2026-0000051

FILED
SAN FRANCISCO County Clerk
October 26, 2026
by: Mariedyne Nadonza
Deputy County Clerk

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF EXEMPTION

Final Approval Date:	June 12, 2025
Case No.:	2025-002323PRJ
Project Title/Location:	835 Turk Street
Project Location-City/County:	City and County of San Francisco
Zoning:	NCT-3 (Moderate Scale Neighborhood Commercial Transit District) 85-X Height and Bulk District
Block/Lot:	0761/016A
Lot Size:	6,899 square feet
Lead Agency:	San Francisco Planning Department
Project Applicant:	Emily Van Loon on behalf of Tenderloin Neighborhood Development Corporation (415) 358-3933, evanloon@tndc.org
Staff Contact:	Don Lewis, (628) 652-7543, don.lewis@sfgov.org

To:

County Clerk, City and County of San Francisco
City Hall Room 160
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

TO POSTED OCT 26 2026

Attached fee: $86 filing fee

Project Description

The project proposes interior renovation and rehabilitation of an existing seven-story-over-basement, 114-unit residential hotel to convert the existing rooms to permanent supportive housing, funded by the Mayor's Office of Housing and Community Development ("MOHCD") and the California Department of Housing and Community Development ("HCD") under the Homekey Plus program.

The Property is owned by the City and County of San Francisco, under the jurisdiction of the Department of Homelessness and Supportive Housing ("HSH") and is currently restricted as permanent supportive housing under Administrative Code section 10.100-164(b) (Our City, Our Home Fund) and Revenue and Taxation Code section 2810(b)(3)(A)(iii).

The project includes converting the manager's unit and kitchen/dining/lounge area on the first upper floor to be ADA-compliant, combining two units on each residential floor to create mobility units, and adding trash rooms with new chutes. The unit count will decrease from 114 to 108, with Unit #101 remaining as common space. Additional interior and exterior alterations, without increasing the building envelope, include structural bracing, exterior stair improvements along Elm Street, conversion of parking to resident support spaces, and window replacements on the Turk Street façade. Any further rehabilitation, construction, or alterations will be coordinated with the Department of Building Inspection.

Determination

The City and County of San Francisco decided to carry out or approve the project on June 12, 2025 when the planning department issued the planning approval letter. The Department has determined that the project complies with the applicable objective planning standards of the Planning Code and the requirements of Administrative Code Chapter 41 and is eligible for ministerial approval pursuant to California Health and Safety Code Section 50675.1.5.

A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2025-002323PRJ.

1. **Exempt Status**:

   ☒ Ministerial (Sec. 21080(b)(1); 15268)

   ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))

   ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))

   ☐ Categorical Exemption. State type and section number: _____

   ☐ Statutory Exemption. State code number: _____

   ☐ Community Plan Exemption (Sec. 21083.3; 15183)

2. **Reason for Determination:** The project complies with the objective standards of the Planning Code and the requirements of Administrative Code Chapter 41 and is approved ministerially under CA Health and Safety Code Section 50675.1.5.

Joy Navarrete

For Lisa Gibson
Environmental Review Officer

10/15/2026
Date

Date Received for filing at OPR:

cc:

Emily Van Loon, TNDC
Supervisor Sherrill, District 2

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print [redacted] Save

RECEIPT NUMBER:
38-10/26/2026-074

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN FRANCISCO PLANNING DEPARTMENT	pic@sfgov.org	10/26/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN FRANCISCO COUNTY	2026-0000051

PROJECT TITLE

835 TURK STREET

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DON LEWIS	don.lewis@sfgov.org	(628) 652-7543

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
49 SOUTH VAN NESS AVENUE, SUITE 1400	SAN FRANCISCO	CA	94103

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 86.00	$ 86.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 215376176 **TOTAL RECEIVED** $ 86.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Mariedyne Nadonza Deputy Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012026)