



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: MAY 6, 2021

Record No.: 2021-002736CUA
Project Address: 129 Hyde Street
Zoning: Downtown- General (C-3-G) District
80-X Height and Bulk District
Block/Lot: 0346 / 003
Project Sponsor: Kevin Taylor, Director of Facilities
Larkin Street Youth Services
134 Golden Gate Avenue
San Francisco, CA 94102
Property Owner: Larkin Street Youth Services
134 Golden Gate Avenue
San Francisco, CA 94102
Staff Contact: Jeff Horn – (628) 652-7366
jeffrey.horn@sfgov.org

Recommendation: Approval with Conditions

Project Description

This proposal is to change the use of an existing 12-guest Residential Care Facility to 12-bedrooms of group housing within an existing 10,677 square foot, three-story building. The facility provides 12 bedrooms located on the 2nd and 3rd floors also provides a communal kitchen, lounge, staff offices and meeting rooms.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and Interim Zoning Control 2019-017654PCA to allow the for a change of use from Residential Care Facility to a Group Housing.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has not received any comment letters in support or opposition to the Project.
- **Outreach:** As part the RCFCI delicensing project by the City of San Francisco, the following outreach has occurred:

The following resident outreach has occurred off-site:

- A. Mayor's Office Update – March 15
- B. Community HIV Housing Plan Update – March 18
- C. HIV Planning Council Update – March 22
- D. Community Care Licensing Update – March 24
- E. Primary Care Provider Update – April 7
- F. Supervisor Mandelman and Staff – April 19

Resident and Staff Outreach

- G. Town Hall and individual meetings have been ongoing since the week of March 8

- **Interim Zoning Controls.** On October 11, 2019, the Board of Supervisors passed Board File No. 190907 enacting a resolution to require Conditional Use Authorization from the Planning Commission to change the use of a Residential Care Facility to another use. As part of this resolution, the Commission must adopt certain findings, as detailed in the draft motion.
- **Facility Operations.** Operated by Larkin Street Youth Services, the existing facility is licensed by the State of California as a Residential Care Facility for the Chronically Ill for people living with HIV or AIDS, and the change of use to residential group housing is to allow the City of San Francisco to develop an intermediate level of supportive housing that does not require licensure. The proposed use change will maintain the same number of residents (12), and some of the existing residents will remain in the facility. There will also be a potential decrease in on-site staffing due to the lower level of acuity of the residents under the new category. The project is 100% affordable housing per the requirements of the federal funding source (HOPWA).
- **Variance Requests:** By changing the use from institutional to residential, the project must comply with the development standards of residential use types. The subject property is developed with a non-complying structure located within the rear yard and the Sponsor is seeking a Variance to Planning Code Section 134 (rear yard).

Environmental Review

The Project is "Not a Project" under the California Environmental Quality Act ("CEQA")

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan, and the findings of the Interim Zoning Controls adopted by the Board of Supervisors. The proposed new residential group housing will be located within the existing buildings on-site, no changes are proposed to the

exterior or interior. The proposed change will maintain the same number of residents (12) that reside on the property. The Project will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community by providing an intermediate level of congregate care for persons living with HIV/AIDS within an existing facility established in the 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 – Land Use Data
Exhibit D– Maps and Context Photos



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 303 AND BOARD OF SUPERVISORS FILE NO. 190908 TO ALLOW THE CHANGE IN USE OF A RESIDENTIAL CARE FACILITY TO GROUP HOUSING WITHIN AN EXISTING THREE-STORY BUILDING, LOCATED AT 129 HYDE STREET, LOT 003 IN ASSESSOR'S BLOCK 0346, WITHIN AN DOWNTOWN- GENERAL COMMERCIAL (C-3-G) ZONING DISTRICT AND A 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 17, 2021, Kevin Taylor of Larkin Street Youth Services (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Sections 303 and Interim Zoning Control 2019-017654PCA to allow the for a change of use from Residential Care Facility to Group Housing at 129 Hyde Street, Block 0346, Lot 003 (hereinafter "Project Site").

On May 6, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-002736CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2021-002736CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2021-002736CUA, 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:

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

- 2. Project Description.** This proposal is to change the use of an existing 12-guest Residential Care Facility to 12-bedrooms of group housing within an existing 10,677 square foot, three-story building. The facility provides 12 bedrooms located on the 2nd and 3rd floors also provides a communal kitchen, lounge, staff offices and meeting rooms.

Operated by Larkin Street Youth Services, under contract to the City and County of San Francisco through the Mayor's Office of Housing and Community Development, the existing facility is licensed by the State of California as a Residential Care Facility for the Chronically Ill for people living with HIV or AIDS, and the change of use to residential group housing is to allow the City of San Francisco to develop an intermediate level of supportive housing that does not require licensure. The proposed change will maintain the same number of residents (12), and some of the existing residents will remain in the facility. There will also be a potential decrease in on-site staffing due to the lower level of acuity of the residents under the new category.

- 3. Site Description and Present Use.** The Project is located on an approximately 4,125 square foot lot, with 30-feet of frontage along Hyde Street, a depth of 137.5 feet. The Project Site contains a 10,677 square foot three-story, originally constructed in 1930 and is located within the Uptown Tenderloin Historic District. The facility provides 12 bedrooms located on the 2nd and 3rd floors also provides a communal kitchen, lounge, staff offices and meeting rooms. At the rear of the property there is a 17.5 foot deep by 30 foot (525 square feet) open space/rear yard and a 320 square foot courtyard is provided at the ground floor along the southern property line.

In 1995, the subject property was granted Large Project Authorization in Eastern Neighborhoods to construct a one-story vertical addition and to change the use from commercial to community serves (Record No. 95.594X).

- 4. Surrounding Properties and Neighborhood.** The subject property on Hyde Street between Golden Gate and Turk Street is located within C-3-G Zoning District. Surrounding properties are zoned RC-4 (Residential- Commercial, High Density), C-3-G (Downtown - General Commercial) and P (Public). The buildings on this block are generally multi-family residential and mixed-use building, and public uses to the south and west towards Civic Center.
- 5. Public Outreach and Comments.** No public comments were received on the project. As part the RCFCI delicensing project by the City of San Francisco, the following outreach has occurred:

The following resident outreach has occurred off-site:

- A. Mayor's Office Update – March 15
- B. Community HIV Housing Plan Update – March 18
- C. HIV Planning Council Update – March 22

- D. Community Care Licensing Update – March 24
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Resident and Staff Outreach

- G. Town Hall and individual meetings have been ongoing since the week of March 8

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.** Planning Code Section 210.2 permits Group Housing with no density limits within an C-3-G District.

The Project provides 12 beds of group housing within the existing three-story building.

- B. **Rear Yard.** Section 134 of the Planning Code requires a rear yard equal to 25% of lot depth at the lowest floor containing a dwelling unit and each succeeding floor.

The existing building extends 120 feet into the property, providing a 17.5 foot rear yard. The change of use to residential requires 2nd and 3rd floor of the building to provide a rear yard equal to 25% of the lot's depth, or 34.735 feet. The project is requesting a variance for rear yard.

Open Space. Section 135 of the Planning Code requires that for all group housing projects, the minimum amount of usable open space provided for use by each bedroom shall be one-third the amount required for a dwelling unit. A minimum 36 square feet if private, and 48 square feet per Dwelling Unit for common open space within the C-3-G Zoning District.

The 12-bed group housing project would be required to provide 192 square feet of common usable open space. At the rear of the property there is a 17.5 foot deep by 30 foot (525 square feet) open space that is a non-complying rear yard and a 320 square foot courtyard is provided at the ground floor along the southern property line. Although the courtyard area can not be credited for useable open space, the rear yard meets the dimension and size minimums to qualify as common open space.

- C. **Dwelling Unit Exposure.** Section 140 of the Planning Code requires that for all group housing projects, either each bedroom or at least one interior common area that meets the 120 square-foot minimum superficial floor area requirement of Section 503 of the Housing Code at least one room that faces a street, yard, or open space that is at least 20-feet deep.

The project provides a common room that meets minimum superficial floor area of 120 feet and faces on to Hyde Street.

- D. **Bicycle Parking.** Section 155.2 of the Planning Code requires one Class 1 bicycle parking space four beds of group housing and a minimum of two Class 2 bicycle parking spaces.

The proposed 12-bedroom group housing project will provide three Class 1 bicycle storage lockers on-site and two Class 2 bicycle parking spaces off-site along Hyde Street.

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 proposed new residential group housing will be located within the existing three-story buildings, no changes are proposed to the exterior or interior. The proposed change of use will maintain the same number of residents (12). There will also be a potential decrease in on-site staffing due to the lower level of acuity of the residents under the new category. The Project will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community by providing an intermediate level of congregate care for persons living with HIV/AIDS.

- 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 size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be modified as part of this Project.

- (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 Planning Code does not require off-street parking for Residential uses. The existing site will retain the one off-street parking space.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor.

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

The existing building has no front yard, parking, loading or service area and none are proposed or required..

- 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 below.

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

The Project Site is located in an C-3-G Zoning District in which group housing is a principally permitted use.

- 8. Interim Zoning Controls Findings: Change of Use to a Residential Care Facility.** Effective on October 11, 2019, the Board of Supervisors passed an interim zoning control to require Conditional Use Authorization for a change in use of a residential care facility. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. Any findings by the Department of Public Health, the Human Services Agency, the Department of Aging and Adult Services, or the San Francisco Long-Term Care Coordinating Council regarding the capacity of the existing Residential Care Facility Use, the population served, and the nature and quality of services provided.

Operated by Larkin Street Youth Services, under contract to the City and County of San Francisco through the Mayor's Office of Housing and Community Development, the existing facility is licensed by the State of California as a Residential Care Facility for the Chronically Ill for people living with HIV or AIDS, and the change of use to residential group housing is to allow the City of San Francisco to develop an intermediate level of supportive housing that does not require licensure. The proposed change will maintain the same number of residents (12), and some of the existing residents will remain in the facility. There will also be a potential decrease in on-site staffing due to the lower level of acuity of the residents under the new category.

- B. The impact of the change of use on the neighborhood and community.

The Project Site is on a primarily residential block with multifamily and commercial buildings. The change of use would not alter the existing structures. The proposed change will maintain the same number of residents (12), and some of the existing residents will remain in the facility. There will also be a potential decrease in on-site staffing due to the lower level of acuity of the residents under the new category.

- C. Whether there are sufficient available beds at a licensed Residential Care Facility within a one-mile radius of the site.

The residents of the existing Residential Care Facility for the Chronically Ill for people living with HIV or AIDS have a unique housing need that not all licensed Residential Care Facilities provide. As part of MOHCD's RCFCI Delicensure Project, all RCFCI residents were evaluated by their Primary Care Providers in conjunction with an outside provider to assess each residents care level need. Beds for

persons living with HIV or AIDS needed to remain within licensed RCFCI facilities would be available at Maitri (15 beds) located at 401 Duboce Avenue (1.3 miles away) and Peter Claver Community (32 beds) located at 1340 Golden Gate (one mile away).

- D. Whether the Residential Care Facility Use to be converted will be relocated or replaced with another Residential Care Facility Use. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The proposed new residential group housing will be located within an existing three-story building, no changes are proposed to the exterior or interior. The proposed change of use will maintain the same number of residents (12), including some of the residents that currently live in the facility. There will also be a potential decrease in on-site staffing due to the lower level of acuity of the residents under the new category. The Project will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community by providing an intermediate level of congregate care for persons living with HIV/AIDS.

9. **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 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

Policy 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Policy 2.5

Encourage and support the seismic retrofitting of the existing housing stock.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the general plan.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.7

Respect San Francisco's historic fabric, by preserving 2021-002736CUA buildings and ensuring consistency with historic districts.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project proposes the conversion of a Residential Care Facility to a Residential use through changing the use of an existing 12-guest Residential Care Facility to 12-beds of group housing within an existing three story structure. Operated by Larkin Street Youth Services, under contract to the City and County of San Francisco through the Mayor's Office of Housing and Community Development, the existing facility is licensed by the State of California as a Residential Care Facility for the Chronically Ill for people living with HIV or AIDS, and the change of use to residential group housing is to allow the City of San Francisco to develop an intermediate level of supportive housing that does not require licensure. The proposed change will maintain the same number of residents (12), and some of the existing residents will remain in the facility. There will also be a potential decrease in on-site staffing due to the lower level of acuity of the residents under the new category. The proposed new residential group housing will be located within the existing buildings on-site, no changes are proposed to the exterior or interior. The Project will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community by providing an intermediate level of congregate care for persons living with HIV/AIDS.

The proposal to change the use to group housing to provide an intermediate level of congregate care for persons living with HIV/AIDS is, on balance, consistent with the Objectives and Policies of the General Plan.

10. 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 project site does not possess any neighborhood-serving retail uses. The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses and there is no change to the amount of residents at the facility.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. The Project will create new group housing to provide an intermediate level of congregate care as a Transitional Residential Care Facility within the existing structures onsite. In addition, the historic façade, exterior and interior elements of the existing building will be unaltered by the change of use.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located within a ¼ mile of multiple Muni bus lines (19 Polk, 27 Bryant, 38 Geary and 5 Fulton), the F Historic light rail, and the J, K, L, M and MUNI subway and bus lines. The Civic Center BART Station is also three-blocks away. Therefore, traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.

- 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 will not displace or adversely affect any service sector or industrial businesses and it does not include any commercial office development.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The subject property is a Category A Historic Resource. The buildings' façade, exterior and interior elements will be unaltered by the change of use. Therefore, the historic building will be preserved.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

11. 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.
12. 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. 2021-002736CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 6, 1995 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 May 6, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 6, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a change in use from Residential Care Facility to Group Housing, located at 129 Hyde Street, Lot 003 of Block 0346 pursuant to Planning Code Sections Planning Code Section 303 and Board of Supervisors File No. 190908, within the C-3-G Zoning District and 80-X Height and Bulk District; in general conformance with plans, dated **November 6, 1995**, and stamped “EXHIBIT B” included in the docket for Record No. **2021-002736CUA** and subject to conditions of approval reviewed and approved by the Commission on May 6, 2021 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 XXXXXX 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

Parking and Traffic

- 6. Bicycle Parking.** The Project shall provide no fewer than 3 Class 1 Bicycle and 2 Class 2 Bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 7. 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 628.652.7463, www.sfplanning.org

- 8. 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 628.652.7463, www.sfplanning.org

Operation

- 9. 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.

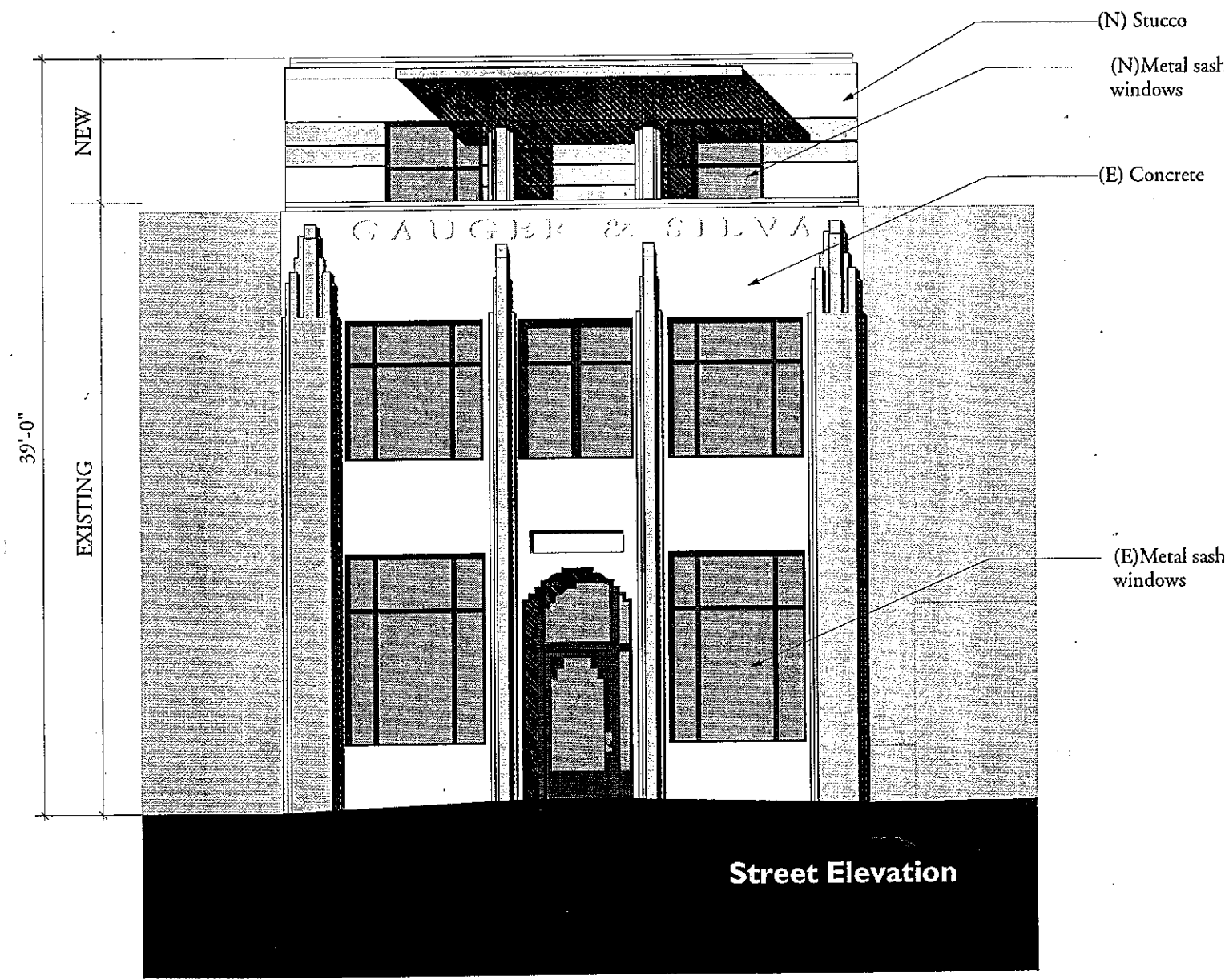
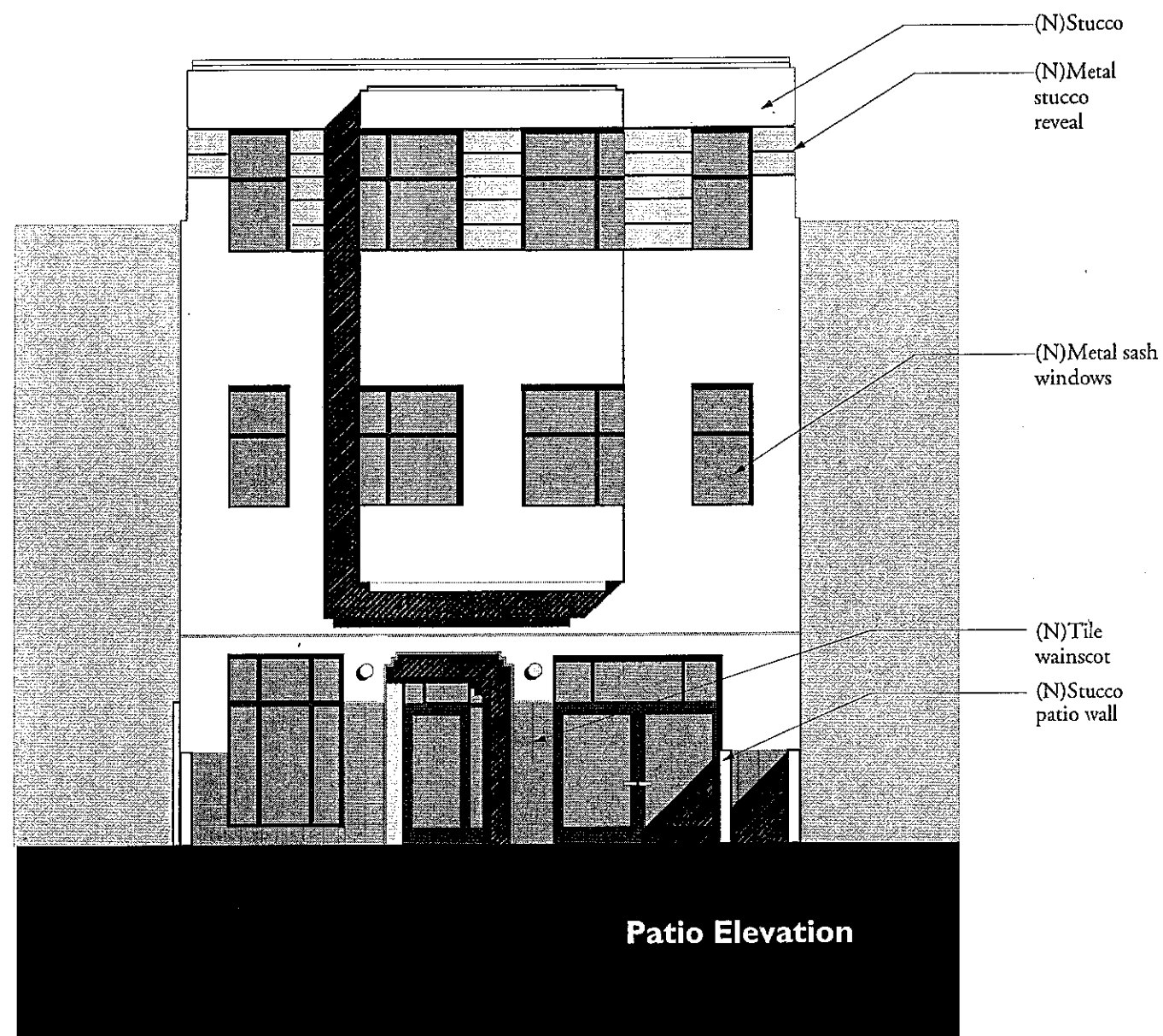
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpplanning.org

- 10. 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.

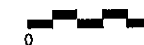
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Inclusionary Affordable Housing Program.** As currently proposed, the Project is exempt from the Inclusionary Affordable Housing Program because it is a 100% affordable housing project in which rents are controlled or regulated by any government unit, agency or authority, excepting those unsubsidized and/or unassisted units which are insured by the United States Department of Housing and Urban Development. In the event that the Project changes and some or all of the units become market-rate, the Project shall comply with the inclusionary housing requirements set forth in Section 415 of the Code. This condition of approval shall constitute the written determination and notice of the inclusionary housing requirement pursuant to the procedures set forth in Code Section 415.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org



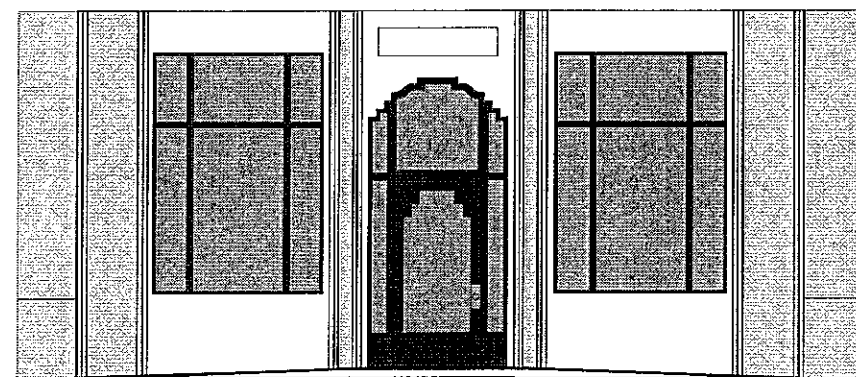
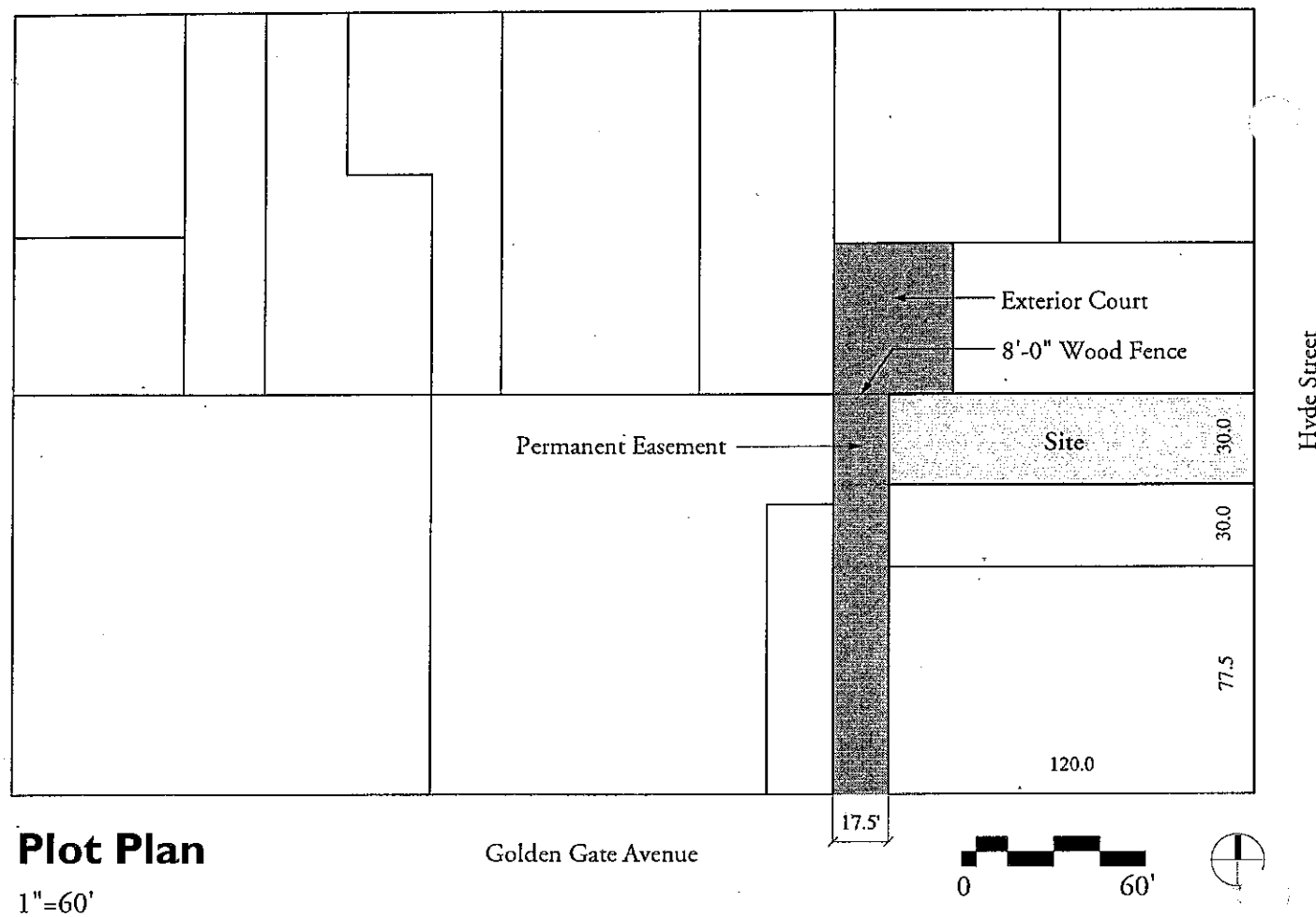
1/8" = 1'-0"



**Larkin Street Youth Center
Assisted Care & After Care Facility**

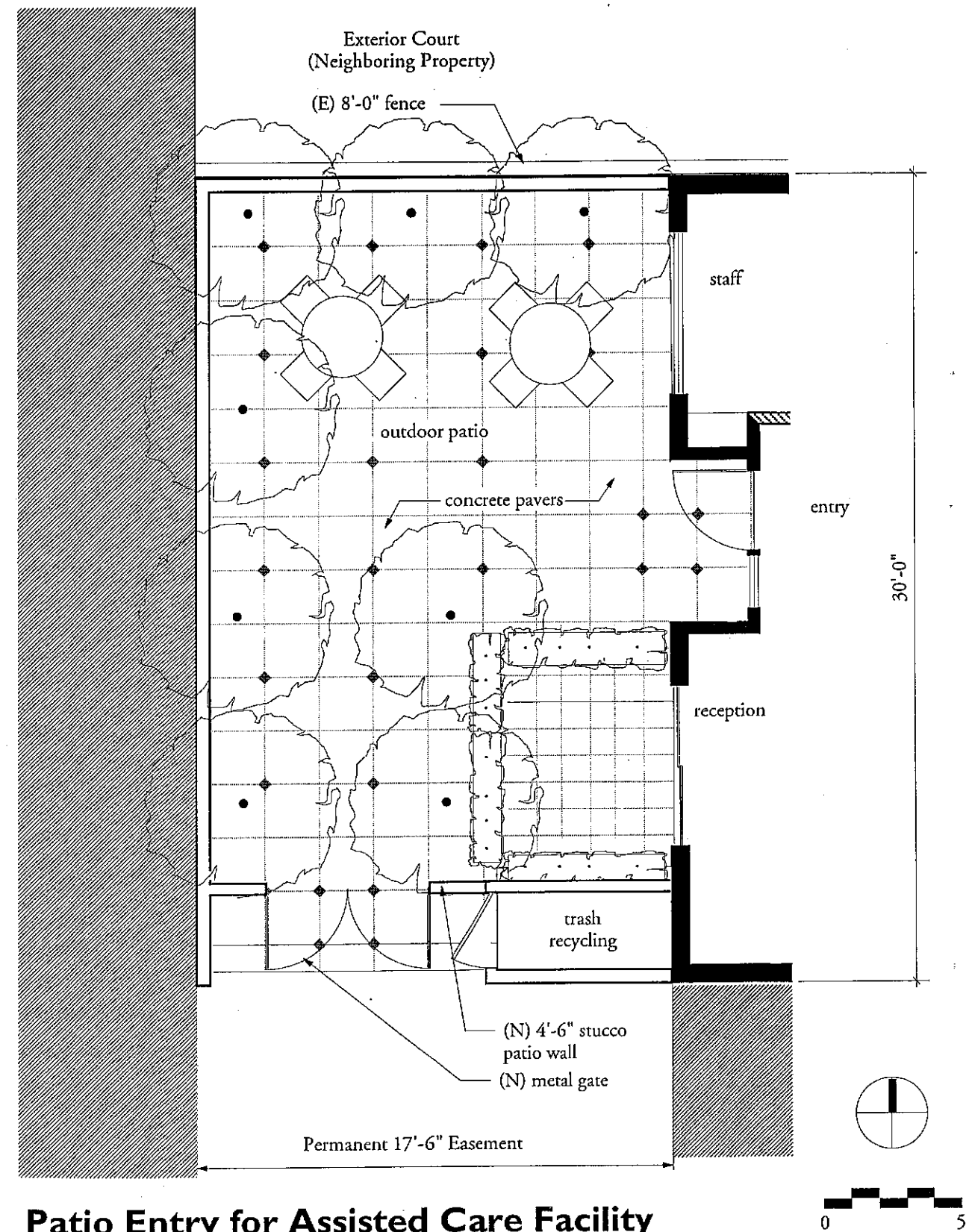
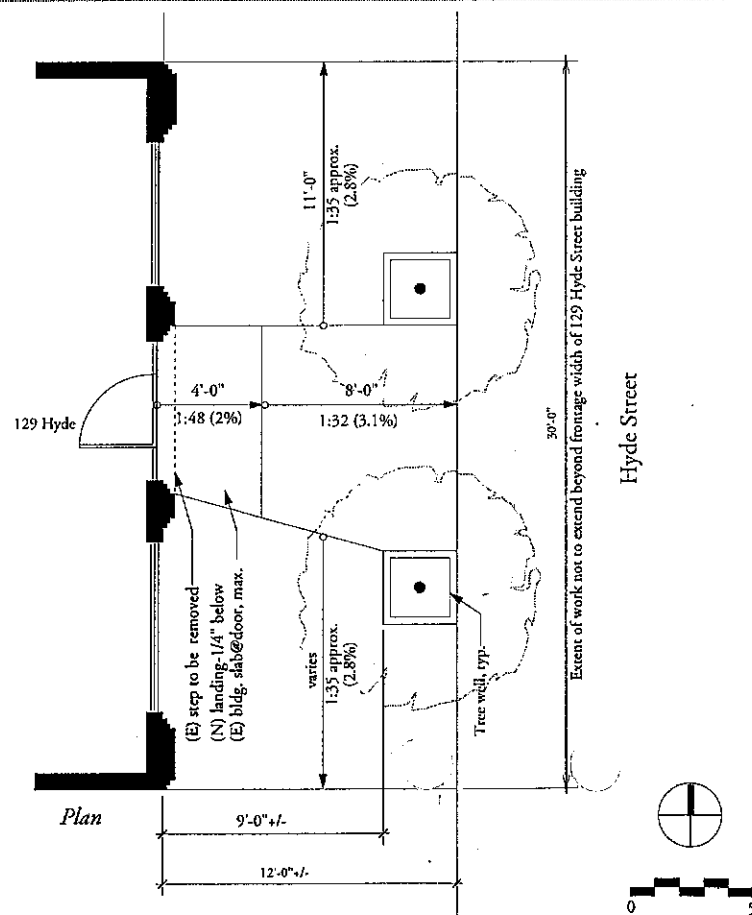
Davis & Joyce Architects
1615 Hopkins Street
Berkeley, CA 94707

Elevations



Ground Floor Elevation with Revised Sidewalk

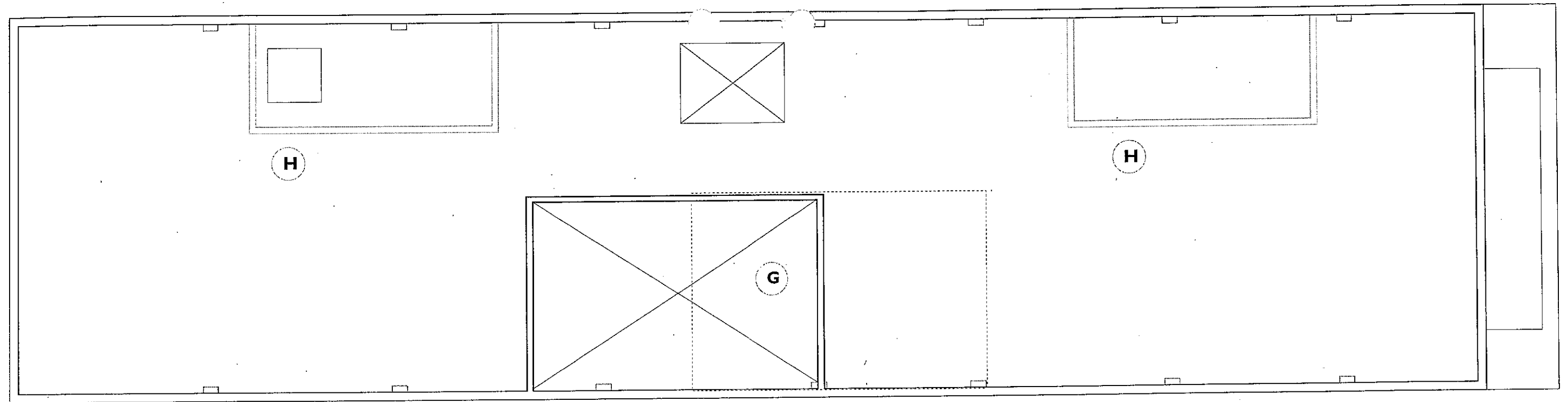
Sidewalk
1/8" = 1'-0"



**Larkin Street Youth Center
Assisted Care & After Care Facility**

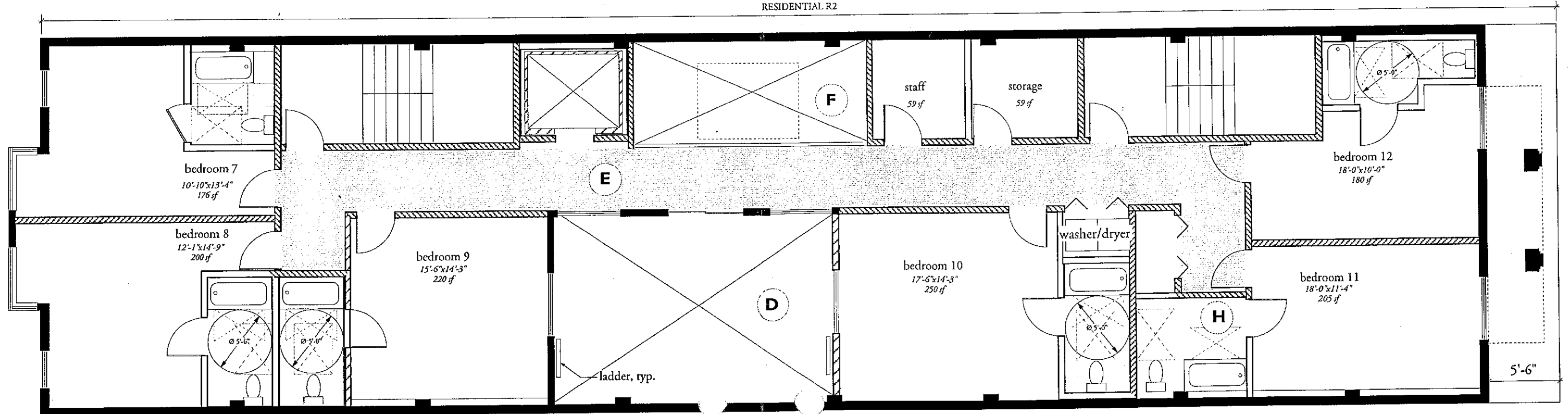
Davis & Joyce Architects
1615 Hopkins Street
Berkeley, CA 94707

**Plot Plan
Patio Plan
Sidewalk**

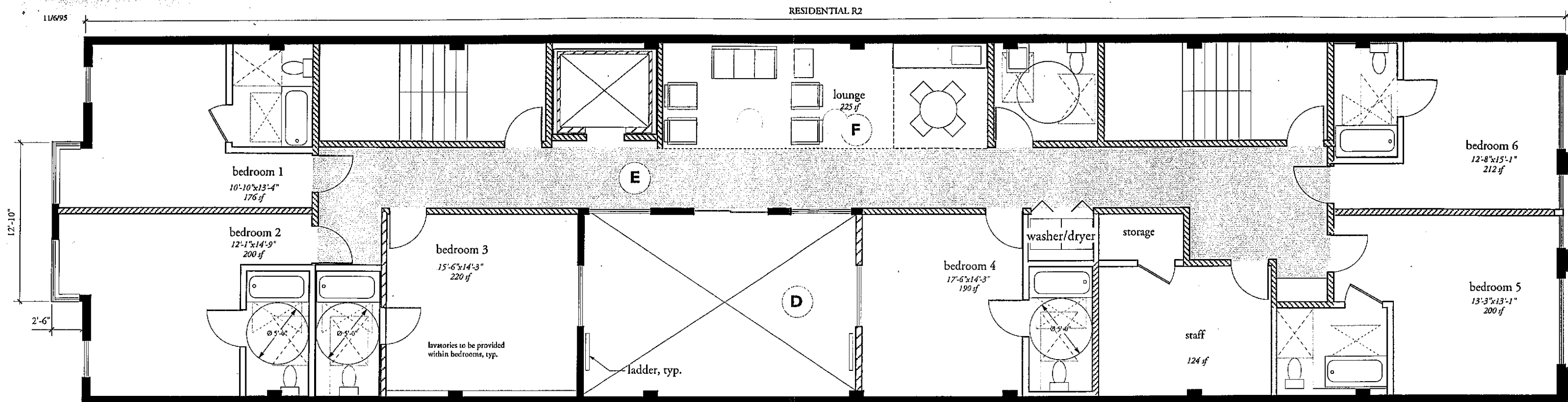


Roof Plan

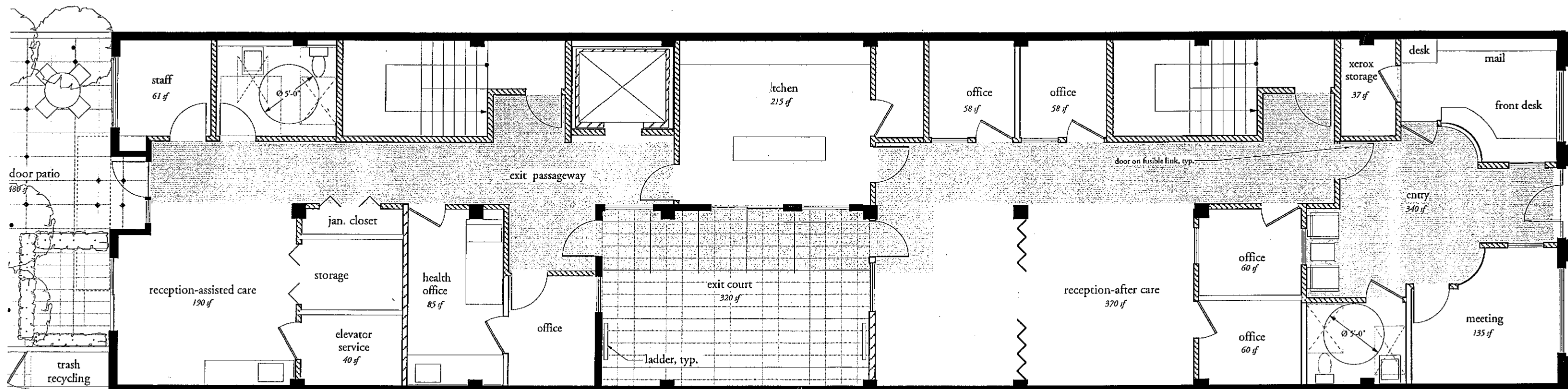
RESIDENTIAL R2



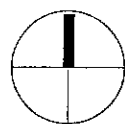
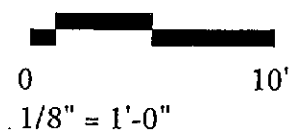
Third Floor Plan



Second Floor Plan



First Floor Plan



- 1 hour exterior wall
- 1 hour interior wall
- 1 hour shear wall
- unrated partition wall

Larkin Street Youth Center
Assisted Care & After Care Facility

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Floor Plans



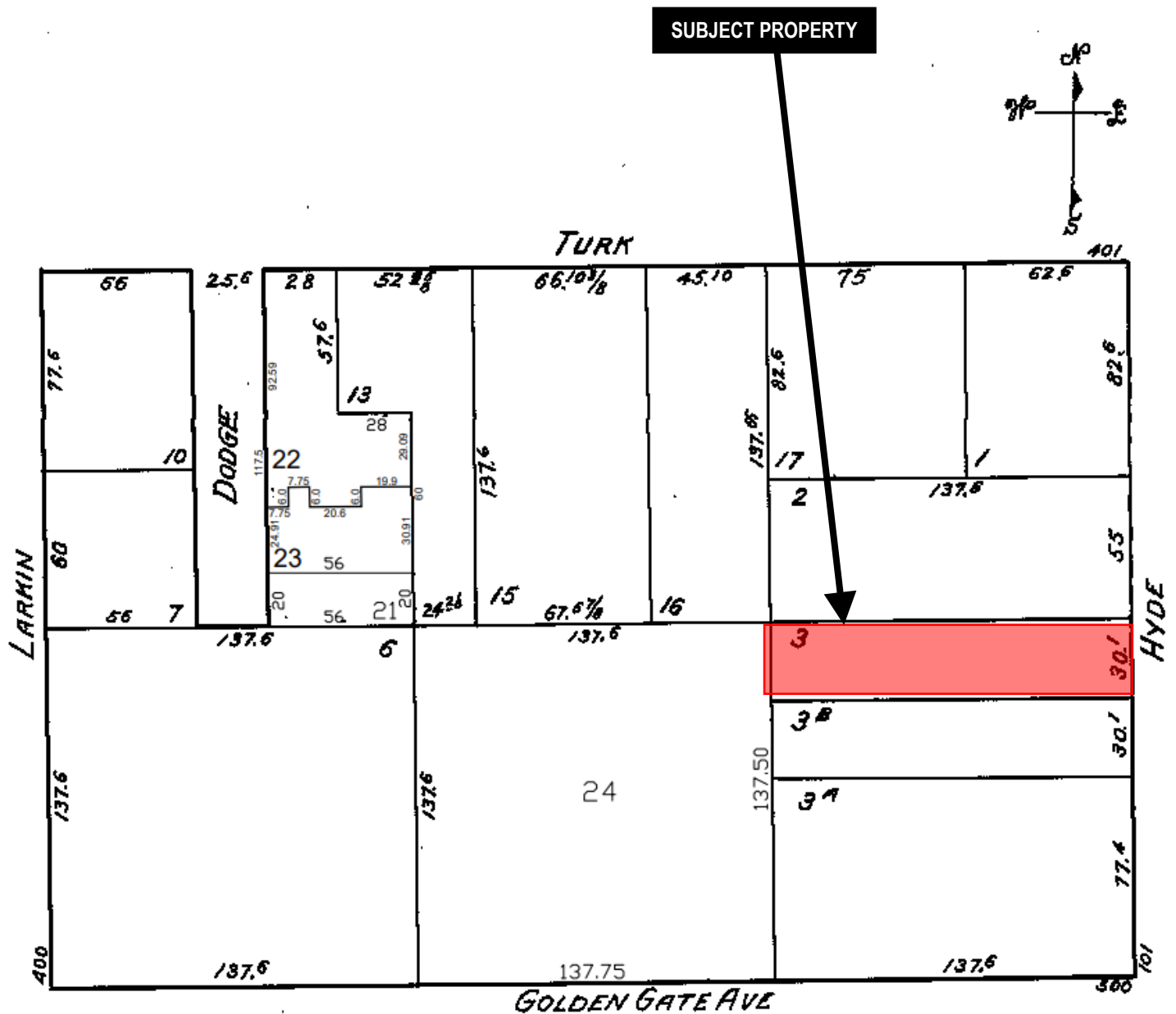
LAND USE INFORMATION

PROJECT ADDRESS: 129 HYDE STREET
RECORD NO.: 2021-002736CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF		7170	7170
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF	7170		
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	7170	7170	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	12		12
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1		1
Number of Stories	3		3
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms		12	12
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

Sanborn Map*

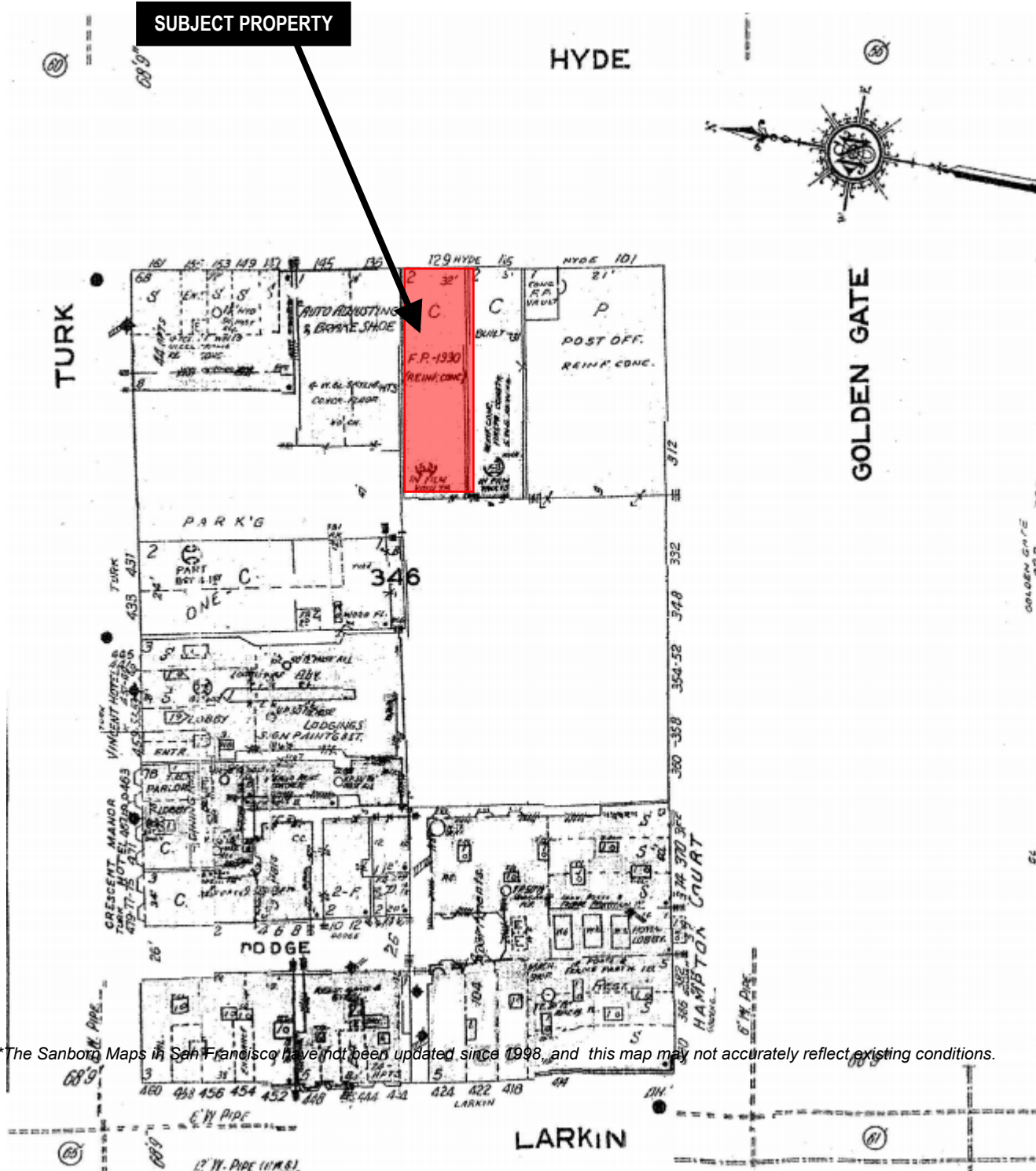


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use and Variance Hearing
2021-002736CUAVAR
 Removal of Residential Care Facility
 129 Hyde Street

Sanborn Map*



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

Conditional Use and Variance Hearing
2021-002736CUAVAR
Removal of Residential Care Facility
129 Hyde Street



Aerial Photo – View 1

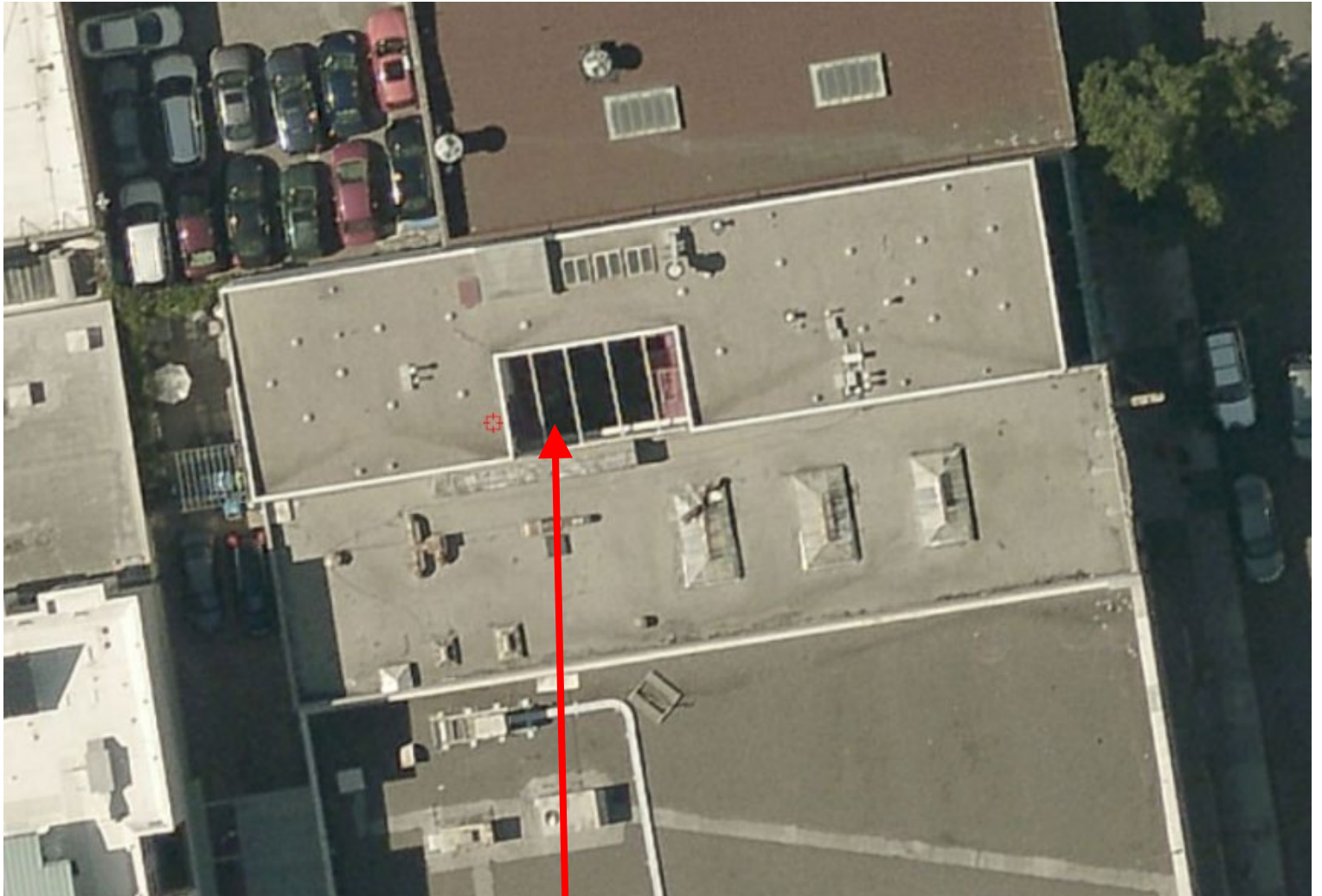


SUBJECT PROPERTY



Conditional Use and Variance Hearing
2021-002736CUAVAR
Removal of Residential Care Facility
129 Hyde Street

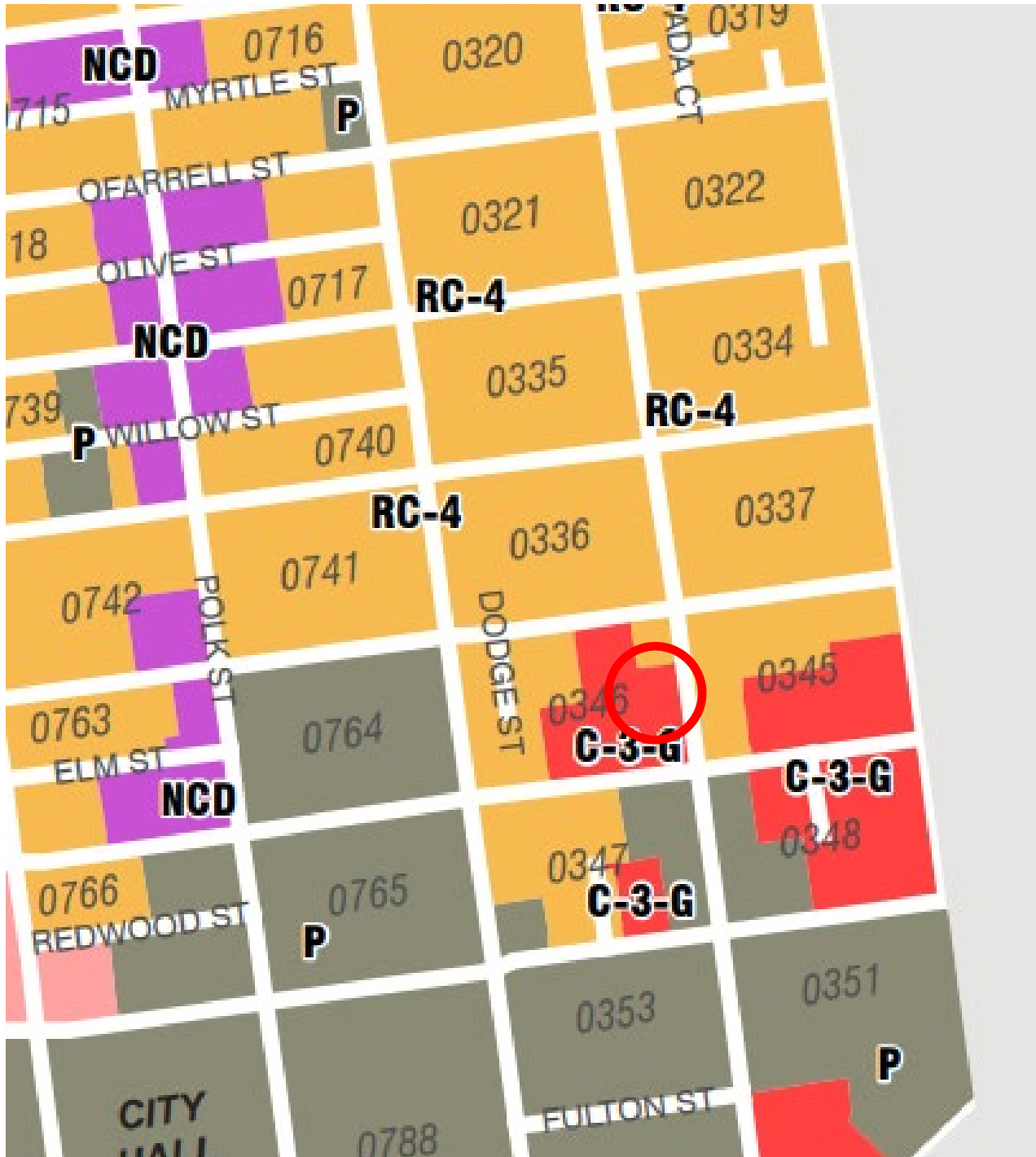
Aerial Photo – View 2



SUBJECT PROPERTY



Zoning Map



Conditional Use and Variance Hearing
2021-002736CUAVAR
Removal of Residential Care Facility
129 Hyde Street

Site Photo



Conditional Use and Variance Hearing
2021-002736CUAVAR
Removal of Residential Care Facility
129 Hyde Street