



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 27, 2020

Record No.: 2019-023636CUA
Project Address: 888 Post Street
Zoning: Residential Commercial – High Density (RC-4) Zoning District
130-E Height and Bulk District
Block/Lot: 0300/009
Project Sponsor: Mark Loper
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: TC II 888 Post, LLC
564 market Street, Suite 225
San Francisco, CA 94104
Staff Contact: Samantha Updegrave – (415) 558-6612
samantha.updegrave@sfgov.org
Recommendation: **Approval with Conditions**

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 project seeks a Conditional Use Authorization (CUA) to change 8,880 square feet of ground-floor Retail Sales to an Institutional Use operated by Goodwill of San Francisco, San Mateo, and Marin ("Goodwill") on the ground floor for a donation center and job-training facility. The Project would also convert 21,300 square feet of Office and Auto Storage on the second and third levels to a Navigation Center for homeless transitional age youth operated by the San Francisco Department of Homelessness and Supportive Housing ("HSH"), and includes construction of a new 500 square foot mezzanine-level entry and minor modifications to the building openings and façades.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.3 and 303 to allow an Institutional Use within the RC-4 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition** As of the writing of this report, the Department has received three letters and four phone calls opposing the Project, and one phone call in support.
 - The opposition to the Project raised concerns related to potential impacts of the Navigation Center to the immediate vicinity: increased number of homeless people residing in the area, drug and alcohol use, prostitution, sanitation, pet

waste, inadequate policing, locating a shelter for at-risk youth in proximity to ongoing problems with open drug use and dealing, locating a shelter near vulnerable populations, concentration of shelters and services in the Downtown/Civic Center and Tenderloin neighborhoods, negative impacts on small businesses, conditions of the existing, and creation a Navigation Center. Concerns raised related to Goodwill were vehicle queueing, on- and off-street loading, illegal dumping, and security for the Goodwill donation center.

- The support for the project noted the activation of the long-vacant existing building at the busy corner of Post and Hyde Streets, and the potential positive impacts for the immediate neighborhood.
- **Outreach:** The Department of Homelessness and Supportive Housing (HSH) conducted multiple public engagement events between November 2019 and January 2020 related to the Navigation Center, including two large community meetings with Goodwill on January 9, 2020 and January 23, 2020.
- **Loading and Transportation:** Goodwill is not required to provide off-street loading. Given the nature of donation drop off by vehicle and the need to move goods from this site, the Project will utilize an existing on-site loading area to facilitate drop offs by the general public, including queueing on Hyde Street, and loading for Goodwill trucks on Post Street. The Project Sponsor is working with SFMTA to relocate the adjacent bike share station and to designate a loading areas.
- **Security Fencing.** The open bays on Hyde and Post Streets will be secured or fenced off by temporary or permanent means during the hours when Goodwill is closed. The Department will review and approve fencing prior to Planning Department approval of a building permit.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA"), as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the the Objectives and Policies of the General Plan. The Project will activate a vacant building, and Goodwill will provide valuable workforce development, training, and support to individuals throughout the area who have barriers to employment. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief



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Planning Commission Draft Motion

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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3 and 303 TO ALLOW A CHANGE OF USE FROM 8,800 SQUARE FEET OF GROUND-FLOOR RETAIL TO AN INSTITUTIONAL USE OPERATED BY GOODWILL OF SAN FRANCISCO, SAN MATEO, AND MARIN ("GOODWILL") AT 888 POST STREET, LOT 009 IN ASSESSOR'S BLOCK 0300, WITHIN THE RC-4 (RESIDENTIAL COMMERCIAL – HIGH DENSITY) ZONING DISTRICT AND A 130-E HEIGHT AND BULK DISTRICT; THE PROJECT WOULD ALSO CONVERT 21,300 SQUARE FEET OF OFFICE AND AUTO STORAGE ON THE SECOND AND THIRD LEVELS TO A NAVIGATION CENTER FOR HOMELESS TRANSITIONAL AGE YOUTH OPERATED BY THE SAN FRANCISCO DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING ("HSH"), AND INCLUDES CONSTRUCTION OF A NEW 500 SQUARE FOOT MEZZANINE-LEVEL ENTRY AND MINOR MODIFICATIONS TO THE BUILDING OPENINGS AND FAÇADES; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 2, 2020, Mark Loper of Reuben, Junius, and Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2019-023636CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to change the use from Retail to an Institutional Use operated by Goodwill of San Francisco, San Mateo, and Marin ("Goodwill") on the ground floor for a donation center and job-training facility, and the project also includes a change of use from Office (2nd floor) and Auto Storage (3rd floor) to a Navigation Center for homeless youth in transition operated by the San Francisco Department of Homelessness and Supportive Housing ("HSH"), and includes a new mezzanine-level entry and minor modifications to the building openings and façades (hereinafter "Project") at 888 Post Street, Block 0300 Lot 009 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On February 27, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-023636CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-023636CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-023636CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The above recitals are accurate and constitute findings of this Commission.

1. **Project Description.** The project seeks a Conditional Use Authorization (CUA) to change 8,880 square feet of ground-floor Retail Sales to an Institutional Use operated by Goodwill of San Francisco, San Mateo, and Marin ("Goodwill") on the ground floor for a donation center and job-training facility. The Project would also convert 21,300 square feet of Office and Auto Storage on the second and third levels to a Navigation Center for homeless transitional age youth operated by the San Francisco Department of Homelessness and Supportive Housing ("HSH"), and includes construction of a new 500 square foot mezzanine-level entry and minor modifications to the building openings and façades at 888 Post Street, Block 0300 Lot 009.
2. **Site Description and Present Use.** The Project is located on the northeast corner of Post and Hyde Streets on a 10,656 square foot lot with 77.5-feet of frontage on Post Street and 137.5-feet of frontage on Hyde Street. The site is developed with an existing three-story non-residential building that was constructed in 1920 and most recently occupied by a Retail Use (House of Fans) on the ground floor, Office on the second floor, and Auto Storage on the third level. The building is currently

vacant. Vehicular access to the site is from an existing curb cut on Hyde Street near the intersection, and two existing curb cuts on Post Street.

3. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 Zoning District in the Downtown / Civic Center neighborhood. There is an auto repair shop immediately adjacent to the site on Polk Street and a private surface parking lot immediately adjacent on Hyde Street. The area is characterized largely by four- to nine-story residential buildings, some with ground-floor commercial, and one- and two-story commercial buildings. Other Zoning Districts in the vicinity include Polk Street Neighborhood Commercial District (Polk NCD) to the west and Downtown General Commercial (C-3-G) to the east.

4. **Public Outreach Comments.**

The Department of Homelessness and Supportive Housing (HSH) conducted multiple public engagement events between November 2019 and January 2020 related to the Navigation Center, including two large community meetings with Goodwill in attendance. The large community meetings were held on January 9, 2020 and January 23, 2020, and included representatives from the District 3 Supervisor's Office, Mayor's Office, HSH, Department of Public Works, San Francisco Police Departments, Healthy Streets Operations Center, Goodwill Industries, Lower Polk Community Business District, and Music City SF.

5. **Public Comments.**

As of the writing of this report, the Department has received three letters and three phone calls opposing the Project, and one phone call in support of the Project.

- A. **Opposition.** The opposition to the Project raised concerns related to potential impacts of the Navigation Center to the immediate vicinity: potential increased number of homeless people residing in the area, drug and alcohol use, prostitution, sanitation, pet waste, inadequate policing, locating a shelter for at-risk youth in proximity to ongoing problems with open drug use and dealing, locating a shelter near vulnerable populations such as senior and youth, concentration of shelters and services in the Downtown/Civic Center and Tenderloin neighborhoods, negative impacts on small businesses, conditions of the existing building such as legal ingress and egress to the upper floor, and the creation a Navigation Center. Concerns raised related to Goodwill were vehicle queueing, on- and off-street loading, illegal dumping, and security for the Goodwill donation center.
- B. **Support.** Support for the Project noted the activation of the long-vacant existing building at the busy corner of Post and Hyde Streets, and the potential positive impacts for the immediate neighborhood.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** The proposed Goodwill donation center and job-training facility is defined as an Institutional use in Planning Code Section 102 and is permitted in the RC-4 Zoning District through a Conditional Use Authorization per Sections 209.3 and 303. The Navigation Center meets the definition of a Homeless Shelter in Planning Code Section 102 and is principally permitted in this zone.
- B. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code does not require off-street freight loading space for Institutional uses that are 100,000 square feet or less of Occupied Floor Area.

Goodwill will occupy approximately 8, 838 square feet at the ground level and is not required to provide off-street loading. Given the nature of donation drop off by vehicle and the need to move goods from this site to other Goodwill locations, the Project will utilize an existing on-site loading drive aisle and curb cuts to facilitate donation drop off by the general public, including on-street queuing on Hyde Street. The Project will also utilize on-street loading for Goodwill panel trucks that are picking up donations to be transported elsewhere. The Project Sponsor is working with SFMTA to relocate or shift the adjacent bike share station on Hyde Street and to designate a loading area on Post Street. See Exhibit A, Conditions 10 and 11.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, 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 within the Downtown/Civic Center neighborhood and RC-4 zoning district, which is characterized by a mix of high-density residential above ground floor neighborhood-serving retail and commercial uses. The Project will enhance the neighborhood by reusing and renovating a vacant corner building to provide an essential job training and social service, as well as much-needed shelter beds and on-site support services. The Project will reactivate this vacant building by providing a Navigation Center and institutional use space operated by Goodwill, which will house a donation center, warehouse, and job training facility.

The change of use will increase the activity at the Property and in the surrounding area to the benefit of the neighborhood and the City.

Goodwill's services include a partnership with Microsoft and Google to provide free digital skills training for 21st century jobs with classrooms, meeting spaces, and a maker lab. Job training programs are open to anyone who comes through the doors 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.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project does not propose any alteration to the size or shape of the existing building at the Property. To accommodate the Navigation Center and Goodwill, the existing building will be renovated, new utilities will be installed, and the structure will be seismically strengthened. Changing the use of the Property will result in institutional and social service uses that will not adversely affect the health, safety, convenience, or general welfare of persons in the vicinity attributable to construction. The Property is capable of accommodating the expected number of users who will be working at and visiting Goodwill, as well as those being served by the Navigation Center, without detriment to property or persons residing or working in the vicinity.

- (2) 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 Project is located close to many public transportation options, including the 2, 3, 19, 27, 38, 38R, and 76X Muni lines. The site is also located 0.6 miles away from the Civic Center/UN Plaza Station with access to BART, as well as the J, KT, L, M, and N Muni train lines.

In addition, the Project proposes to use an existing one-way drive aisle with access from Hyde Street and exiting from Post Street for Goodwill's drop off operations, as well as additional queueing space on Hyde Street, ensuring that any donation drop offs will not impede street traffic or adversely affect neighborhood parking. Twice-daily truck loading will occur from a designated loading area on Post Street. See Exhibit A, Conditions 10 and 11.

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

The Project will comply with all applicable regulations regarding construction noise and dust, and will not produce or include, any permanent uses that will generate substantial levels of noxious or offensive emission, such as excessive noise, glare, dust, and odor.

- (4) 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, and service areas. Any new lighting and signage will comply with Planning Code requirements.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed in Section 7 below.

- D. That the use as proposed will provide development that is in conformity with the purpose of the applicable Use District.

The Residential-Commercial Use Districts combine Residential uses with neighborhood-serving Commercial uses located in or below the ground-floor story. The Project will add an Institutional use to the ground floor of a vacant building and a Navigation Center serving Transitional Age Youth on the second and third floors. Goodwill will provide the neighborhood with a donation drop-off point, and provide an essential job training facility that can be utilized by the public and residents of the Navigation Center.

E. That the use satisfies any criteria specific to the use in Subsections (g), *et seq.* of Section 303.

There are no additional criteria specific to Institutional Uses.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

Policy 6.1

Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

Policy 6.3

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

Policy 6.3 states that measures need to go beyond shelter to address the root causes of homelessness, including stable sources of income and social support services. In conjunction with the 75 beds and support services provided by the Navigation Center, Goodwill's free job training and social services will provide City residents with the skills necessary to succeed in the job market to address one of the root causes of homelessness.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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. The Project's re-use of the existing building will not have any significant environmental impact and will have a significant positive impact on residents that choose to take advantage of Goodwill's job training services, as well as the Navigation Center's shelter and support 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 corner building. Reducing the vacancy of the area, increasing foot traffic, and getting homeless residents off the street will not only make the neighborhood safer, but it will also help increase the customer base of existing area businesses while attracting new businesses.

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 Project will provide new and expanded employment opportunities in a vacant and underutilized building, while also providing opportunities for the advancement of San Francisco 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. The existing vacant building at the Property 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. In addition, the Project would provide a much-needed Navigation Center in an existing building faster and at a lower cost than constructing a new facility.

COMMUNITY FACILITIES ELEMENT

Objectives and Policies

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 needed services by providing free job training for underserved populations including the formerly incarcerated, homeless, single parents, individuals in substance abuse recovery

programs, and those with language difficulties. In addition, the Project will also fill the gap by bringing a Navigation Center to the neighborhood with 75 beds and on-site support services.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The existing building is currently vacant and would not displace any existing neighborhood-serving retail. The Project would add a stable social service and institutional tenant at the Property that will help strengthen the viability of existing and future neighborhood-serving retail uses by increasing foot traffic in the area.

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

The site contains no housing. The Project will reactivate a large existing corner 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. In addition, the Navigation Center will provide 75 much-needed shelter beds and support services to the City's homeless residents.

- C. That the City's supply of affordable housing be preserved and enhanced,

The site contains no affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not impede MUNI transit services or overburden public streets or neighborhood parking. The Project is located in close proximity to many public transportation options, including the 2, 3, 19, 27, 38, 38R, and 76X Muni lines. The site is also located 0.6 miles away from the Civic Center/UN Plaza Station with access to BART, as well as the J, KT, L, M, and N Muni train lines. In addition, the Project proposes to use an existing one-way drive aisle with access from Hyde Street and exiting from Post Street for Goodwill's drop off operations, as well as additional queueing space on Hyde Street, ensuring that any donation drop offs will not impede street traffic or adversely affect neighborhood parking. Twice-daily

truck loading will occur from a designated loading area on Post Street. See Exhibit A, Conditions 10 and 11.

- E. 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 provide job training and enhance the career trajectories of San Francisco residents who enroll in the job training programs.

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

The existing building and proposed renovations will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project Site is within the National and California Register Lower Nob Hill Apartment Hotel Historic Districts, but the structure was determined to be ineligible for National Register and the site does not contain any City Landmarks or historic buildings. Changes to the façades have been reviewed for general compatibility with the Historic District.

- H. 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.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-023636CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 13, 2020 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 27, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 27, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an Institutional Use (d.b.a. Goodwill of San Francisco, San Mateo, and Marin) located at 888 Post Street, Block 0300, Lot 009 pursuant to Planning Code Section(s) 209.3 and 303 within the RC-4 Zoning District and a 130-E Height and Bulk District; in general conformance with plans, dated February 13, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2019-023636CUA and subject to conditions of approval reviewed and approved by the Commission on February 27, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the 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 February 27, 2020 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. **Site security.** The Project Sponsor will continue to work with staff on measures to secure the open bays on Hyde and Post Streets during the hours when Goodwill is closed. Prior to Planning Department approval of the architectural addendum, the Project Sponsor shall submit either the final design of any fencing, gates, or other physical means of securing the areas, or documentation of non-physical security measures (e.g. security patrols, acoustic measures, etc) to the Department for review and approval.

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

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

8. **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

9. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

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

PARKING AND TRAFFIC

10. **Vehicle Queuing and Loading.** The Project Sponsor shall schedule a meeting with the SFMTA Color Curb Program Manager, and with the Public Works Accessibility Coordinator's Office to coordinate the design, legislation, and implementation of the accessible on-street loading zone. This process can take place after the Planning Department has entitled the project.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
11. **Hyde Street Bike Share Station.** The Project Sponsor shall continue to work with SFMTA to relocate or shift the adjacent modular bike share station to accommodate queuing and loading space along Hyde Street.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
12. **Curb cuts.** The Project Sponsor shall remove any unused curb cuts and restore standard City curb in its place.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
13. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

14. **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

15. **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

16. **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>

17. **Garbage, Composting and Recycling Storage.** 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

18. **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

19. **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.

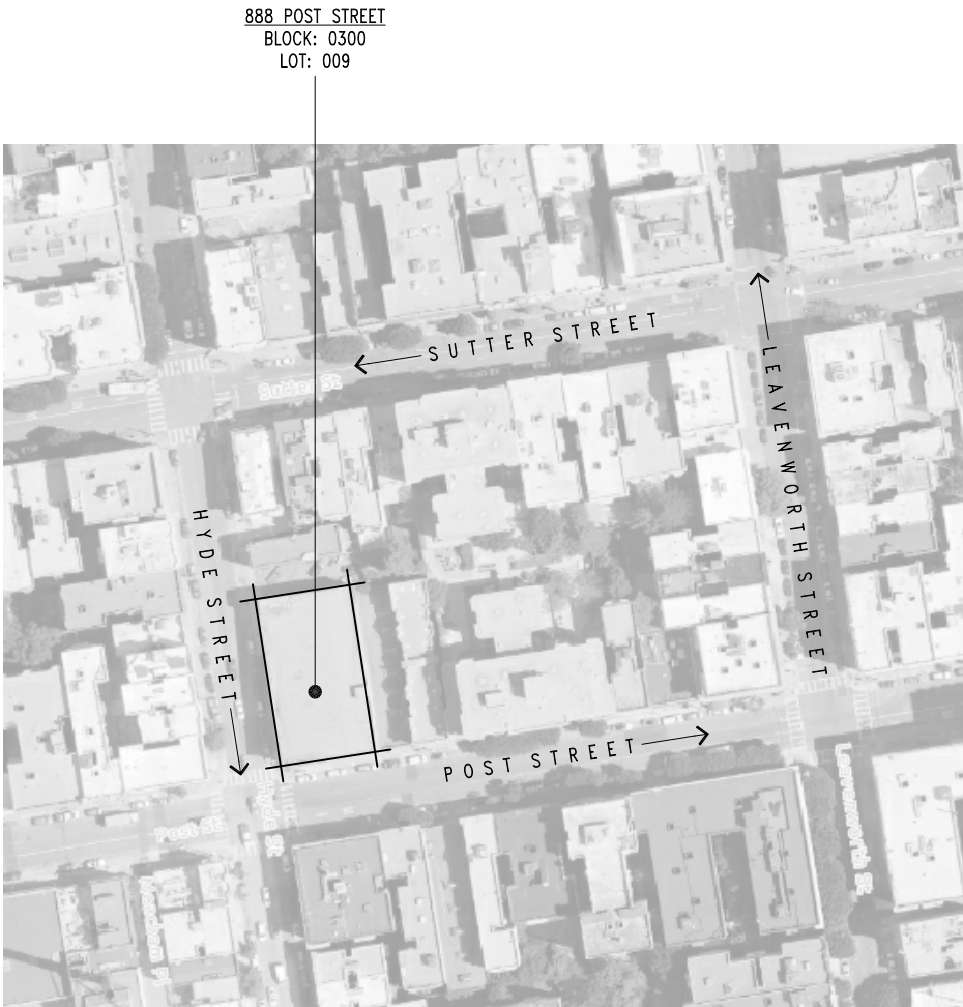
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Appendix B:

Plans and Renderings



VIEW FROM POST & HYDE



BUILDING RENOVATION AND TENANT IMPROVEMENT
888 POST STREET
SAN FRANCISCO, CALIFORNIA

CONDITIONAL USE APPLICATION
FEBRUARY 13, 2020

PROJECT DESCRIPTION:

The building at 888 POST was constructed in the 1920s and has been modified a number of times in the past. Scope of work for this renovation includes seismic strengthening, utility system upgrades, and tenant improvements built-to-suit for two tenants. The first floor will be occupied by Goodwill Industries, and the second and third floors will serve as a Navigation Center for Homeless Youth, managed by the San Francisco Department of Homelessness and Supportive Housing.

PLANNING CODE INFORMATION

Block: 0300
Lot: 009
Zoning District: RC-4
Height/Bulk District: 130-E

Present Use: Vacant

Previous Use: Retail (1st Floor)
Office (2nd Floor)
Auto Storage (3rd Floor)

Proposed Use: Institutional Community Use (1st Floor)
Homeless Shelter (2nd and 3rd Floors)

Bicycle Parking: None Required

Freight Loading: None Required

Gross Floor Area:	
First Floor	8,800 SF
Mezzanine	500 SF
Second Floor	10,650 SF
Third Floor	10,650 SF
<hr/>	
TOTAL	30,600 SF

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT
Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is <https://sf-planning.org> the website for the City of San Francisco, CA. Contact No.: (415) 558-6377
Zoning Designation: ("RC-4") RESIDENTIAL COMMERCIAL HIGH DENSITY DISTRICT
The observed use is permitted. YES
Building Height: 40' * SEE NOTES
Minimum Lot Area: 2,500 sq. ft. *** SEE NOTES
Minimum Lot Width: 25'
Max Building Coverage: None
Bulk Density: FAR 4.8: 1

Building Setbacks:
Front: 0'
Street Side: 0'
Interior Side: 0' Feet
Rear: 25' ** SEE NOTES
Parking Requirements: (REGULAR) Residential Use: 1.5 / DU, Commercial Use: 1 / 500 sq. ft. of Occupied space up to 20,000 sq. ft. + 1/250 sq. ft. for occupied space over 20,000 sq. ft.
Handicapped Parking: Per ADA Requirements

NOTES:
* More than 40' by conditional permit based on height/bulk maps.
** Open rear yard depth = to 25% of lot depth but not < 15' at levels occupied by dwelling units.
*** For any lot having its street frontage within 125' of the intersection of two streets that intersect at an angle of not more than 135 degrees, shall be 1,750 sf.

FLOOD ZONE

By Graphic Plotting only, this property is located in AN AREA FOR WHICH THERE IS NO FEMA MAPPING.
SAN FRANCISCO PUBLIC UTILITY COMMISSION HAS PROPERTY IN ZONE "X" BY PHONE CALL ON 2/11/2019
No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

MISCELLANEOUS NOTES

- N1 Property has direct vehicular and pedestrian access to Post Street and Hyde Street which are public right of ways.
N2 The addresses of 888 & 894 Post Street was posted on property as of the date of survey.
N3 The basis of bearings of this survey is Westerly, as shown on the North line of Post Street between found monuments PER MONUMENT MAP 13.
N4 The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

PARKING			
REGULAR (UNMARKED)	HANDICAP	COMPACT	TOTAL
6	0	0	6

- N5 There was no observable evidence of earth moving work, building construction or building additions within recent months.
N6 There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.
N7 There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
N8 The subject property is located at the intersections of Post Street and Hyde Street.
N9 No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
N10 This survey map correctly represents the facts at the time of the survey.
N11 There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
N12 The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, rights-of-way and easements, public or private, as described in their most recent respective legal descriptions of record with no gaps or gores. The parcels are contiguous along their common boundary line(s) with no gaps or gores.
N13 The subject property, APN: 0300009, contains 10,656 SQ. FT., or 0.2446 Acres, more or less. OWNER: THE WESTON COMPANY.
N14 The Surveyor did not observe any equipment or action associated with the process of extracting mineral or drilling for oil, gas or any other hydrocarbons on the subject property at the time of survey.
N15 The adjoining ownership information shown hereon was taken from the Assessor's Records.
N16 The Surveyor did not observe any subsurface sidewalk vaults at the time of this survey.

STATEMENT OF ENCROACHMENTS

The Surveyor did not observe any visible encroachments at the time of survey.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

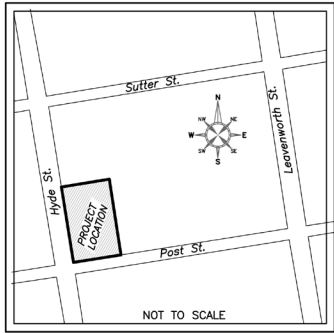
8. Conditions and restrictions as set forth in a document recorded by the City and County of San Francisco, Department of Public Works. Type of Permit: Minor Sidewalk Encroachment Permit # 15MSE-0300 Recording Date: June 3, 2015 Recording No.: 2015-1072135-00, of Official Records. APPEARS NOT TO AFFECT THE SUBJECT PROPERTY DUE TO CURRENT CONDITIONS.

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not guarantee that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SYMBOL LEGEND

ABBREVIATIONS	LIST OF ABBREVIATIONS
A.C. PAD	GROUND LIGHT
AIR VALVE	GROUND RCD
AUTO SPRINKLER	ROAD SIGN
BENCHMARK	SEWER MH
BORER HOLE	STORM MH
BUSH	UNDERGROUND TANK ACCESS
CLEAN OUT	IRON GRATE
ELEC. METER	LIGHT POLE
ELEC. METER RACK	MAIL BOX
ELEC. TRANS.	MONITOR WELL
FIRE HYDRANT	MON. FOUND
FLAG POLE	AS DESCRIBED
GAS METER	PIPELINE
GAS VALVE	POWER MH
GATE	PROPANE TANK
GENERATOR	PULL BOX
BARBED WIRE FENCE	CHAINLINK FENCE
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE
STOCKADE FENCE	SUBJECT BOUNDARY LINE
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC
UNDERGROUND SANITARY SEWER	UNDERGROUND STORM SEWER
	UNDER. GAS
	UNDER. WATER



LOCATION MAP

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Commencing at the point of intersection of the Northerly line of Post Street and the Easterly line of Hyde Street; running thence Northerly along the Easterly line of Hyde Street, 137 feet 6 inches; thence at a right angle Southerly 137 feet 6 inches to the Northerly line of Post Street; thence at a right angle Westerly along said line of Post Street, 77 feet 6 inches to the point of commencement.

Being part of 50 Vara Lot No. 1269, in Block No. 280.

APN: Lot 009, Block 300

THE ABOVE DESCRIBED TRACT OF LAND IS THE SAME AS DESCRIBED IN CHICAGO TITLE COMPANY'S AMENDED PRELIMINARY REPORT ORDER NO.: 15605832-156-TJK-JM, WITH AN EFFECTIVE DATE OF MARCH 22, 2019 AT 7:30 A.M.

ALTA/NSPS LAND TITLE SURVEY

FOR

888 Post

PARTNER PROJECT NUMBER 19-237224 SITE NUMBER 2
PROPERTY ADDRESS: 888 POST STREET, SAN FRANCISCO, CA 94109

ALTA SURVEY BASED AND RELIED ON CHICAGO TITLE COMPANY'S AMENDED PRELIMINARY REPORT ORDER NO.: 15605832-156-TJK-JM, DATED OF MARCH 22, 2019 AT 7:30 A.M.

CERTIFICATION

TO: CHICAGO TITLE COMPANY AND PARTNER ENGINEERING AND SCIENCE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/23/2019.

DATE OF PLAT OR MAP: 7/1/2019

JAMES M. POWERS, PLS, RPLS, CFedS
PLS No.: 8541
IN THE STATE OF: CALIFORNIA
DATE OF SURVEY: 1/23/2018
DATE OF LAST REVISION: 4/20/2019



CERTIFICATE OF PARTNER ENGINEERING AND SCIENCE, INC. ALL RIGHTS RESERVED. USE OF THIS CERTIFICATE IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF PARTNER ENGINEERING AND SCIENCE, INC.



Survey Prepared By:
Red Plains Surveying Company
1917 S. Harvard Avenue
Oklahoma City, OK 73128
Tel: 405-603-7842
Fax: 405-603-7852
comments@rpsurveying.com



1761 East Garry Avenue
Santa Ana, CA 92705
T 657-212-1856
SShore@partneresi.com
<http://www.partneresi.com>

DWN. BY: FC

RPS#: 19-040-01A

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(D)



(C)

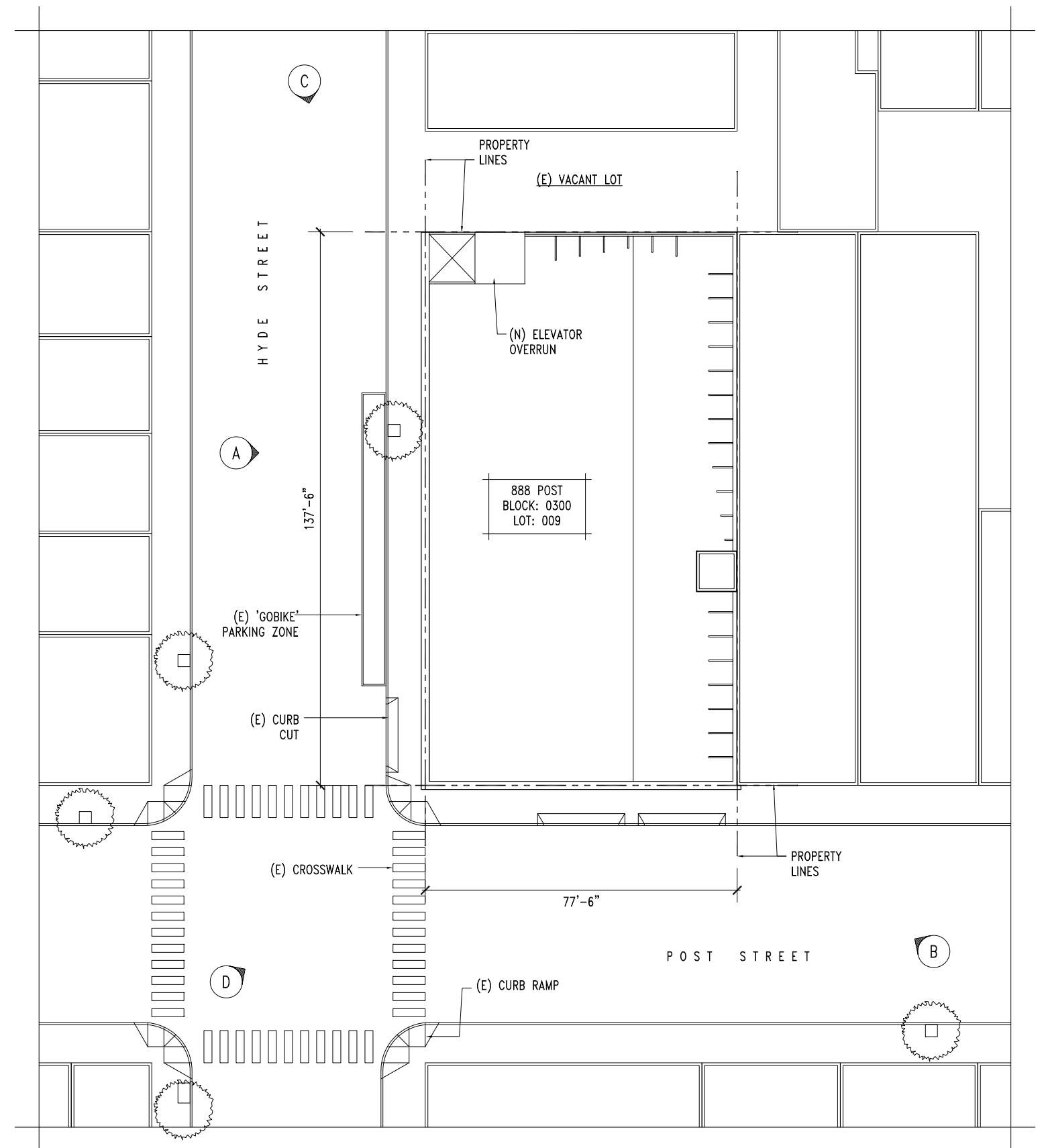


(B)



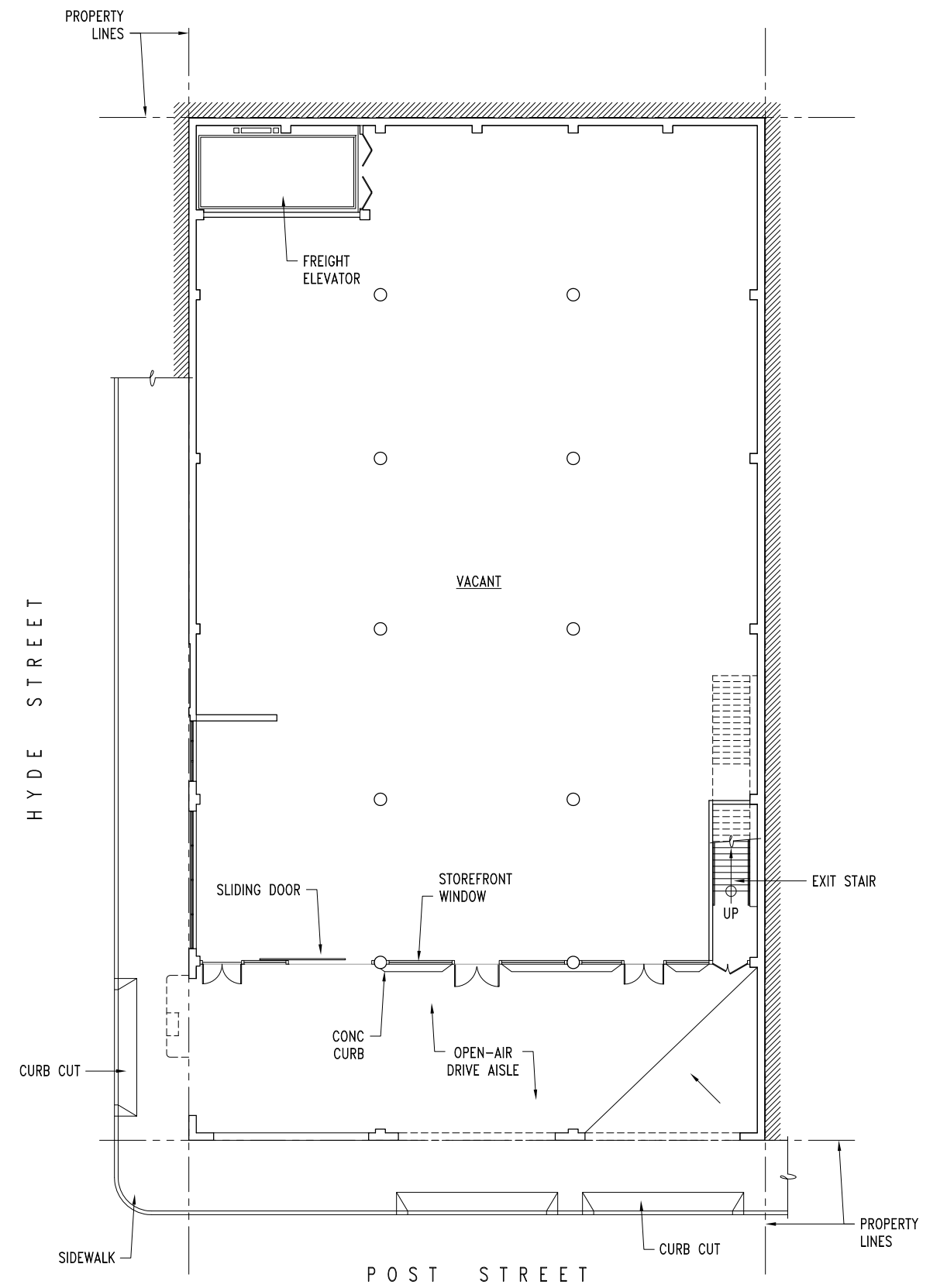
(A)

SITE PHOTOS



SITE PLAN

SITE CONDITIONS



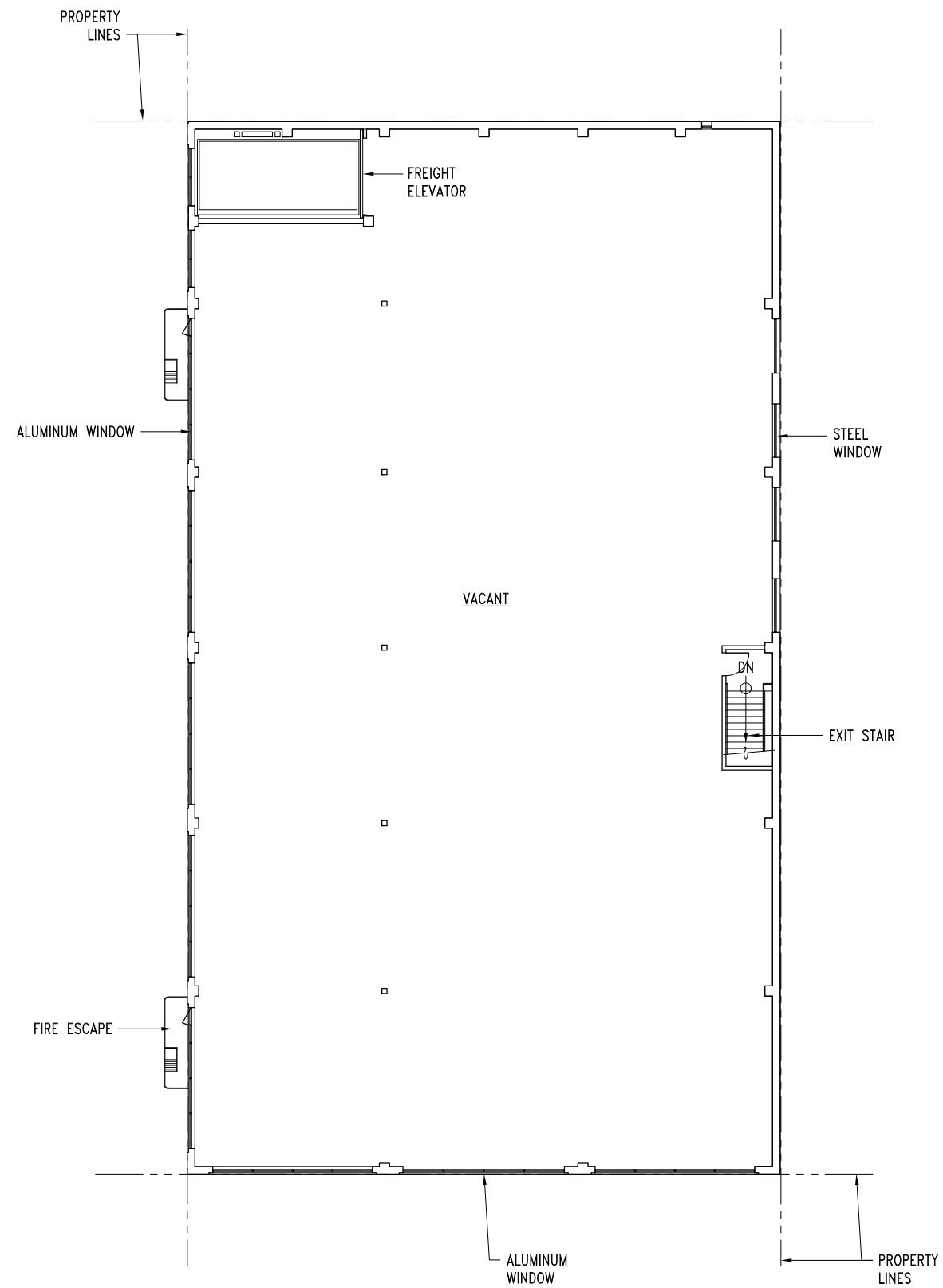
FIRST FLOOR PLAN

EXISTING CONDITIONS

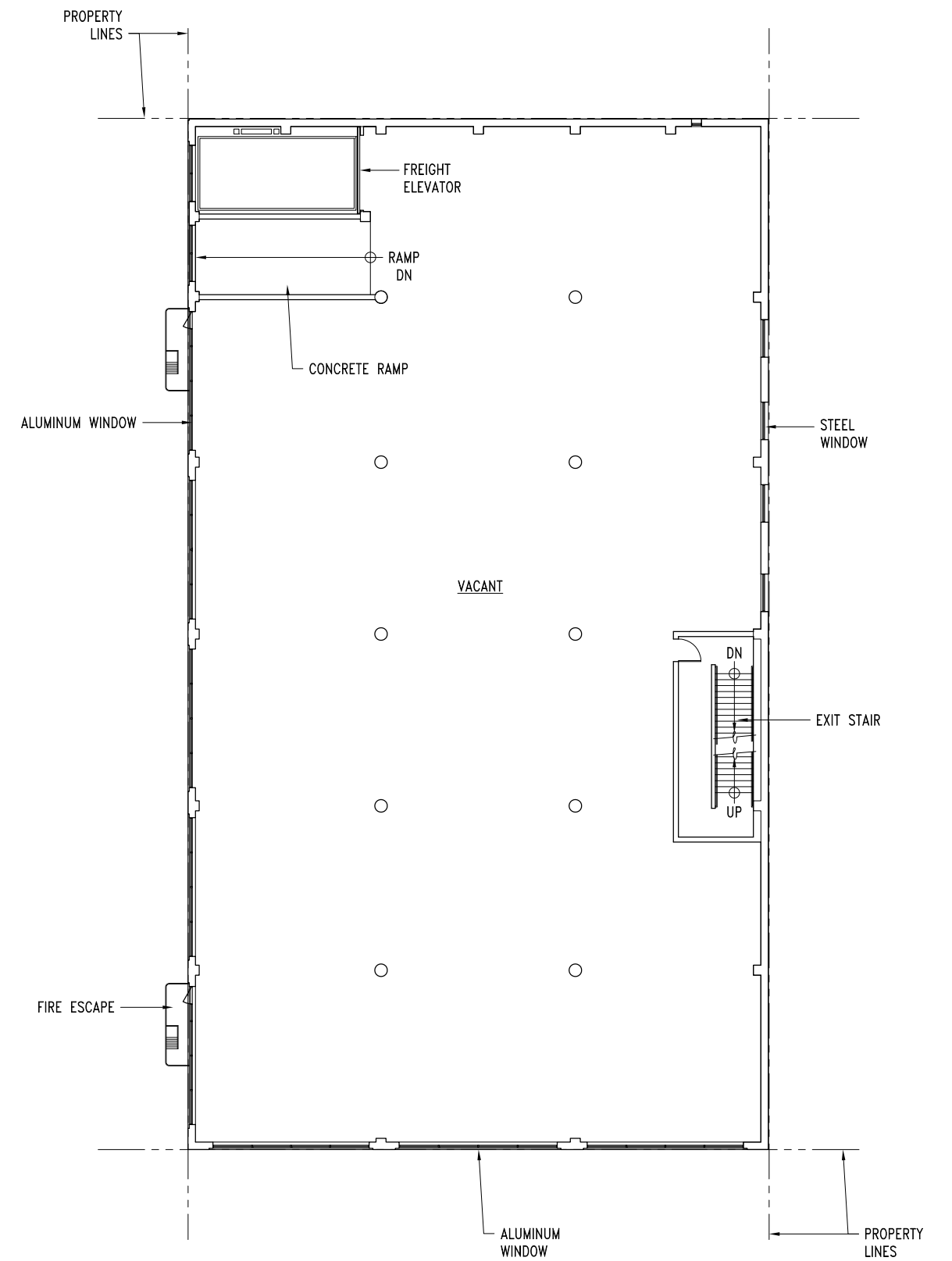
888 POST STREET

FEBRUARY 13, 2020

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THIRD FLOOR PLAN



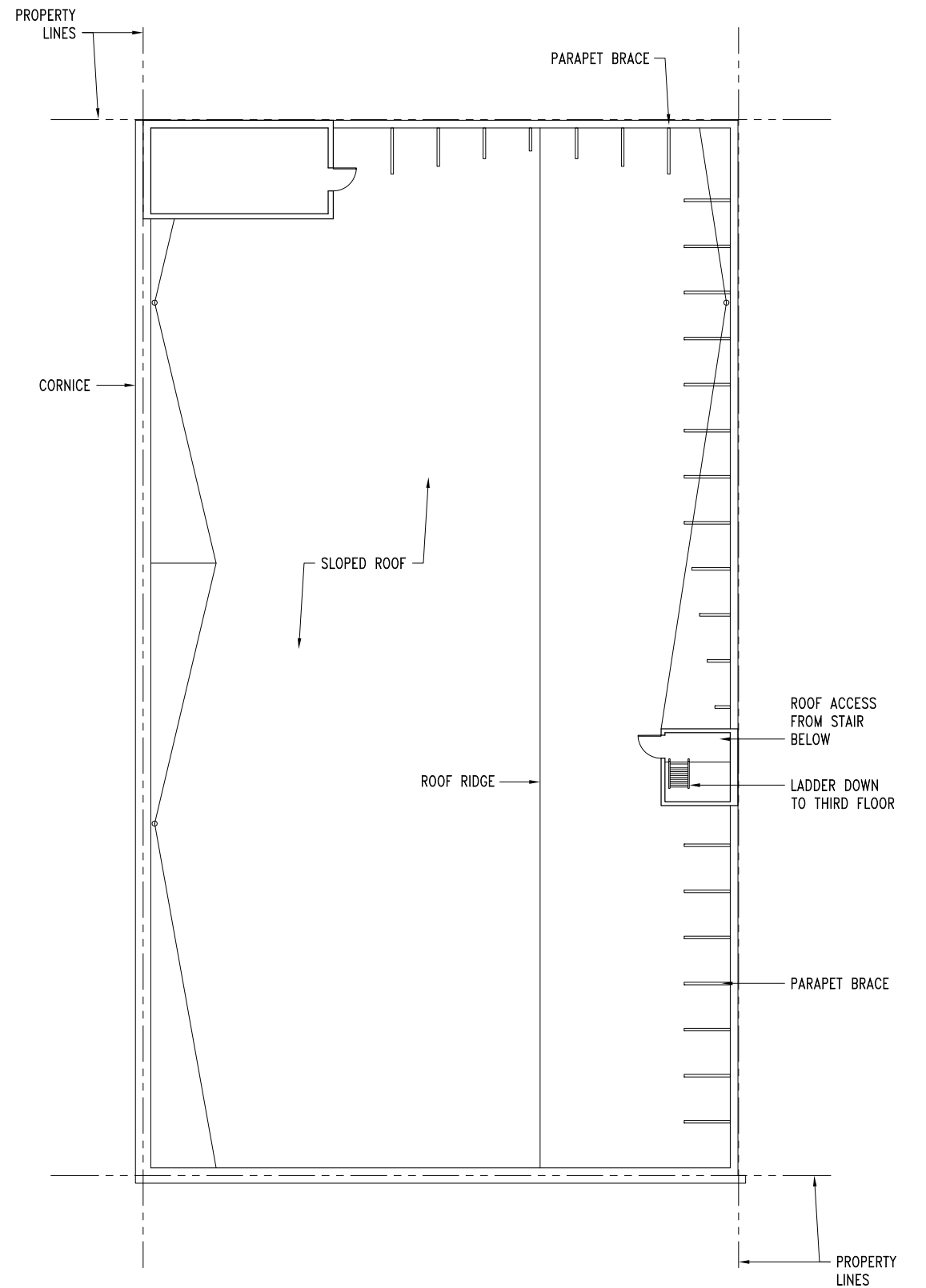
SECOND FLOOR PLAN

EXISTING CONDITIONS

888 POST STREET

FEBRUARY 13, 2020

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ROOF PLAN

EXISTING CONDITIONS

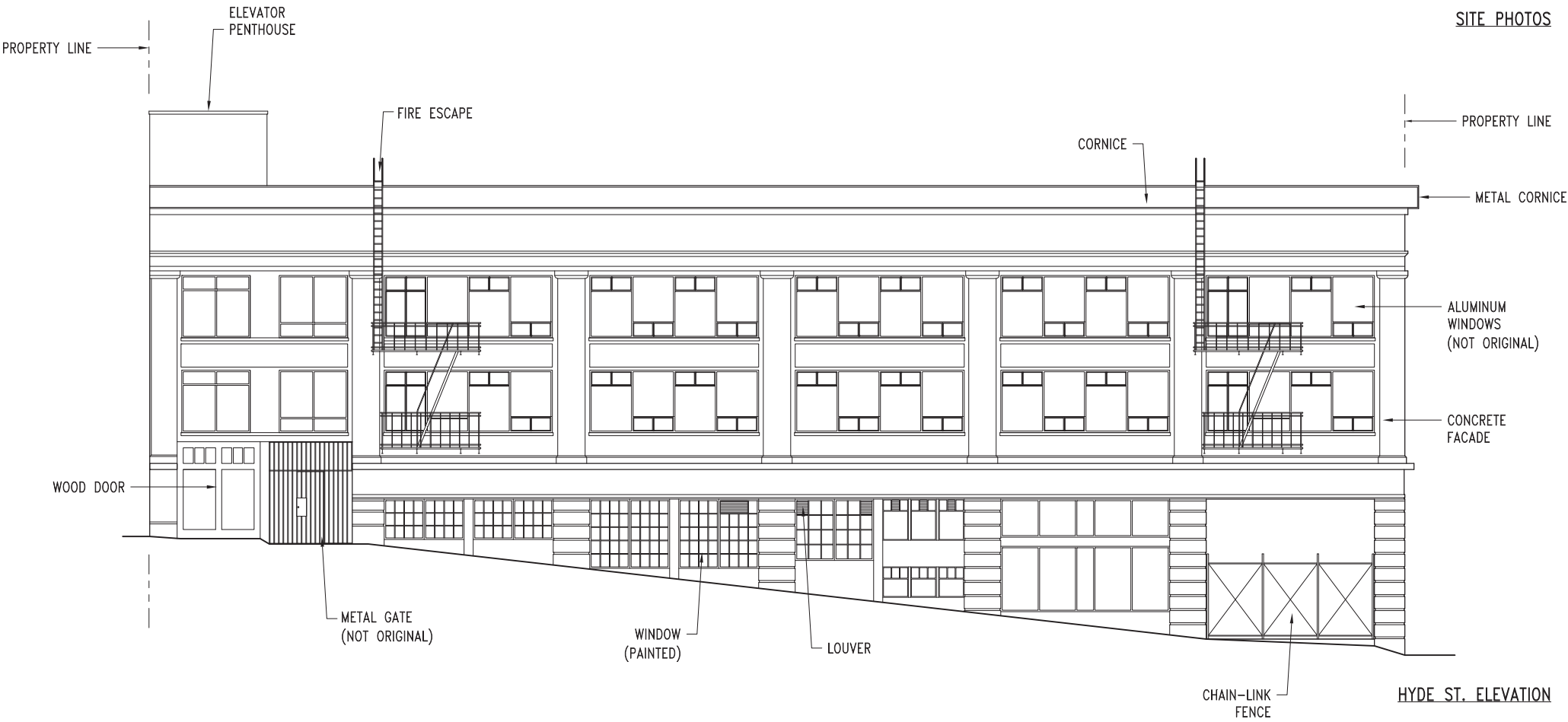
888 POST STREET

FEBRUARY 13, 2020

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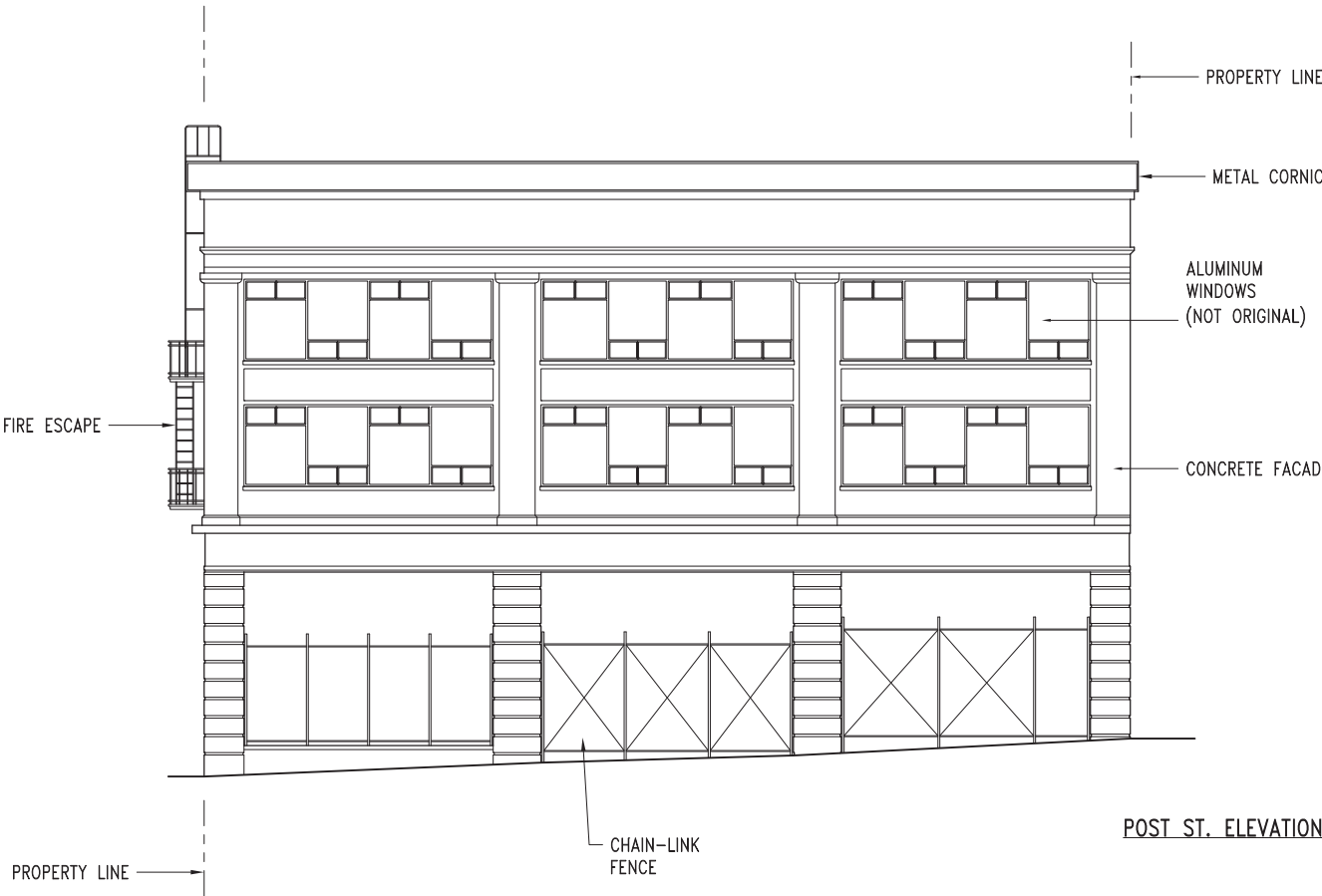
SITE PHOTOS



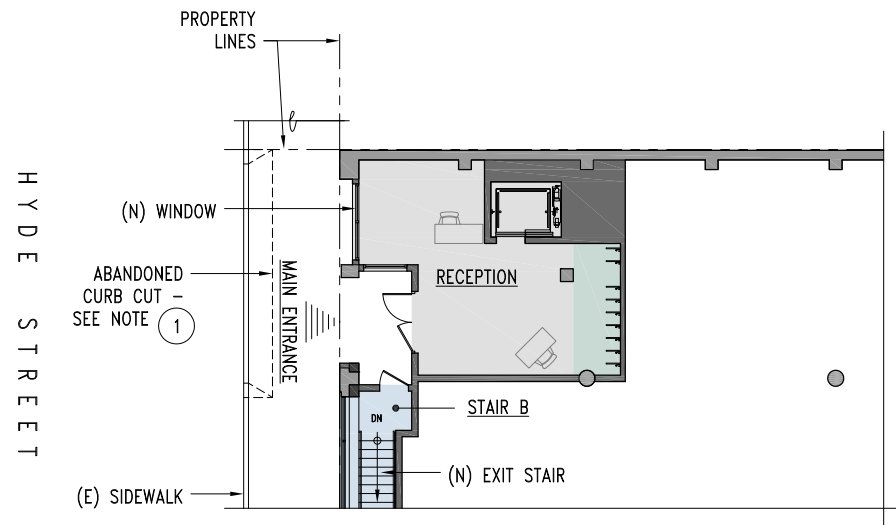
EXISTING CONDITIONS



SITE PHOTOS



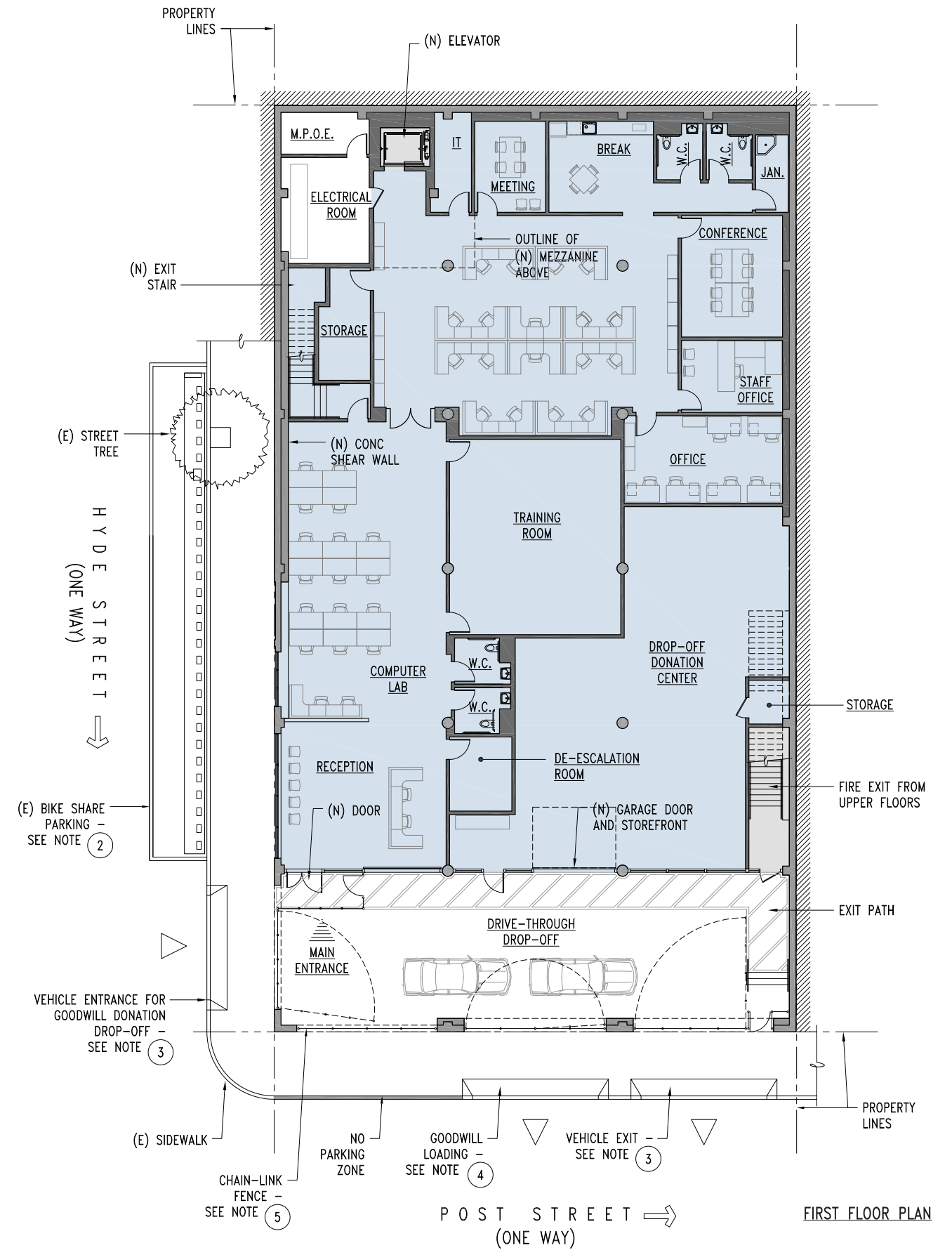
EXISTING CONDITIONS



MEZZANINE LEVEL PLAN

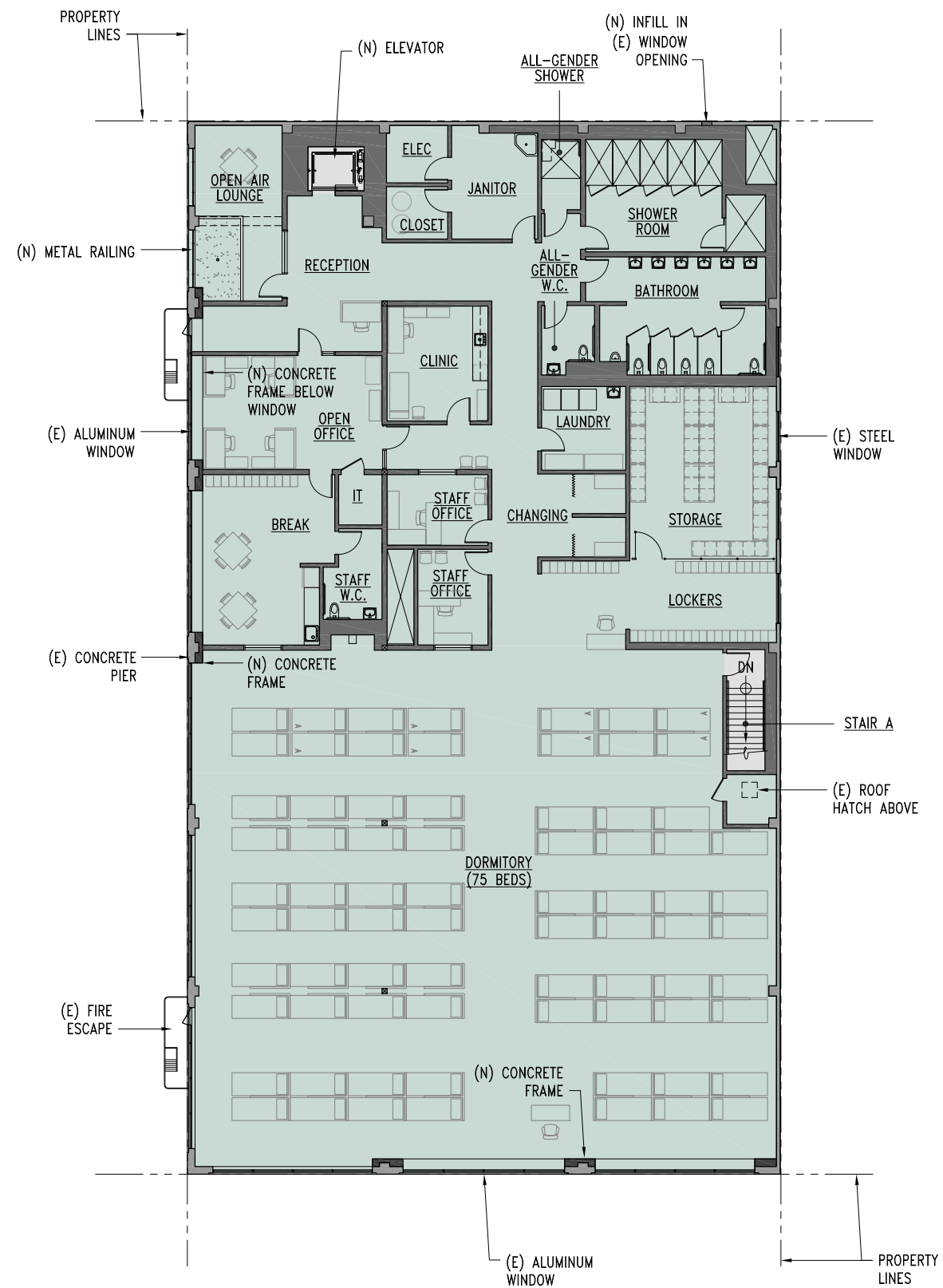
NOTES - SPECIFIC LOCATIONS

- 1 UNUSED CURB CUT WILL BE CLOSED AND RESTORED ACCORDING TO CITY STANDARDS.
- 2 BIKE SHARE PARKING IS SHOWN IN ITS CURRENT LOCATION, BUT MAY BE RELOCATED BASED ON SDAT COMMENTS OF 2/13/20.
- 3 VEHICLES WILL ENTER THE GOODWILL DONATION CENTER USING THE EXISTING HYDE STREET CURB CUT. VEHICLES WILL EXIT THE DONATION DROP-OFF AREA USING AN EXISTING POST STREET CURB CUT.
- 4 POST STREET CURB WILL REMAIN FOR GOODWILL LOADING OF DONATIONS ONTO A PANEL TRUCK PARKED ON POST STREET.
- 5 AREA BELOW PORTICO WILL BE SECURED BY NEW CHAIN LINK FENCE AND GATES OR MODIFIED EXISTING CHAIN LINK. GATES WILL BE CLOSED WHEN DONATION CENTER IS NOT IN OPERATION. GATES REQUIRED FOR FIRE EXITS WILL ONLY OPERATE ONE WAY (OUT).

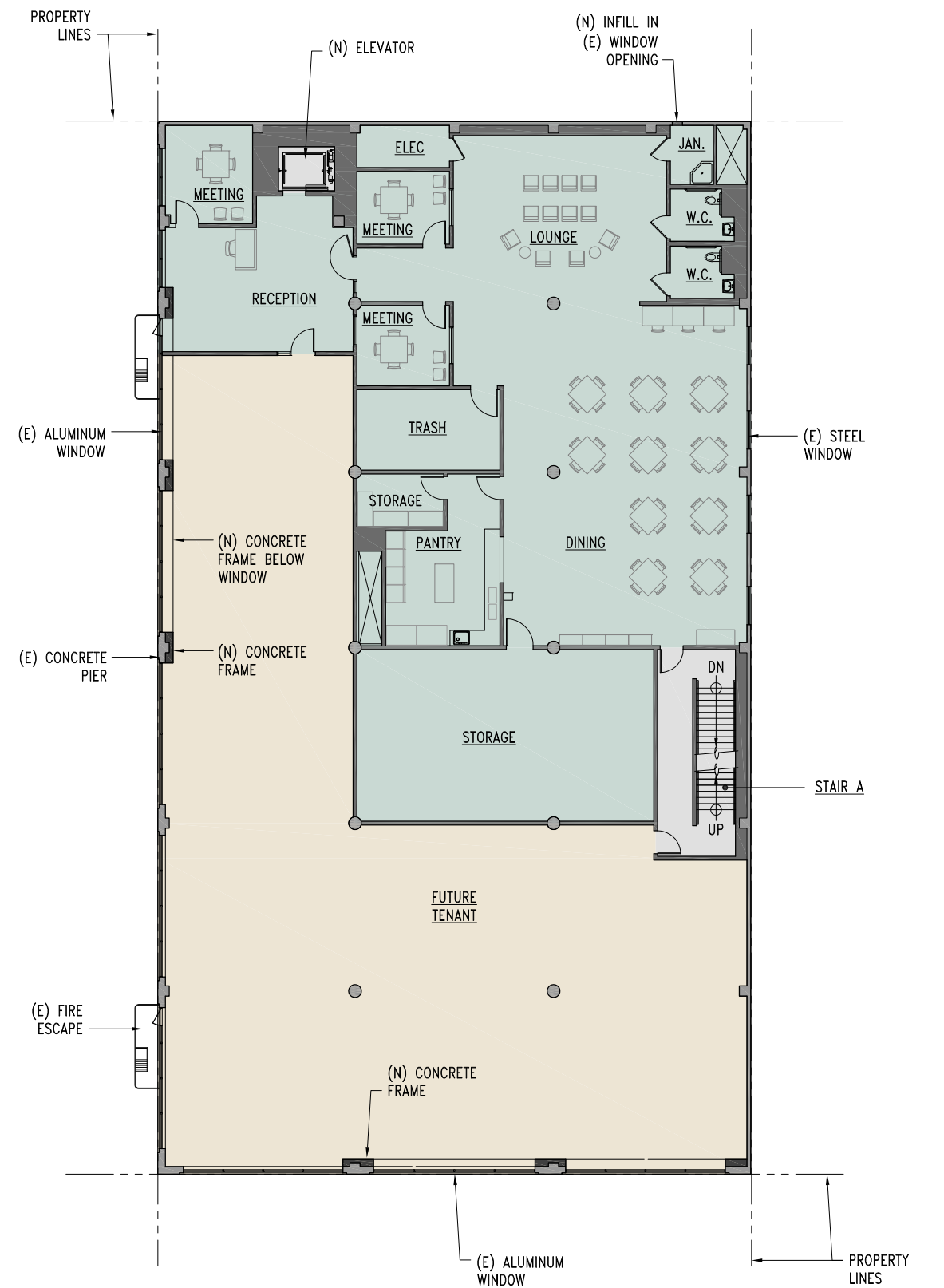


FIRST FLOOR PLAN

PROPOSED DESIGN

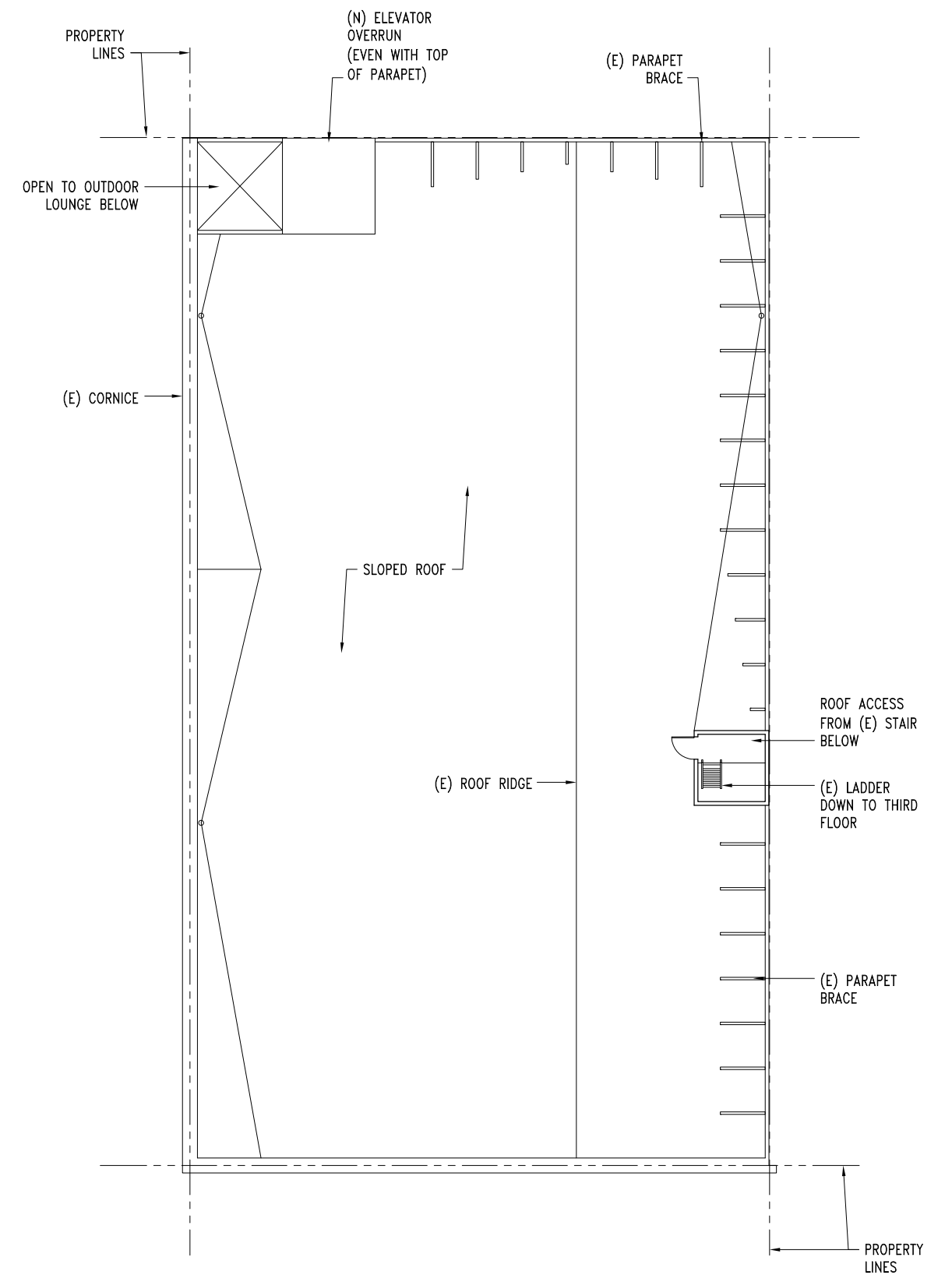


THIRD FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED DESIGN



ROOF PLAN

PROPOSED DESIGN

888 POST STREET

FEBRUARY 13, 2020

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UPPER BUILDING COLOR
HC-171 WICKHAM GRAY

BUILDING BASE COLOR
HC-165 BOOTHBAY GRAY

PROPERTY LINE

PROPERTY LINE

(E) METAL
CORNICE

(E) ALUMINUM
WINDOW

(N) PAINT ON
(E) CONCRETE
FACADE

(N) PAINT ON
(E) CONCRETE
FACADE

OPEN

OPEN

OPEN

POST ST. ELEVATION

NOTE: CHAIN-LINK FENCE
WILL BE REMOVED

PROPERTY LINE

(N) ELEVATOR
OVERRUN BEYOND
(EVEN W/ T.O.
PARAPET)

OPEN AREA
BEYOND

(N) METAL
RAILING

(E) FIRE
ESCAPE

PROPERTY LINE

(E) METAL
CORNICE

(E) ALUMINUM
WINDOW

(N) PAINT ON
(E) CONCRETE
FACADE

(N) PAINT ON
(E) CONCRETE
FACADE

OPEN

NEW ENTRANCE,
SEE PAGE 4

PAINTED WINDOWS -
REPAIRED WHERE
DAMAGED

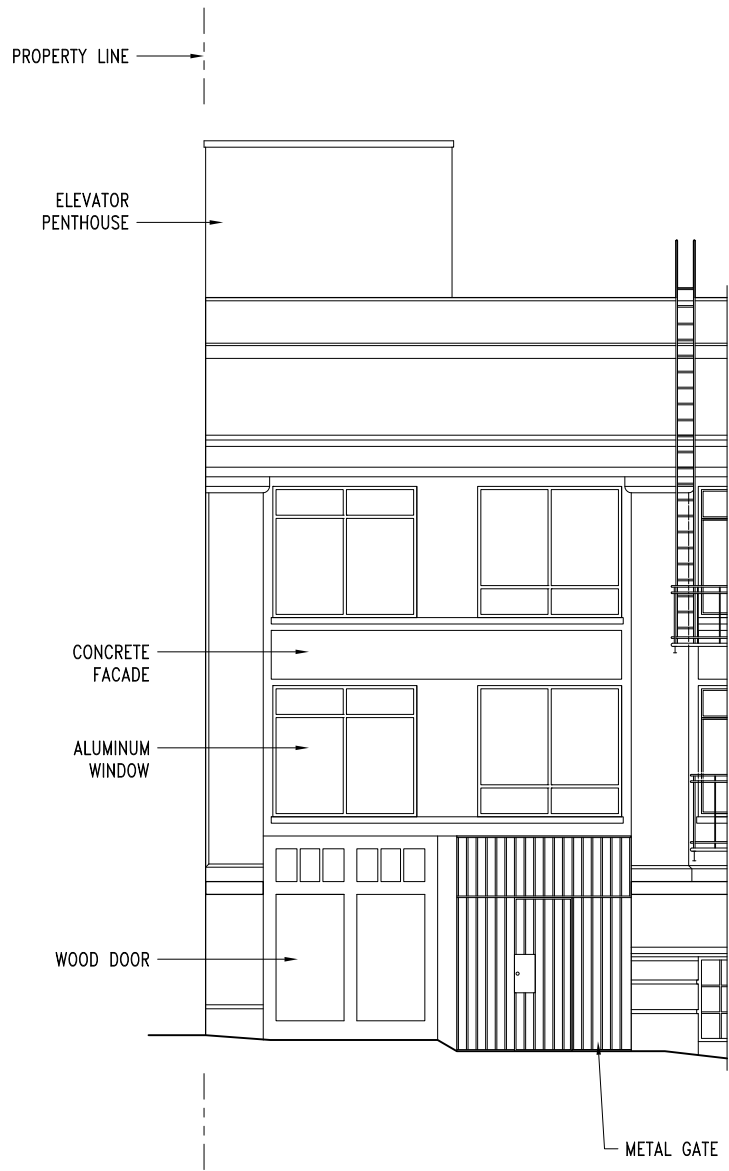
REFURBISHED
WINDOWS -
LOUVERS REMOVED

HYDE ST. ELEVATION

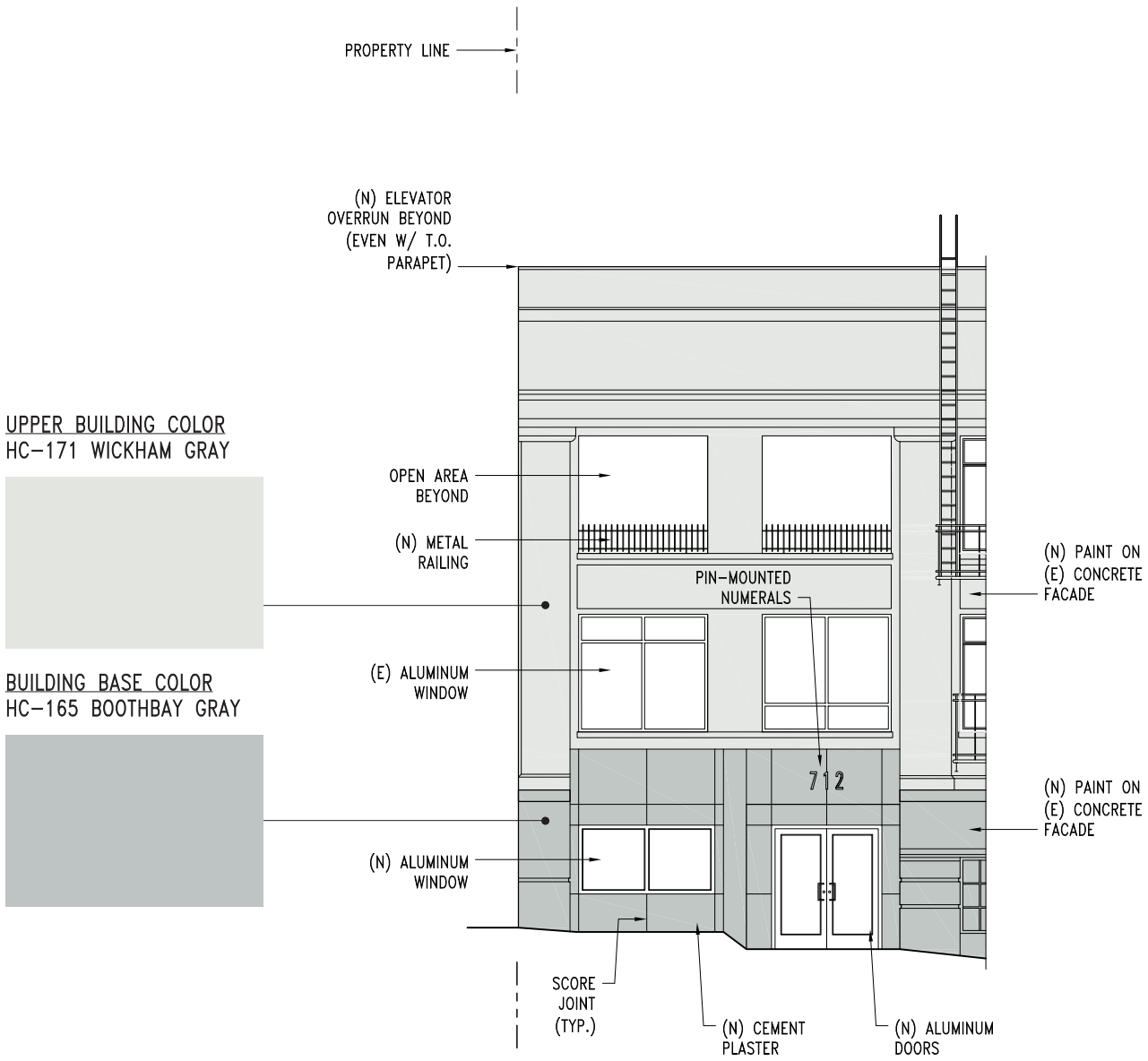
PROPOSED DESIGN



SITE PHOTO



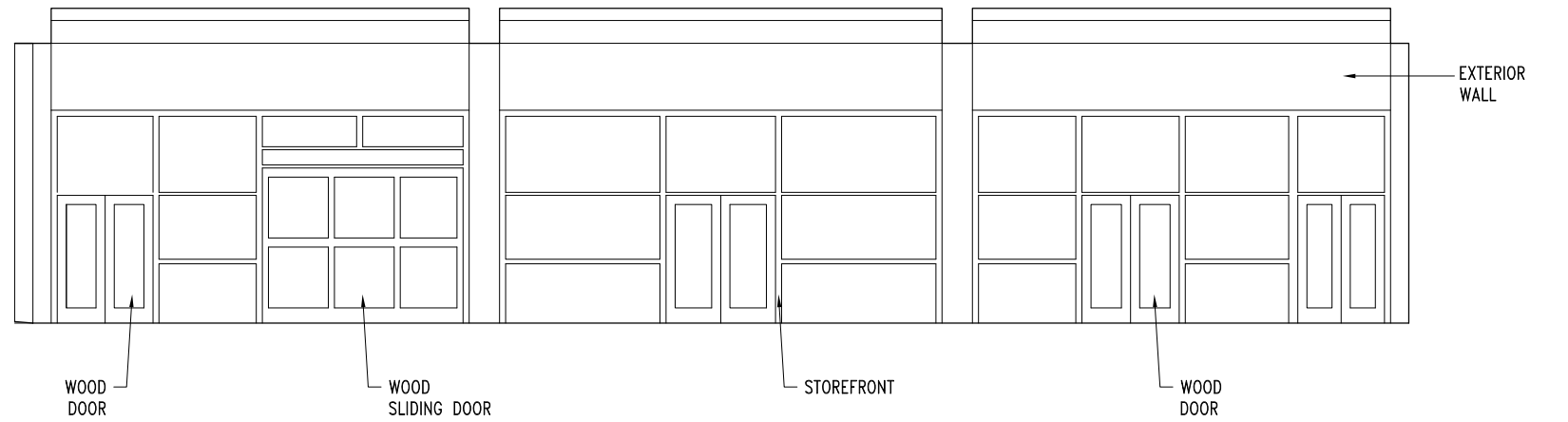
EXISTING ELEVATION



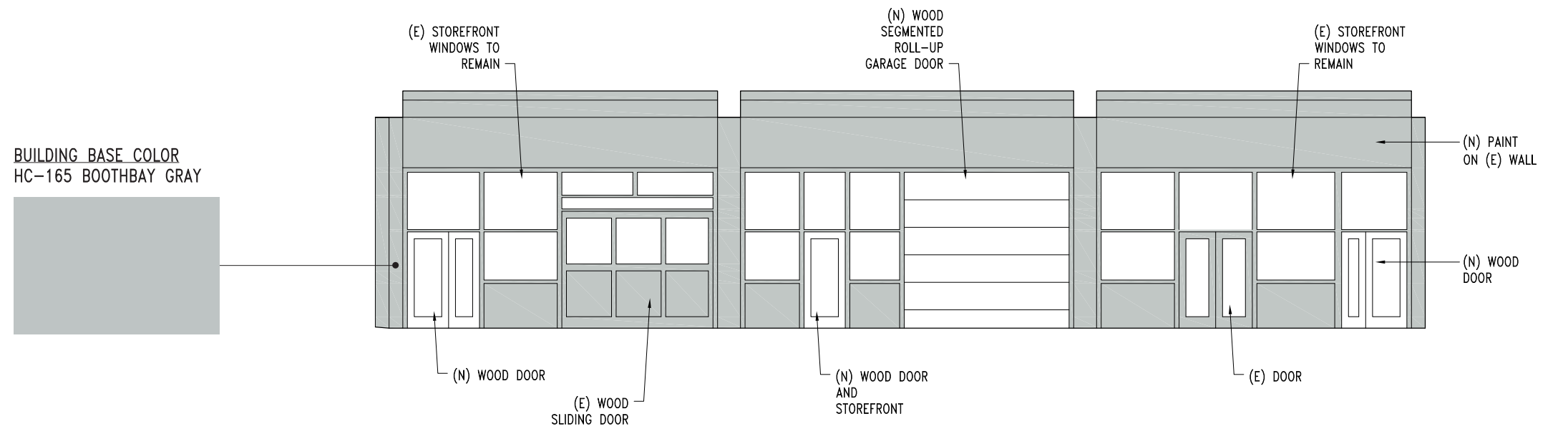
PROPOSED ELEVATION



SITE PHOTOS



EXISTING ELEVATION



PROPOSED ELEVATION

POST ST. STOREFRONT

888 POST STREET

FEBRUARY 13, 2020

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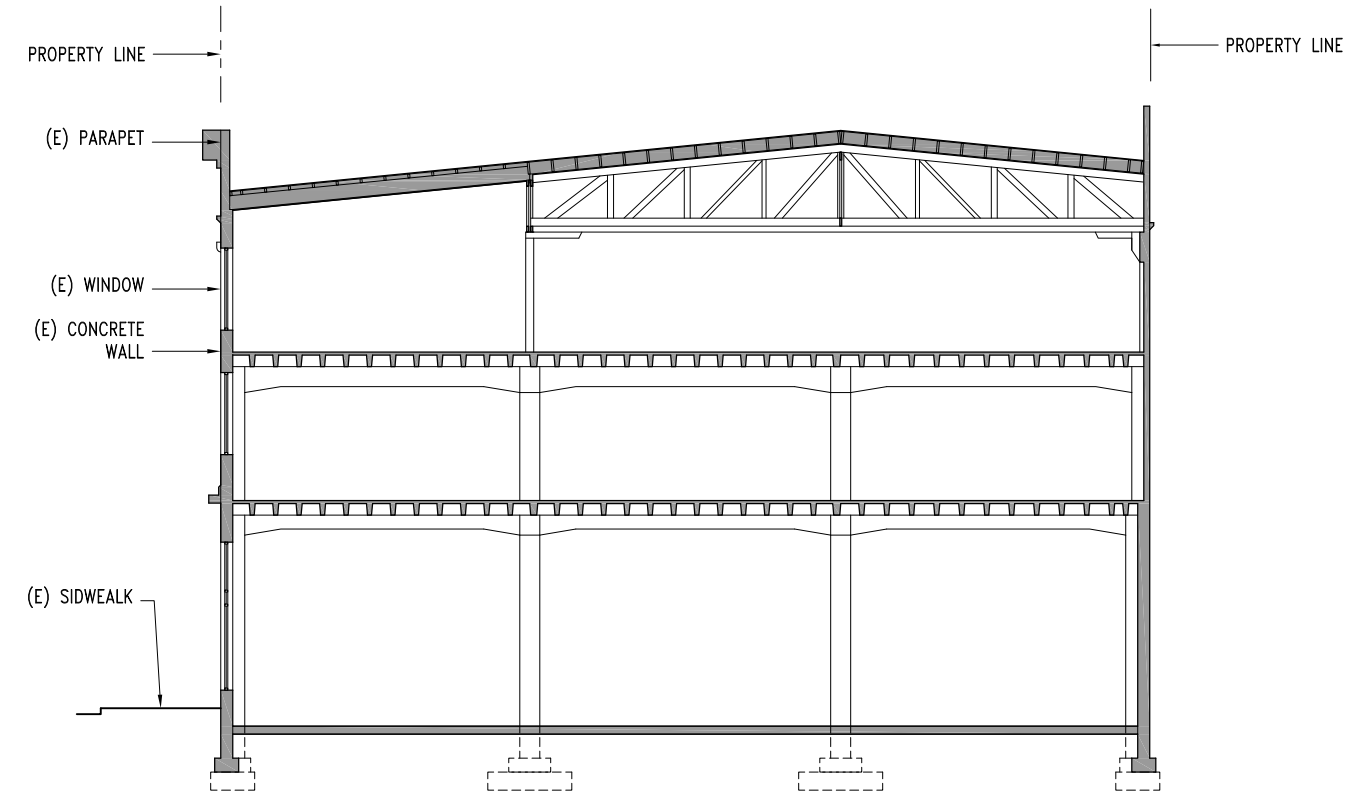
51'-8"
PARAPET (HI)
49'-8"
PARAPET (LO)

31'-2"
THIRD FLOOR

18'-9 1/2"
SECOND FLOOR

10'-0"
MEZZANINE

0'-0"
FIRST FLOOR



CROSS SECTION

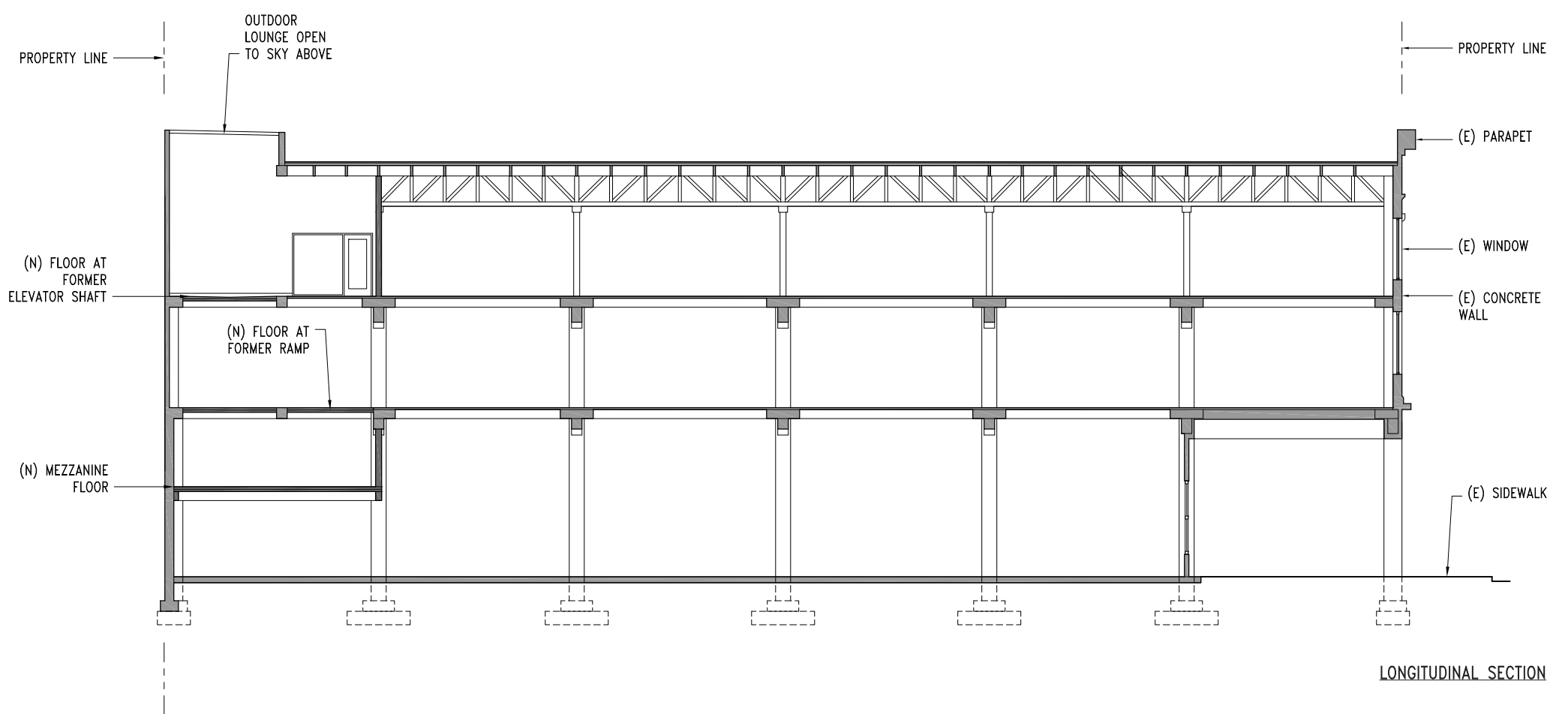
51'-8"
PARAPET (HI)
49'-8"
PARAPET (LO)

31'-2"
THIRD FLOOR

18'-9 1/2"
SECOND FLOOR

10'-0"
MEZZANINE

0'-0"
FIRST FLOOR



LONGITUDINAL SECTION

PROPOSED DESIGN

Appendix C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
888 POST ST		0300009
Case No.		Permit No.
2019-023636ENV		2019-1223-0310
<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 project site is located at the northeast corner of Hyde and Post streets in the Downtown/Civic Center neighborhood. The project site is occupied by a 48-foot-tall, three-story, commercial building (constructed in 1919) that is approximately 31,968 square feet in size. The existing building is currently vacant. Former uses of the building included retail at the ground-floor, professional office space at the second floor, and automobile storage for approximately 35 vehicles at the third floor. The project sponsor proposes a change of use of the existing building to an institutional use operated by Goodwill and a navigation center operated by the San Francisco Department of Homelessness and Supportive Housing (HSH). Goodwill would occupy the ground floor and would use the space for a donation center and job training facility. The job training facility would be opened from 9 a.m. to 5 p.m. on Monday to Thursday, and from 9 a.m. to 1 p.m. on Friday. The training facility would also be open one Wednesday a month until 7 p.m. The donation facility would be open from 8:30 a.m. to 5 p.m., 7 days a week. HSH would occupy the second and third floors and would operate a navigation center for homeless youth in transition. The navigation center would include 76 shelter beds and various on-site support services. The navigation center FULL PROJECT DESCRIPTION ATTACHED		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input 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 checked="" 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

<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 checked="" 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? <i>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 checked="" type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis PLEASE SEE ATTACHED	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

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

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.

<input 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 checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): Subject property previously determined ineligible for the National Register Lower Nob Hill Apartment Hotel District. Proposed alterations to a non-contributing property will not materially impact the historic district. Alterations are primarily limited to reconfiguring of door and window openings, and minimally visible storefront openings. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation)</i> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(attach HRER or PTR)</i> </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<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: Elizabeth Gordon Jonckheer	

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

<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	Signature: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/11/2020
	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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Full Project Description

The project site is located at the northeast corner of Hyde and Post streets in the Downtown/Civic Center neighborhood. The project site is occupied by a 48-foot-tall, three-story, commercial building (constructed in 1919) that is approximately 31,968 square feet in size. The existing building is currently vacant. Former uses of the building included retail at the ground-floor, professional office space at the second floor, and automobile storage for approximately 35 vehicles at the third floor.

The project sponsor proposes a change of use of the existing building to an institutional use operated by Goodwill and a navigation center operated by the San Francisco Department of Homelessness and Supportive Housing (HSH). Goodwill would occupy the ground floor and would use the space for a donation center and job training facility. The job training facility would be opened from 9 a.m. to 5 p.m. on Monday to Thursday, and from 9 a.m. to 1 p.m. on Friday. The training facility would also be open one Wednesday a month until 7 p.m. The donation facility would be open from 8:30 a.m. to 5 p.m., 7 days a week. HSH would occupy the second and third floors and would operate a navigation center for homeless youth in transition. The navigation center would include 76 shelter beds and various on-site support services. The navigation center would include an open-air lounge at the third floor.

The project would renovate the entire building and would be seismically strengthened; building expansion is not proposed. The proposed façade alterations are primarily limited to reconfiguring door and window openings, and storefront openings. The project proposes to retain the two existing off-street loading spaces; no off-street parking is proposed. Entrance to the navigation center would be from Hyde Street on a reconstructed mezzanine between the ground floor and second floor. Goodwill's proposed drop-off operations would use the existing ground-floor drive aisle that has access from both Post and Hyde streets. The existing approximately 15-foot-wide curb cut at the northern side of the building on Hyde Street would be removed and standard sidewalk and curb dimensions restored.

CEQA Impacts

Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on 12/18/2019.

Traffic: The department's transportation staff reviewed the proposed project and determined that additional transportation review is not required. The existing porte cochere on the project site would accommodate the estimated loading demand for the proposed project, and truck loading trips would occur outside of the p.m. peak hour. Additionally, there are no bicycle- or transit-only lanes directly adjacent to the project site's frontages. The project sponsor would coordinate the location and design of any on-street loading zones with the San Francisco Municipal Transportation Agency.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project would be required to implement best management practices to prevent construction site runoff. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Natural Habitat: The project site is entirely covered by the existing three-story commercial building and is located within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on January 27, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and the Downtown/Civic Center neighborhood group list. Two members of the public responded to this notice and expressed concerns related to the operation of the navigation center in the neighborhood. Concerns and issues raised by the public in response to this notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis.

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)
888 POST ST		0300/009
Case No.	Previous Building Permit No.	New Building Permit No.
2019-023636PRJ	2019-1223-0310	
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Appendix D:

Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 888 POST ST
RECORD NO.: 2019-023636PRJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

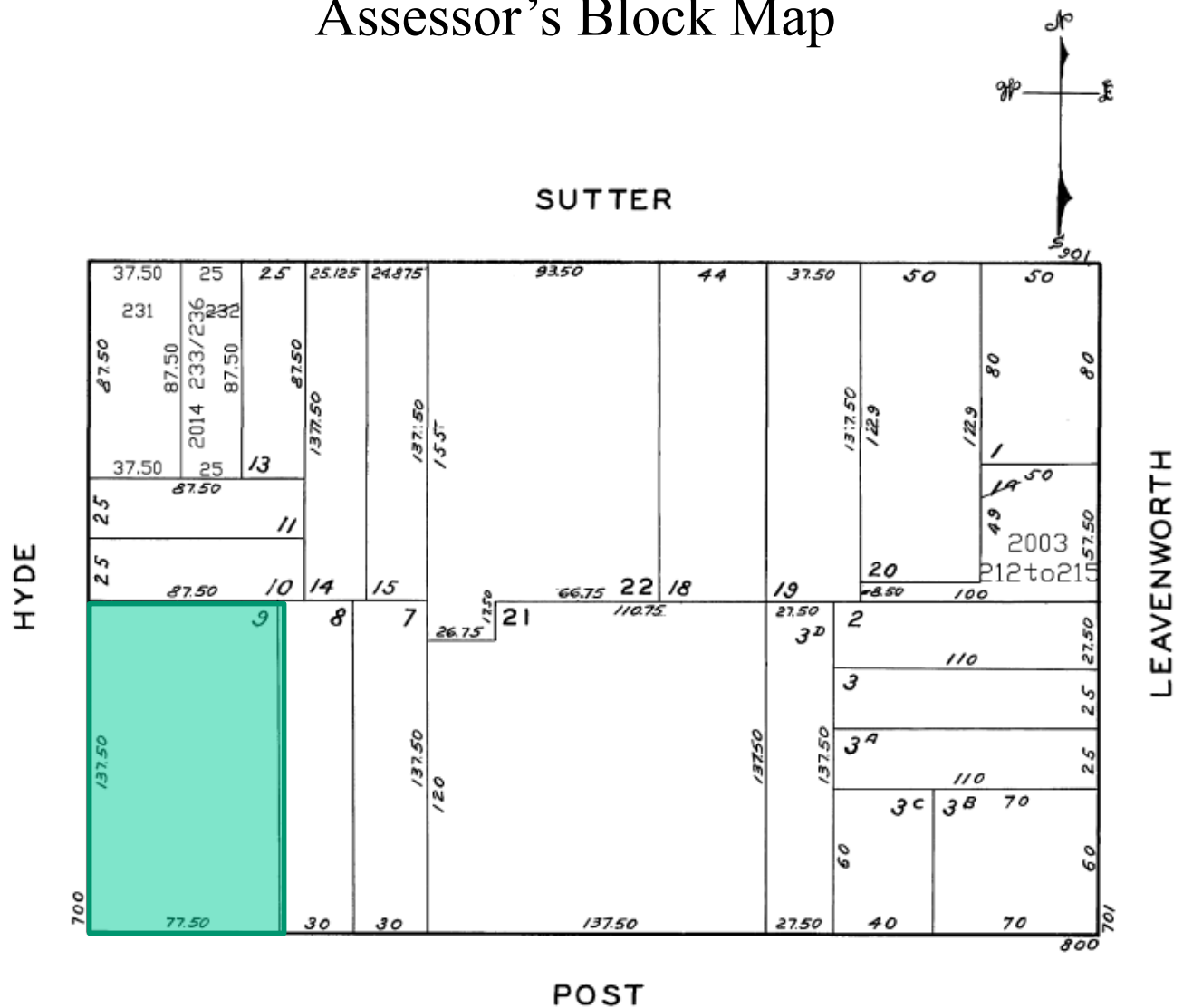
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	10,650	0	-10,650
Residential GSF	0	21,800	21,800
Retail/Commercial GSF	8,800		21,800
Office GSF	10,650	0	-10,650
CIE GSF	0	8,800	8,800
TOTAL GSF	30,100	30,600	500
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Number of Buildings	1	1	0
Number of Stories	3	3	0
Parking Spaces	35	0	-35
Loading Spaces	2	2	0

Conditional Use Authorization
Case Number 2019-023636CUA
888 Post Street

Appendix E:

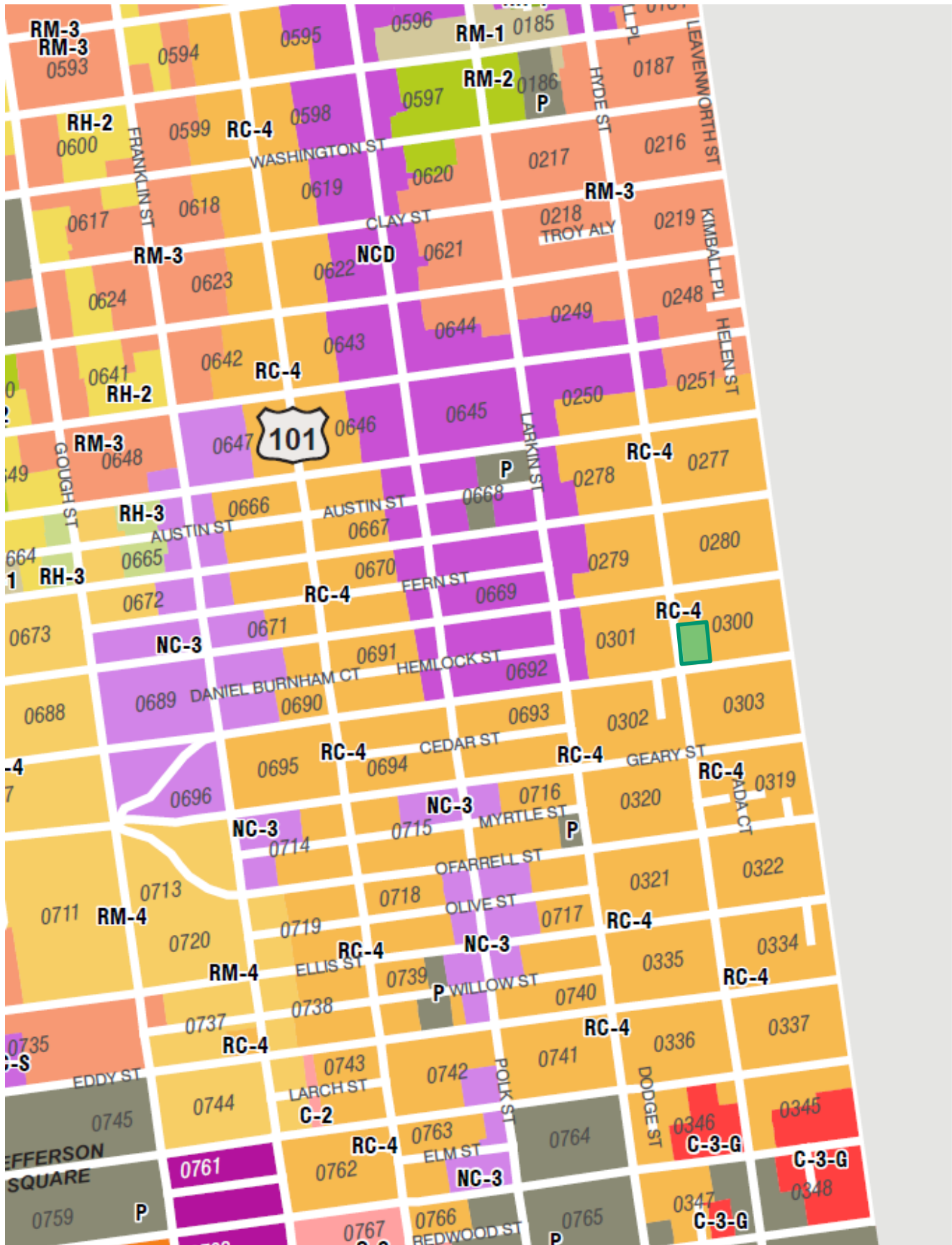
Maps and Context Photos

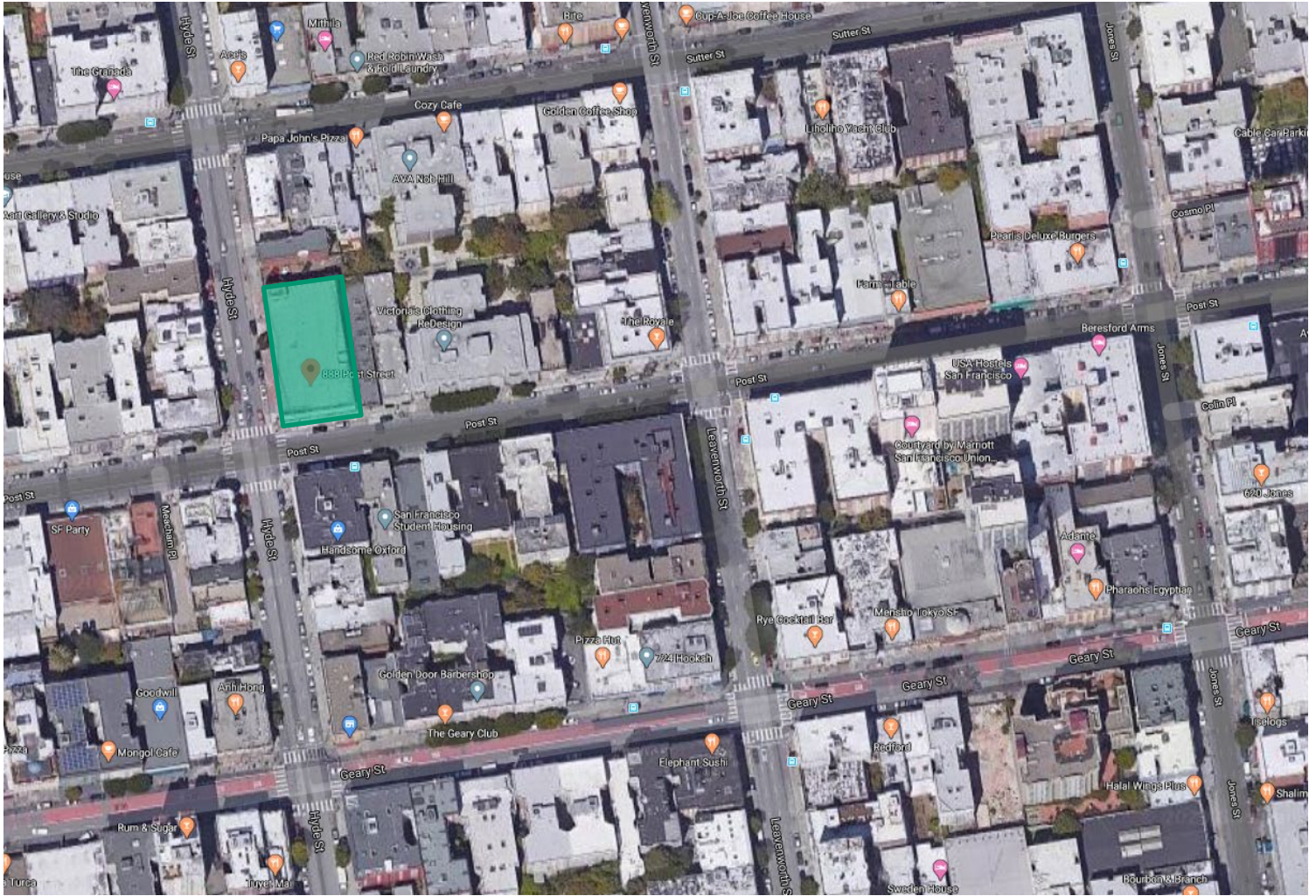
Assessor's Block Map



Conditional Use Authorization
Case Number 2019-023636CUA
888 Post Street

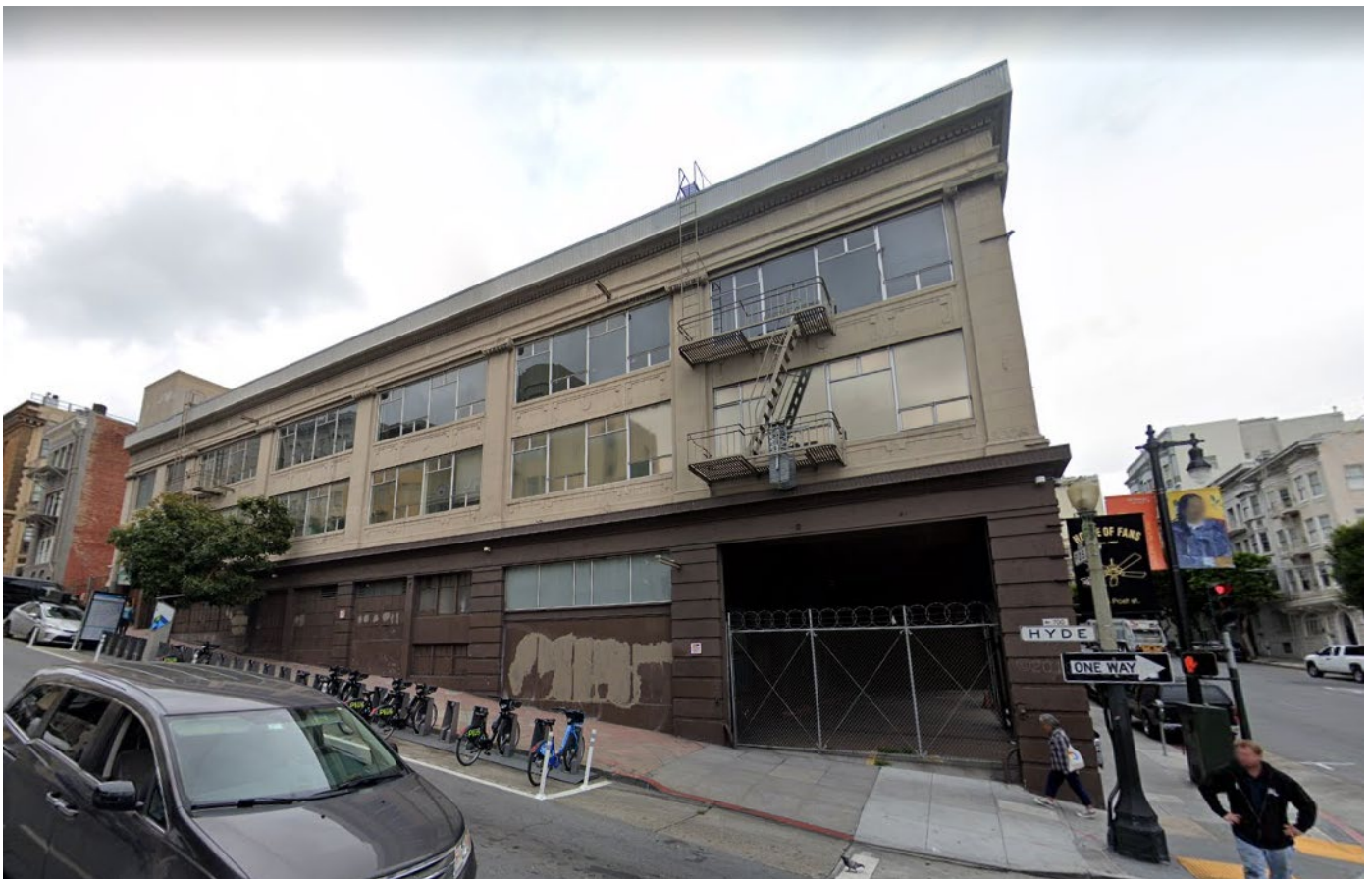
Zoning District Map







Post Street frontage*



Hyde Street frontage*

Appendix F:

Project Sponsor Brief

REUBEN, JUNIUS & ROSE, LLP

February 7, 2020

President Joel Koppel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 888 Post Street
Planning Case Number: 2019-023636CUA
Hearing Date: February 27, 2020
Our File No.: 7810.18

Dear President Koppel and Commissioners:

Our office represents Tidewater Capital (the “**Project Sponsor**”) the building owner 888 Post Street (“**Property**”). The Project proposes the ground floor to be occupied by an institutional use operated by Goodwill Industries of San Francisco, San Mateo, and Marin (“**Goodwill**”) and for the mezzanine, second, and third floors to be occupied by a Navigation Center for Transition Age Youth operated by the San Francisco Department of Homelessness and Supportive Housing (“**HSH**”). The Project includes 8,465 square feet for Goodwill’s job training, warehouse, and donation center, and 21,205 square feet for HSH’s 76-bed Navigation Center.

The Project seeks Conditional Use Authorization under Planning Code Sections 209.3 and 303 to establish Goodwill’s institutional use in the RC-4 zoning district (homeless shelters are principally permitted).

We ask the Planning Commission to approve this 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, which will be dropped off and warehoused at the Property.
- Goodwill’s services include partnerships 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. The Project will activate this vacant ground floor space by replacing it with a new

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use that provides substantial community benefits, including free job training to help unemployed and economically disadvantaged individuals who would otherwise be forced out of San Francisco.

- In addition to Goodwill's job training and donation center, the Project will include a Navigation Center with 76 beds and on-site support services for transition age youth operated by HSH.
- Overall, the Project will reactivate a large corner building that will enhance the neighborhood by rehabilitating a vacant historic building and creating more foot traffic and bringing more business to other retailers on the block. Both Goodwill and the new Navigation Center are committed to being good neighbors and providing services that transform not only the lives of their clients, but the neighborhood as well.

A. Project Description and Background

The Property is a 10,654 square-foot rectangular lot located at the northeast corner of Post Street and Hyde Street in the RC-4 zoning district and the Lower Nob Hill Apartment Hotel Historic District. The existing three-story vacant building comprises approximately 30,990 square feet in floor area. Most recently, the ground floor was used as retail (dba House of Fans); the second floor as design professional office; and the third floor as automobile storage.

As stated, Goodwill will occupy the 8,465 square foot ground floor, and will use it for a donation center, warehouse, and job training facility. An existing drive aisle with access from both Post and Hyde Streets will be incorporated into Goodwill's drop off operations. HSH will occupy the mezzanine, second, and third floors and will operate a 21,205 square foot Navigation Center with 76 shelter beds for homeless youth in transition. Entrance to the upper floors will be from Hyde Street on a reconstructed mezzanine between the first and second floors.

In addition, the entire historic building will be renovated, new utilities will be installed, and the structure will be seismically strengthened.

B. The Findings Required by Planning Code Section 303 Are Met

The Project requires Conditional Use Authorization for the change of use on the ground floor to an institutional use in the RC-4 zoning district pursuant to Planning Code Section 209.3. The Conditional Use Authorization is appropriate because the Project meets the Conditional Use criteria set forth in Planning Code Section 303.

The proposed Navigation Center will provide 76 much-needed shelter beds and on-site services for homeless youth in transition. In conjunction, Goodwill's essential job training and social services will provide City residents with the skills necessary to succeed in the job market to address one of the root causes of homelessness. In addition, the ground floor will include Goodwill's donation center and warehouse for the donated goods that will be sold at other

Goodwill retail locations to fund the free job training and work placement program at this, and many other, Goodwill locations in San Francisco and the greater Bay Area.

The Project does not propose any alternation to the size or shape of the existing building at the Property. To accommodate the Navigation Center and Goodwill, the existing building will be renovated, new utilities will be installed, and the structure will be seismically strengthened. Therefore, the Project will enhance the attractiveness of the surrounding neighborhood by reactivating a large vacant corner building. Reducing the vacancy of the area, increasing foot traffic, and getting homeless youth residents off the street will not only make the neighborhood safer, but it was also help increase the customer base of existing area businesses

C. Conclusion

The proposed Project at the Property will activate an underutilized vacant space with a Navigation Center for Transition Age Youth with 76 shelter beds and on-site support services, and a Goodwill job donation center, warehouse, and job training facility. The change of use will provide essential shelter and services, as well as increase the activity at the Property and in the surrounding area to the benefit of the neighborhood and the City.

For these reasons, we respectfully request the Planning Commission approve the Conditional Use Authorization as proposed.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in blue ink, appearing to read 'M Loper', is written over the printed name.

Mark Loper