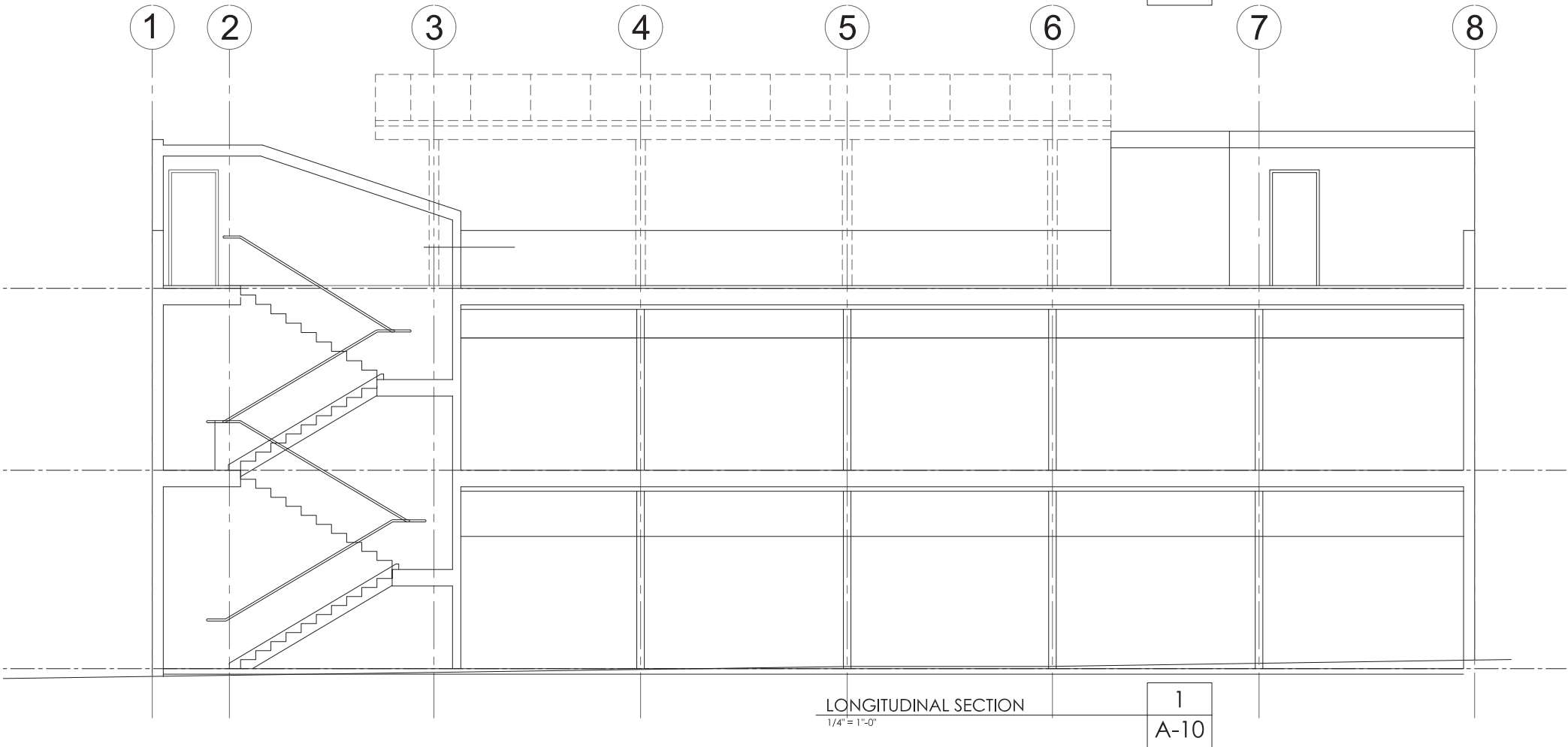
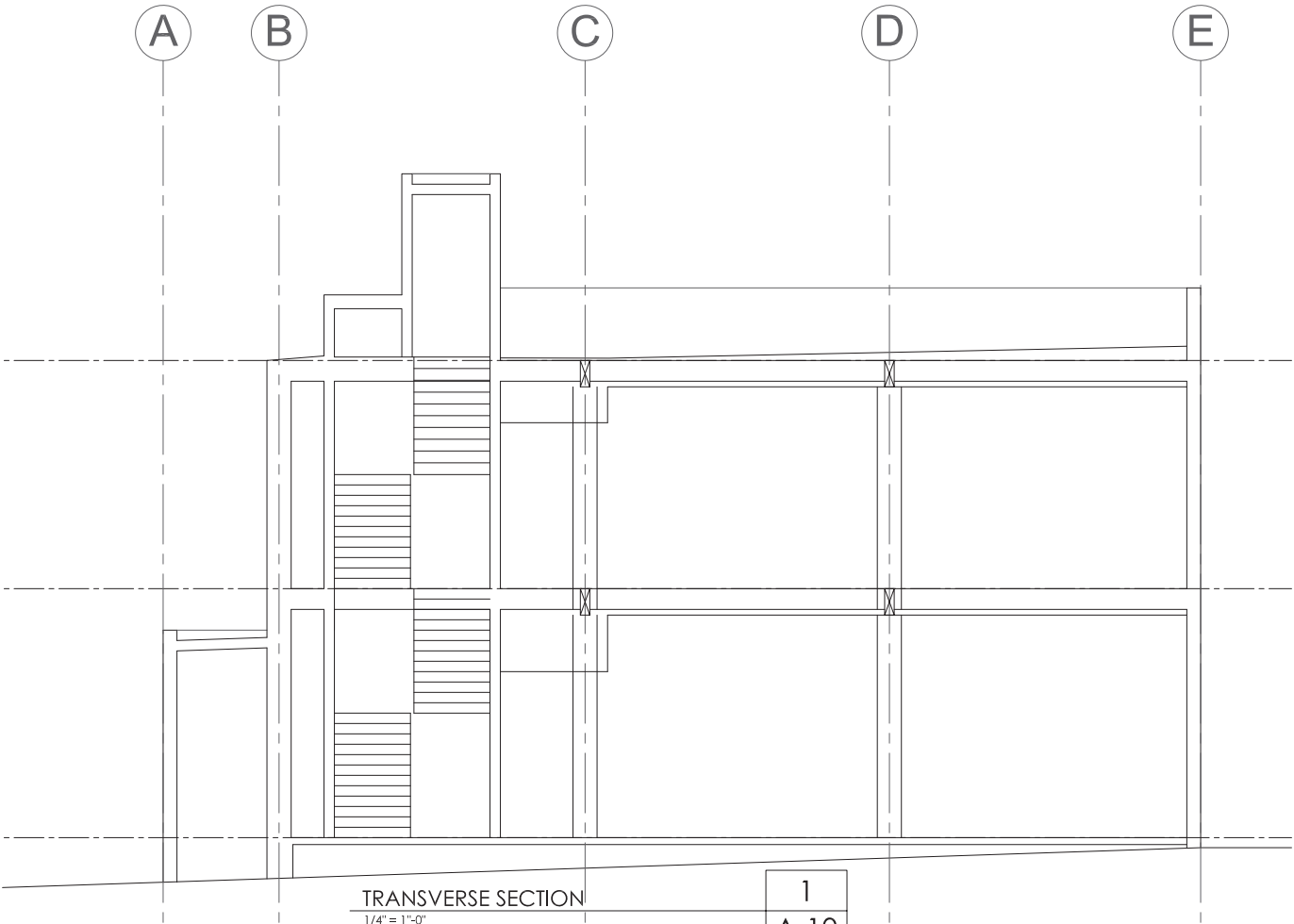
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Architect: [Redacted]
Engineer: [Redacted]
Contractor: [Redacted]

BUILDING
SECTIONS

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| Date | 07/02/18 |
| Scale | 1/4"=1'-0" |
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A-10
OF SHEETS





PROJECT APPLICATION

Any project that is not eligible for same-day approval at the Planning Information Center counter must submit a Project Application. This includes any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation, and any application for a development entitlement. To be considered complete, a Project Application must be accompanied by all required supporting materials and supplemental applications, as indicated below. San Francisco Planning will not begin reviewing the project unless a complete Project Application has been submitted and accepted by the Department. For more information, see the Project Application Informational Packet located [here](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

APPLICATION SUBMITTAL REQUIREMENTS

WHAT TO SUBMIT:

Please check that all the below materials are included with this application:

- ☐ One (1) complete application signed by owner or agent.
- ☐ One (1) hard copy set of reduced sized (11"x17") plans, including but not limited to plans showing adjacent structures, existing and proposed floor plans, elevations, and sections. Once your project is assigned, your planner may request a full-size (24"x36") set of plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ Related supplemental applications, as indicated below in this application.
- ☐ Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet at www.sfplanning.org for more information.
- ☐ A Letter of Authorization for Agent from the owner(s) giving you permission to communicate with the Planning Department on their behalf.
- ☐ A digital copy (CD or USB drive), containing the application(s), project drawings, letter of authorization, etc. **NOTE: this is not required for Building Permit Application intake.**
- ☐ Current or historic photograph(s) of the subject property.
- ☐ If a Preliminary Project Assessment (PPA) letter was issued for this project, all required supplemental applications and information as indicated in the PPA.
- ☐ Payment via Check, Money Order or debit/credit for the required intake fee amount. (See [Fee Schedule and/or Calculator](#)).

HOW TO SUBMIT:

Building Permit Applications:

For projects that do not require an entitlement action by the Planning Department, but require Planning Department review of a Building Permit Application, please present this completed Planning Application along with the Building Permit Application for intake at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

Entitlement Applications (no Building Permit):

For projects that require an entitlement action by the Planning Department, please complete this Project Application and any required supplemental applications and schedule an intake appointment to submit them. To schedule an appointment, please send an email request along with the intake appointment request form to: CPC.Intake@sfgov.org. Intake request forms are available [here](#).



San Francisco Planning

PROJECT APPLICATION

GENERAL INFORMATION

Property Owner's Information

Name: Community Youth Center of San Francisco

Address: 1038 Post Street

Email Address: cyc@cyssf.org

Telephone: (415)7752636

Applicant Information

☐ Same as above

Name: Ignatius Tsang

Company/Organization:

Address: 61Altura Way, Greenbrae CA 94904

Email Address: ignatiustsang@gmail.com

Telephone: (415)2978092

Please Select Billing Contact:

☒ Owner

☐ Applicant

☐ Other (see below for details)

Name: Community Youth Center SF

Email: cyc@cyssf.org

Phone: (415)7752636

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

Property Information

Project Address: 925 Clement Street

Block/Lot(s): 1423/022

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): 201805310563

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.

1. This development – "Community Youth Center" (CYC) offers programs and services including: behavior health, community school base outreach education, intervention leadership development and workforce development. With focus on low income, high- at-risk

Project Details:

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

Estimated Construction Cost: 1080000.00

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 | | |

| General Land Use Category | | |
|--|-----------------------------------|-----------------------------------|
| | Existing (square footage area) | Proposed (square footage area) |
| Parking GSF | 0 | 0 |
| Residential GSF | 0 | 0 |
| Retail/Commercial | 6200 | 0 |
| Office | 0 | 0 |
| Industrial-PDR | 0 | 0 |
| Medical | 0 | 0 |
| Visitor | 0 | 0 |
| CIE (Cultural, Institutional, Educational) | 0 | 7200 |
| 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 | 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? To determine if your property is in an archeologically sensitive area, refer to the Zoning tab on the Property Information Map . | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If Yes, provide depth of excavation/ disturbance below grade (in feet*): <i>*Note this includes foundation work</i> |
| 4. Air Quality | 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? To determine if your property is in an air pollutant exposure zone, refer to the Zoning tab on the Property Information Map . | <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 | <p>Would the project result in any construction over 40 feet in height?</p> | <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> <hr/> <p>Area of excavation/disturbance (in square feet):</p> <hr/> <p>Amount of excavation (in cubic yards):</p> <hr/> | <input type="checkbox"/> Yes <input checked="" 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 | <p>Does the project include the removal or addition of trees on, over, or adjacent to the project site?</p> | <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> <hr/> <p>Number of existing trees on, over, or adjacent to the project site that would be removed by the project:</p> <hr/> <p>Number of trees on, over, or adjacent to the project site that would be added by the project:</p> <hr/> |
| 9a. Hazardous Materials | <p>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?</p> | <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;

The existing neighborhood serving retail use be preserved and enhanced because the proposed community service will draw more customers to 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;

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

The subject building is commercial usage and there are no affordable housing to be affected.

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

The subject building is not located on a major Muni transit route, and the program will be provided to foot traffic customers. It would overburden the street parking.

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

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Community Service program provide the neighborhood more variety of the activity other than the existing

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

The proposed improvement would include the reinforcing the existing structure and make the building more soundness in safety.

7. That landmarks and historic buildings be preserved; and

The landmarks and historic of the building would be definitely preserved.

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

Since the proposed development do not increase the envelop of the building. The park and open space access to sunlight will be protected.

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 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 Ignatius Tsang

Architect

(415)2978092

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

Phone

Ignatius Tsang

Name (Printed)

ignatiustsang@gmail.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 Ignatius Tsang

Ignatius Tsang

Name (Printed)

Date 7/18/18

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 952 Clement Street

Block/Lot(s): 1423/022

Action(s) Requested

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

Sec 716 & Sec 102 -- Institutional use- (community center) is permitted use on the first floor and conditional use on the second floor.

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. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

* The proposed Community Center will be serve the around neighborhood focusing to youth and minors. Which provide the activities in enrich the user's physical and mentally growth. And definitely bring to this neighborhood a healthy recreation establishment.

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.

***Answer :**

- a. The site conditions of the proposed project will not change. The footprint of the existing building will not be altered. The use of the existing building (restaurant) will be changed to a community center. The building will be upgraded. It will clean-up the mess of the restaurant.
- b. Since the building is upgraded, it will comply with all the accessibility ADA requirements. The users of the Community Center come from the neighborhood and via public transportation. It does not generate as many customers trips as the restaurant. It does not require off-street parking or loading.
- c. The new Community Center does not generate or emit any offensive odor, dust, noise, or glare.
- d. Clement Street is a local commercial street, it has no curb cut along the street, no new driveway or parking is provided. Due to the nature of the Community Center, no special lighting or sign is needed, no service area is required for it's operation.

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 proposed Institutional Community Center is allowable under Planning code and definitely harmony with the General plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

* The proposed Community Center usage is satisfies any criteria specific to the use of features listed in Planning Code Section 303(g),

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.

Ignatius Tsang
Signature

Architec

(415)2978092

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

Phone

Ignatius Tsang

Name (Printed)

ignatiustsang@gmail.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.

Ignatius Tsang
Signature

Ignatius Tsang

Name (Printed)

7/19/18
Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



06/22/2018

Main Office & Computer Clubhouse
1038 Post Street
San Francisco, CA 94109
Tel: 415-775-2636
Fax: 415-775-1345

Bayview Branch Office
4438 Third Street
San Francisco, CA 94124
Tel: 415-550-1151
Fax: 415-775-1345

Richmond Branch Office
319 Sixth Avenue, Suite 201
San Francisco, CA 94118
Tel: 415-752-9675
Fax: 415-752-9033

Website: www.cycsf.org
Email: cyc@cycsf.org

Board of Directors
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Mary Tsui

Executive Director
Sarah Wan, M.S.W.

A United Way Agency

San Francisco Planning Department
1650 Mission Street
San Francisco CA 94103

Re: Project address: 952 Clement Street San Francisco

Authorization Letter for Filing Conditional Use

To Whom It May Concern,

This letter serves to authorize Mr. Ignatius Tsang as our representative to handle and file the Conditional Use application for change of use of the above stated project. Please feel free to contact me if there is any question.

Sincerely,

Sarah Wan
Executive Director
Community Youth Center of San Francisco



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|--|---|--|
| Project Address | | Block/Lot(s) |
| 952 CLEMENT ST | | 1423022 |
| Case No. | | Permit No. |
| 2018-008277ENV | | 201805310563 |
| <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. Change of use from (E) restaurant/office to institutional use. | | |

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 checked="" 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 ____ |

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 type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5. |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. |
| <input type="checkbox"/> | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

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

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

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

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

| | |
|--|--|
| <input type="checkbox"/> | 7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |
| <input type="checkbox"/> | 8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): |
| <input type="checkbox"/> | 9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) |
| <input checked="" 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): Reclassify to Category C as per PTR form signed on 4/1/2019. </div> <div style="width: 45%;"> <input checked="" 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): | |
| Preservation Planner Signature: Shannon Ferguson | |

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: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | Signature: Shannon Ferguson 04/02/2019 |
| | 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) |
| 952 CLEMENT ST | | 1423/022 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2018-008277PRJ | 201805310563 | |
| Plans Dated | Previous Approval Action | New Approval Action |
| | Planning 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: | Date: |
| | |