



PLANNING APPROVAL LETTER

Date: 01/09/2026
Record Number: 2026-000237PRL
Building Permit: 202512242639
Site Address: 1750 Noriega St
Zoning District: [NCD] Noriega Street Neighborhood Commercial District

Special Use District: The subject property is located within:
• Family and Senior Housing Opportunity SUD

Height & Bulk District: 40-X
Assessor's Block/Lot: 2025 / 003B
Project Sponsor: Sophia Tyra

styra@htkstudio.com

Staff Contact: Richard Sucre
richard.sucre@sfgov.org
628-652-7364

Description: Change in use from retail to health services. Interior and exterior alterations per plans.

Project Approval: The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. On 01/09/2026, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA Guidelines Section 15301, as described in the determination associated with this Planning Record Number.

Approval Action for Purposes of CEQA Appeal Timelines: Issuance of this Planning Approval Letter constitutes the approval action and is considered the Entitlement of Use, for the project for purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

CEQA Appeal Rights:

Typically, an appeal must be filed within 30 calendar days of the approval action identified above for purposes of CEQA appeal timelines for a project that has received an exemption (including a general plan evaluation) or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call 415.554.5184. If the Department has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained at <https://sfplanninggis.org/pim/> under the project's record number. Under CEQA, only issues that have previously been raised at a project hearing (including an appeal hearing) or in written correspondence to a City board, commission or department may be brought up by a litigant in a later court challenge.

Priority Policies**and General Findings:**

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 and relevant findings within the General Plan.

Expiration:

The authorization and right vested by virtue of this action is valid for three (3) years from the date of the Planning Approval Letter. The Project Sponsor must submit for a building permit by (three years from this approval date). This Planning Approval Letter is not appealable. In addition, Assembly Bill 1114 regulates review of post entitlement phase permits. Post entitlement phase permits include building permits for housing development projects, which construct one unit or more. Post entitlement phase permits filed January 1, 2024 or later may not be appealed to the Board of Appeals. If the City finds that the permit is incomplete or does not comply with the permit standards, then an applicant may appeal to the governing body.