



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: JULY 2, 2015  
Continued from the MAY 21, 2015 Hearing

1650 Mission St.  
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San Francisco,  
CA 94103-2479

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Planning  
Information:  
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*Date:* July 2, 2015  
*Case No.:* **2015-001201CUA**  
*Project Address:* **899 VALENCIA STREET**  
*Zoning:* Valencia Street NCT (Valencia Street Neighborhood Commercial Transit)  
55-X Height and Bulk District  
*Block/Lot:* 3596/113  
*Project Sponsor:* Henry Mahlstedt  
444 Castro Street, Suite 1000  
Mountain View, CA 94041  
*Staff Contact:* Jonathan DiSalvo – (415) 575-9182  
[Jonathan.DiSalvo@sfgov.org](mailto:Jonathan.DiSalvo@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### BACKGROUND

On May 21, 2015, the subject Project was heard after which public comment was closed. At the request of the Planning Commission, the Project was continued to the July 2, 2015 hearing due to outstanding design issues and neighborhood concerns. After deliberations, the Commission unanimously voted to continue the case in order to allow the Project Sponsor time to submit additional information for the Commission's consideration. The Commission motioned that the Project Sponsor consider installing independently accessible retail spaces.

Per discussion, the Commission requested that the Project Sponsor conduct further outreach and negotiations with neighborhood and community groups. The Commission also requested that additional information of how loading and unloading of patrons will interface with the existing modes of transportation on Valencia Street. Lastly, the Commission requested that revisions be made to the plan set to demonstrate consistency between the proposed elevations and floor plan.

### CURRENT PROPOSAL

The revised Project would establish a new medical services use (d.b.a. Sutter Health Pacific Medical Foundation) occupying approximately 6,775 square feet on the ground floor of an existing five-story mixed-use building. Per plans submitted on June 24, 2015, the revised Project proposes to construct a new 325 square foot retail space fronting Valencia Street. A new door is proposed on the Valencia Street frontage to establish direct access to the retail space from Valencia Street; and to provide access to the retail space independent from the medical service use space. In order to accommodate the proposed retail use, one restroom was removed from the floor plan as proposed at the previous hearing on May 21, 2015. Beyond removal of one previously proposed restroom, and reconfiguration of the Treatment Room,

the revised Project does not include any alterations to the floor plan as presented at the hearing on May 21, 2015.

The proposed Project would occupy 94 feet of linear commercial frontage along Valencia Street, and approximately 77 feet of non-linear (in two separate linear sections) commercial frontage on 20th Street. The ground floor will contain areas for examination rooms, a radiation room, staff work areas, waiting area, a break room, and an outdoor patio (to be used only by staff). The proposed use will be open to the general public, including walk-ins, and its primary care physician services will accept most public and private insurance plans. The proposed operation consists of approximately 14 employees. No building expansion is proposed.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Project Sponsor has responded to the Commission's directive to consider installation of independently accessible retail space. Per plans submitted on June 24, 2015, the revised Project proposes to install a new 325 square foot retail space fronting Valencia Street, and would be directly accessible from Valencia Street. Additionally, the Project Sponsor has engaged community stakeholders for feedback in regard to design alternatives, as documented in the attached "Letter from Project Sponsor".
- The Commission requested that the Project Sponsor conduct further outreach and negotiations with neighborhood and community groups. The Project Sponsor has conducted additional outreach, as documented in the attached "Letter from Project Sponsor".
- The Commission requested additional information be provided of how loading and unloading of patrons will interface with the existing modes of transportation on Valencia Street. Existing modes of transportation on Valencia Street include one vehicular lane for northbound traffic, one vehicular lane for southbound traffic, and one bicycle lane for northbound bicycle traffic, and one bicycle lane for southbound traffic. Existing street infrastructure 20<sup>th</sup> Street includes one vehicular lane westbound, and one vehicular lane eastbound. Per 2004.0891E, and the attached "Transportation Analysis Correspondence", a comparable retail use at the subject location would generate approximately 30% more trips, to and from the subject site, than the proposed medical service use. The Project is located at a site that is well served by transit, is safely accessible by bicycle via existing designated bicycle lanes on Valencia Street, and is located in a densely-populated neighborhood, thus increasing the probability that patrons will walk from their homes to the subject site.
- As a result of outreach performed by the Project Sponsor, community stakeholders raised concerns that the Project could potentially trigger undesirable traffic impacts on Valencia Street. However, the Department has determined, per 2004.0891E, and additional analysis performed by Environmental Planning Staff (as documented in the attached "Transportation Analysis Correspondence"), that the proposed Project would have much less of a traffic and parking impact than a comparable retail use at the subject location. Initial Study and Amended Negative Declaration (2004.0891E) was approved on May 19, 2011 for the existing five-story mixed use building, including 7,100 square feet of ground floor retail. It was established (per 2004.0891E)

that the five-story mixed-use project would not have a significant effect on the environment, and specifically, any associated transportation impacts would have a less than significant impact on the environment (p. 39, 2004.0891E). Additional analysis performed by Environmental Planning Staff, found that a 7,100 sf retail space, with about 20 employees, would produce an estimated 1065 daily person trips (by all modes), and 96 PM peak hour person trips; while an average daily population of 20 Medical Office Building employees would produce,, 320 daily person trips (by all modes), and 28 PM peak hour person trips. Therefore, the proposed Project is expected to have less of a transportation impact, including traffic and parking impacts, than if retail uses were to occupy the same space at the subject location. Additionally, the District is well served by transit, therefore customers trips should not adversely impact traffic.

- Following the hearing on May 21, 2015, the Department has received one letter in opposition to the Project; therefore, in total, the Department has received 10 letters in opposition to the Project, and 27 letters of support to the Project to date.

## **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must grant conditional use authorization to allow the establishment a medical services use (d.b.a. Sutter Health Pacific Medical Foundation) greater than 3,000 square feet, and grant conditional use authorization to allow commercial frontage exceeding 75 contiguous linear feet on the ground floor within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District, pursuant to Planning Code Sections 121.2, 145.4, 726.21, and 303.

## **BASIS FOR RECOMMENDATION**

- The proposed Project is consistent with the stated purposed of the Valencia Street NCT District in that the intended use will provide a compatible service for the immediately surrounding neighborhoods.
- The proposed Project meets all applicable requirements of the Planning Code.
- The proposed Project is desirable for, and compatible with the surrounding neighborhood.
- The proposed Project will enhance the neighborhood and it will attract individuals to patronize and strengthen other commercial activities in the area.
- The proposed Project is a neighborhood-serving use.
- The District is well served by transit, therefore customers should not impact traffic.
- The proposed Project is expected to reduce overall transportation impacts, relative to a comparative retail use at the subject loaction, per attached transportation analysis.
- The proposed Project will enhance the visual character of the Valencia Street commercial corridor by providing visually-segmented street facing frontage, in response to exisiting fine-grained character of Valencia Street.
- The Project Sponsor has completed a thorough outreach effort to inform neighborhood groups and stakeholders of the Project, and to gather any feedback, as detailed in the attached letter from the Project Sponsor.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

- Submitted letter from the Project Sponsor
- Submitted letters after hearing on May 21, 2015 (other)
- Transportation analysis correspondence (Provided at May 21, 2015 hearing)
- Submitted letters received before hearing on May 21, 2015 (Provided at May 21, 2015 hearing)
- Revised plan set: floor plan, elevations

## LETTER FROM PROJECT SPONSOR

### **SPMF Activity since the May 21<sup>st</sup> Planning Commission Hearing**

Feedback from Planning staff, Commissioners, merchant/neighborhood groups, and community clinics has moved us to refine our floor plan and elevations for the 899 Valencia Care Center.

### **Design Concerns**

We heard concerns about the size of the care center and the frontage along Valencia. After drafting numerous design studies, our architects have prepared revised plans. Visibility, transparency and accessibility into an attractive care center located on the first floor will provide convenience for our patients, particularly during weekends and evenings and gives neighbors (the principle population we are trying to serve) the greatest access to medical services.

- Although medical services are defined by code in this NCT as active use, a retail use has been added and expanded upon along the Valencia frontage. The addition of retail reduces the square footage of the clinical space by approx. 330 square feet. While not optimal, SPMF can work with the reduced clinical space to deliver the level of health care we expect.
- Architectural treatment along the Valencia Street frontage has been separated into three zones to provide for an enhanced pedestrian experience that is conducive to the existing scale and context of the Valencia Street corridor. The three zones from south to north are 1) Retail and Care Center Entry Zone 2) Art/Medical Story Zone with mural and 3) Medical Zone.
- Art will be displaying along the corridor walls that face Valencia. The art will carry medically related themes.
- The alcoves along Valencia Street have been redesigned to accommodate raised planters.
- A second door along the Valencia frontage has been added to specifically serve the retail component of the care center.
- The location of the retail door is the furthest north it can be located before incurring the need for an accessibility ramp.
  - Due to a 19-inch grade change along the Valencia frontage (running downward as you travel north from the corner of Valencia and 20<sup>th</sup> Street towards 19<sup>th</sup> Street) a raised floor is required to ensure the care center is level and universally accessible. Placing the entrance any further north along Valencia would require an accessibility ramp up into the care center.

An accessibility ramp would not be optimal for patient care and work flow, nor would it create an improved street frontage. As such, the studies of moving the care center and retail entrance any further north along Valencia were rejected.

## **Follow-up with Merchants, Neighbors and Community Clinics**

- SPMF reached out to Mission Neighborhood Health Center (MNHC) and the SF Community Clinic Consortium and met with both groups on June 11. We reiterated our desire to work together and proposed methods of collaboration for the better health of the entire community. We are in the process of drafting an understanding of goals on how we will partner with MNHC to increase access to primary care for all members of the community.
- SPMF's Chief Medical Officer Dr. Bill Black reached out to the Valencia Corridor Merchants Association (VCMA) and to the Liberty Hill Neighborhood Association (LHNA). Dr. Black attended the June 9 VCMA meeting and presented the diversity of retail options we considered and the rationale for our final design decision based on our core health care expertise. In the end we collegially agreed to disagree. Since the June 9th meeting, the retail component to the care center has been further expanded and a second door along Valencia has been added.
- Dr. Black met with the president of LHNA and one of its members on June 15. Traffic was the main point of concern raised by LHNA. We re-stated the Planning Department's position that the transportation impacts of the care center would be equal to or less than the previously approved conditional use authorization for the site. We explained that the care center is intended to serve the healthcare needs of the neighborhood with extended hours and will provide one stop care (X-ray, mammography and lab) so patients won't have to take multiple trips to multiple destinations to get their primary healthcare needs met. Furthermore, this location is along a bicycle route, the Muni 14 and 49 lines and between the 16<sup>th</sup> and 24<sup>th</sup> BART stations, easily accessible by public transportation.
- Ahead of 7/2 we have offered to meet with Commissioners to further explain the steps we have taken in response to comments and to answer any questions.
- Subsequent to our 2/4 CU submittal and ahead of the 5/21 hearing we:
  - Met with Sup. Campos on 2/11
  - Asked for a meeting with Valencia Corridor Merchants on 3/26. Met on 4/7.
  - Reached out to Mission Neighborhood Health Center on 4/22. Met on 5/14.
  - Contacted by Liberty Hill Residents on April 22. Met on May 11<sup>th</sup>
  - 899 Valencia developer conducted his own outreach since late April
  - Reached out to each commissioner to answer any questions they may have.

**SUBMITTED LETTERS AFTER HEARING ON MAY 21, 2015 (OTHER)**

May

Hi Jonathan-

I live (own) a TIC at 252 Lexington Street in San Francisco. The project location is one block away from my home.

I am very opposed to a Conditional Use for this purpose for the following reasons:

- 1) the city is making too many concessions to developers; we don't need another sell out
- 2) big medical companies don't deserve a break like this. there are tons of buildings on Mission Street that can accommodate this type of usage.
- 3) this space was intended for small business not a huge enterprise
- 4) developers need to lower their rents if they can't attract tenants
- 5) this type of business will dramatically increase the amount of daytime traffic in my neighborhood
- 6) there's not sufficient parking to support this type of business

Please share my concerns.

Thanks.

Joe

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415-216-8024

**TRANSPORTATION ANALYSIS CORRESPONDENCE (PROVIDED AT MAY 21, 2015 HEARING)**

**First Email**

Devyani wanted me to check in with you to see if we could be of assistance related to the transportation questions of a potential Medical Office Building office versus retail on Valencia Street. I give actual numbers below – but big picture – our SF Guidelines have a trip generation rate for general retail of 150 daily person trips/1000 square feet as compared to our general office rate of 18.1 daily person trips/1000 square feet. And medical office rates are typically less than the general office rate. So for trip generation rates retail will always be higher than office.

So the numbers: The trip generation formulated for CPMC MOB was 16 daily person trips per employee, 7.7 daily vehicle trips per employee, with about 6% of those occurring in the a.m. peak hour and 8.6% during the pm peak hour. The rate was based on actual trips counted at existing facilities (Pacific, California, Davies, St. Luke's campus populations); and compared to other hospitals and studies to make sure it was reasonable/comparable.

As indicated above, the SF Guidelines retail trip generation rate is 150 daily person trips per 1,000 sf with 9.0% of those occurring during the PM peak hour (and an average density per employee of 350 square feet).

So a 7,100 sf retail space would produce an estimated 1065 daily person trips (by all modes), 96 PM peak hour person trips and would have about 20 employees.

An average daily population of 20 MOB employees would produce, based on above rates, 320 daily person trips (by all modes), and 28 PM peak hour person trips.

Hope that helps. I also briefly looked at the Guidelines trip distribution percentages vs. CPMC's Cathedral Hills, and the work origin/destination splits between SF % and outside SF % were pretty comparable, the visitor trip percentages for CPMC vs. our retail percentages from Guidelines were slightly higher for the MOB coming from outside SF, but not drastically so.

Let me know if there is any additional information you need.

Sue

## **Second Email**

Just to clarify for CU applications we don't typically do parking demand analysis. Per the Planning Code parking requirements, in the NCT district no parking is required, and parking is permitted for outpatient clinics up to 1/300 square feet and for retail up to 1/1500 sf.

Generally speaking parking demand is based on long-term demand and short-term demand. Long-term demand is estimated based on the number of employees and percent of employees that could drive, and short-term demand is estimated based on visitor vehicle trips and potential parking turnover rate (how long a visit is on average). Given that MOB employees in the space would be slightly less, and given person trip estimates are 1/3 of what retail would produce, I would expect parking demand for short-term demand to similarly be 1/3 or less of what would be anticipated for retail (using our SF Guidelines methodology).

I did a little number crunching to test that expectation below, and indeed parking demand for an MOB use as compared to a retail use would be 1/3 or less was confirmed.

If we use the methodology for the estimating parking demand for a commercial use at 899 Valencia – the 7,100 sf space would have an estimated parking demand for 31 short-term and 12 long term parking spaces or 43 spaces total. As indicated above I would expect an MOB use, considering fewer employees and more standard employee shifts would have a slightly less long-term parking demand, and 1/3 or less short-term parking demand based on the person trip estimates.

SPMF estimates approximately 12-13 staff could be located at the site on any given day, and that at peak capacity they could see 18 patients in an hour. Given an overlap of patients and an average stay of 1.5 hours (used in CPMC LRDP MOB patients) – that peak patient population at any hour would be 27 patients. Or a total peak population at any given time of 40. Assuming about 40% of staff and patients drove (which sounds high for Valencia Street), that would represent 16 auto trips, or a peak parking demand of about 11 spaces. Comparing to 43 spaces for retail, it's about 1/4 of the demand.

Hope that helps.

Sue

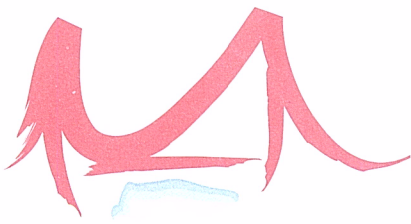
### Third Email

Jonathan, just to clarify since there may be some confusion - the MOB person trip generation in the attachment is calculated based on the number of employees but represents total person trips by staff and visitors (not just employees). I thought there may be some confusion about that. It's just how we determine rates, it can be person trips per 1,000 sf building or per church pew or per employee but it represents all person trips (staff and visitors).

It looks like Sutter has estimated that there would be about 12-13 staff for this size of facility so the person trip generation estimate presented in the attached might be a bit high. With 14 employees, we would expect an estimate of 253 daily person trips (22 PM peak person trips), as compared to the 1065 daily person trips (96 PM peak person trips) for a 7,100 sf retail use.

Sue

SUBMITTED LETTERS RECEIVED BEFORE HEARING ON MAY 21, 2015 (PROVIDED AT MAY 21, 2015 HEARING)



Clinic by the Bay

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[clinicbythebay.org](http://clinicbythebay.org)

14 May 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Center at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I am writing in support of the Sutter Pacific Medical Foundation (SPMF) proposed primary care center at 899 Valencia Street.

SPMF is proposing a new clinical care center at Valencia and 20<sup>th</sup> in the heart of San Francisco's Mission district. I am advised that specialty services such as Dermatology, Gynecology, and Sports Medicine, etc. may also be provided on part time basis depending on patient needs.

The new care center would expand access to primary and needed specialty care in the surrounding community. I understand the medical care center will be open to the general public, including walk-ins, and its primary care physician services will accept most public and private insurance plans.

I am the Medical Director of Clinic By The Bay at 4877 Mission. We currently care for people with low income. Some of our patients have purchased insurance policies, from the insurance exchange, that have very high deductibles and limited physician panels making access to specialty care problematic. This proposed center will be a great asset for those patients.

This center will fill a currently unmet need for residents in the Mission and Southern sector of San Francisco who need access to high quality primary and specialty care in their neighborhood. Clinic By The Bay supports SPMF in its commitment to expand necessary health care services to communities in San Francisco, including the proposed 899 Valencia care center.

Sincerely,

David Goldschmid, MD

Medical Director, Clinic By The Bay



## 東北醫療中心

May 19, 2015

To: Jonathan DiSalvo  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Primary Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

On behalf of North East Medical Services (NEMS), I am writing in support of Sutter Pacific Medical Foundation's (SPMF) proposed primary and specialty care clinic at 899 Valencia Street in San Francisco.

SPMF physicians and nursing staff offer high quality preventive medical and specialty health care services throughout San Francisco, Marin, and Sonoma Counties. SPMF is proposing a new primary and specialty care clinic at Valencia and 20th Streets in the heart of San Francisco's Mission district. The clinic will provide medical services to adult and pediatric patients, with specialty care services such as Gynecology, Dermatology, Sports Medicine, etc. to be provided on a part-time basis depending on identified patient needs.

According to the U.S. Census Bureau, the area surrounding the Valencia and 20th Street neighborhood (ZCTA 94110) is home to over 72,000 residents, or nearly 9% of the city's population. The new clinic would expand access to medical services and much-needed specialty care in the community. I understand the clinic will be open to the general public—including walk-ins—and its primary care physicians will accept most public and private insurance plans.

The clinic will help address the growing need for medical and specialty services in the rapidly changing and expanding Mission district and Southern sector of San Francisco. NEMS supports SPMF in its commitment to expand health care services through the 899 Valencia Street clinic, and to draw in additional health resources to communities in San Francisco.

Sincerely,

A handwritten signature in blue ink that reads "Eddie Chan".

Eddie Chan, PharmD  
President & CEO

## DiSalvo, Jonathan (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Wednesday, May 20, 2015 3:07 PM  
**To:** DiSalvo, Jonathan (CPC)  
**Cc:** Gerber, Patricia (CPC)  
**Subject:** FW: In Support of Primary Care Clinic and and Lab Draw Station on Valencia St.

FYI

### Office of Commission Affairs

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**From:** Kathryn Bowsher [<mailto:kathryn@actonehealthcare.com>]  
**Sent:** Wednesday, May 20, 2015 12:12 PM  
**To:** 'Cindy Wu'; 'Michael J. Antonini'; 'Kathrin Moore'; 'Rich Hillis'; 'Christine D. Johnson'; Richards, Dennis (CPC); 'RODNEY FONG'; Secretary, Commissions (CPC)  
**Subject:** In Support of Primary Care Clinic and and Lab Draw Station on Valencia St.

I am in favor of Sutter getting it's conditional use permit for Valencia Street Care Center. I have 3 main reasons.

**1) Greater diversity of services improves quality of life and walkability for everyone in the neighborhood – resident and worker alike. The planned medical services are value-add.**

Drop-in medical care with extended hours is a big help to most people at one point or another. Most people do not need the ER but often need the extended hours.

I'm a working mom. We chose a local pediatrician so that we could walk to appointments but when my daughter needs care after hours their evening referral clinic is on the other side of town. If we need to have an ear ache checked I would vastly prefer to walk 2 blocks than drive across town.

Even more valuable will be the lab draw station. There is no good place for regular lab draws in this neighborhood. I take Coumadin like many people including a lot of seniors and other complex patients. I am supposed to get my levels checked monthly. Currently it is so inconvenient for me that I am lucky if I get it done once every 3 months. Many vulnerable populations, such as pregnant women, those suffering from anemia, cancer patients, HIV+, etc., need several blood draws per year. There is no easily accessible, walkable lab in our neighborhood. *This clinic will be a great addition.*

**2) Stable, vibrant community. One more cute boutique or nice restaurant doesn't create any incremental value for those who live in the community and increases the neighborhood's vulnerability to boom and bust cycles.**

Living next to a popular and chic destination shopping district like Rodeo Drive doesn't do that much for the residents living real lives on a daily basis. I want to see my neighbors and say hi on the way to the grocery store, the bank, the park, and the doctor's office. Plus, I remember a few years ago when there were something like 27

empty store fronts on Valencia Street. The boutiques and the restaurants were most of the closures. The green grocers, simpler cafes and the banks are still here. I bet that medical services will survive the next recession.

**3) Community clinics improve access. Access is a critical driver of community health and encourages more cost effective healthcare.**

We all have to do our part to make it easier for the underserved to access care someplace other than the ER. Community clinics like this, not hospitals, are an important part of improving general access and more wellness focused care for the underserved in the southeastern part of the city.

Best,  
*Kathryn*

**Kathryn M. Bowsher**  
**30 Hill St.**  
**San Francisco, CA 94110**

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**DiSalvo, Jonathan (CPC)**

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**From:** Bruce <bruce2010@yahoo.com>  
**Sent:** Tuesday, May 19, 2015 9:04 PM  
**To:** DiSalvo, Jonathan (CPC)  
**Subject:** 899 Valencia Street

Dear Mr. DiSalvo,

I support Sutter Health's plan for a medical office at 899 Valencia. This will be a positive addition to the neighborhood. There is plenty of "normal" retail on Valencia, and a different use, which benefits many residents, is a good use of this space. I live 3 blocks from this location, and pass by it several times during the week.

Thank you,  
Bruce Westland

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Joshua R. Steinhauer  
D 415.772.5782  
jsteinhauer@coblentzlaw.com

May 20, 2015

**VIA E-MAIL AND U.S. MAIL**

President Rodney Fong, San Francisco  
Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Response to San Franciscans for Healthcare, Housing, Jobs and Justice Request for  
Postponement of 899 Valencia Conditional Use Authorization Hearing

Dear President Fong:

This letter is submitted on behalf of our client, Sutter Pacific Medical Foundation ("SPMF"), to urge you to deny the eleventh-hour request by San Franciscans for Healthcare, Housing, Jobs and Justice ("SFHHJJ") to postpone the May 21, 2015, hearing regarding conditional use ("CU") authorization for a medical office use at 899 Valencia Street (899 Valencia Street).

The project would provide primary care and related health care services in a medically underserved area of the City. Specifically it would provide medical office facilities for six primary physicians within a 7,100-square-foot space.

Contrary to the suggestion in SFHHJJ's request, this relatively small primary care medical office would have no effect on the design of facilities or mix of services provided at California Pacific Medical Center's ("CPMC's") St. Luke's Campus, other than contributing to the success of the replacement hospital on the St. Luke's Campus by allowing primary care patients at 899 Valencia to benefit from continuity of care in the event that they are hospitalized or require hospital-based services.

The planned service mix, capacity and design of the St. Luke's Campus were determined by and are required to be implemented pursuant to the obligations and requirements set forth in the CPMC Development Agreement. These obligations and requirements with respect to the design, capacity and services at the St. Luke's Campus are legally binding and cannot be altered as the result of SPMF's proposed medical office use at 899 Valencia.

The City has two extensive, rigorous processes for addressing the types of concerns raised by SFHHJJ and ensuring that decisions of hospitals and medical centers regarding the acquisition and use of property that may affect other facilities are considered in a comprehensive manner: the IMP process and the citywide Health Care Services Master Plan. However, in recognition of

President Rodney Fong, San Francisco Planning Commission  
May 20, 2015  
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the fact that by their nature they do not substantially affect long-term planning of larger institutional uses, medical offices of the type and size proposed at 899 Valencia are not subject to the City's IMP and Health Care Services Master Plan requirements.

This Planning and Health Commissions have never considered "medical services" uses, such as physician foundation medical offices, to be subject to the IMP process. For example, Kaiser Permanente, St. Mary's, and St. Francis all have prepared IMPs, and none of those IMPs have been required to include the medical offices of physicians' facilities affiliated with those institutions. Similarly, CPMC's IMP is not required to and does not include SPMF facilities (other than those located within a CPMC campus). Such facilities simply are not relevant to the long-term master planning process that is the concern addressed by an IMP.

Under Planning Code Section 304.5(b), the IMP process applies to each "hospital" in the City. SPMF's proposed medical offices at 899 Valencia are not hospital uses, nor are they "operated by and affiliated with" a hospital or medical center. (See S.F. Planning Dept. Zoning Bulletin 81.1, interpreting Planning Code § 209.3(a) of the Planning Code). The Case Report properly recognizes that the proposed use at 899 Valencia falls squarely within the Planning Code Section 790.114 definition of "medical services".

Similarly, medical uses that occupy fewer than 10,000 square feet are exempt from the requirement for a Consistency Determination (*i.e.*, a determination whether a use is consistent with the Health Care Services Master Plan). (See Planning Code § 342.5). This exemption recognizes that medical uses below that threshold, such as the proposed 7,100-square-foot medical use at 899 Valencia, do not affect citywide health care planning sufficiently enough to warrant such review.

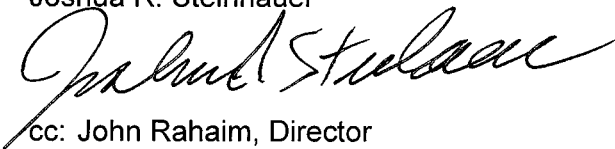
The "medical services" use at 899 Valencia is a permitted use within the Valencia NCT District. CU authorization is required to address the specifics of the proposal. It is not subject to the IMP process, a Consistency Determination, or any other discretionary approval process. No such additional process should be imposed here on an *ad hoc* basis.

President Rodney Fong, San Francisco Planning Commission  
May 20, 2015  
Page 3

In sum, the proposed medical office use at 899 Valencia will not – and *legally cannot* – affect the design, capacity or mix of services to be provided at the St. Luke's Campus. Therefore, SPMF respectfully requests that the Commission review and approve the requested CU authorization.

Very truly yours,

Joshua R. Steinhauer

A handwritten signature in black ink, appearing to read "Joshua R. Steinhauer", written over the printed name.

cc: John Rahaim, Director  
Elizabeth Watty  
Julian Bañales  
Jonathan DiSalvo  
Members of the Planning Commission  
Planning Commission Secretary

5/12/, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 901 Valencia St, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

Rosario Garcia

Name

5/12/2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

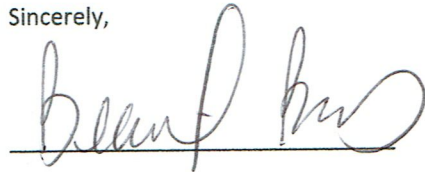
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 901 Valencia St. in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,



Name

5/12/2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 901 Valencia St in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

Name

5/12/ 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

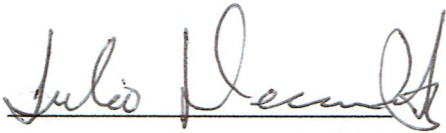
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 901 Valencia in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,



Name

5/12/ 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

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Sincerely,

SERGIO R

Name

May 16<sup>th</sup>, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

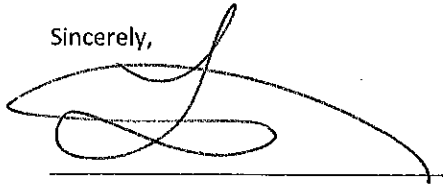
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 1037 S. Van Ness, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'LUKE WOODS', written over a horizontal line.

Name LUKE WOODS

May 16<sup>th</sup>, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

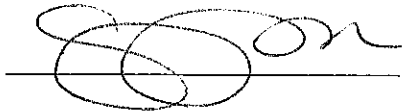
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 1037 S. VAN NESS, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne Nguyen', written over a horizontal line.

Name

ANNE NGUYEN

5-10, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

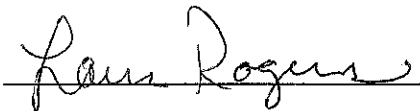
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 3348 21<sup>st</sup> Street in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

A handwritten signature in cursive script, reading "Laura Rogers", written over a horizontal line.

Name

5/18, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

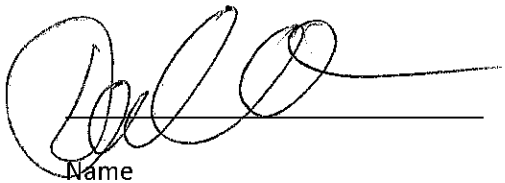
RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

owner Hog + Rocks  
3431 19th Street

I reside/work at 3431 19th Street, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,



Name

May 18<sup>th</sup>, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 3232 22<sup>nd</sup> Street, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,



TEJ DATTANI

Name

May 18, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 3232 22nd St in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,



KAUSHIK DATTANI

Name

May 18<sup>th</sup>, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 3232 22<sup>nd</sup> St, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,



Sajee Dattani

Name

May 12<sup>th</sup>, 2015

Jonathan DiSalvo  
San Francisco Planning Dept.  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: Primary Health Care Clinic at 899 Valencia St.  
Planning Dept. Case No 2015-001201CUA**

Dear Mr. DiSalvo,

I reside at 1228 Treat Ave, SF., walking distance to 899 Valencia.

This week could not be better to write this letter to let you know how excited I am to learn there could be a primary health care clinic within walking distance to my house! Every neighborhood should have one of these clinics. It is beyond me to understand why anyone would be against it. We have plenty of retail and restaurants and this is an important part of the mix of a great neighborhood like Valencia Corridor.

On a humorous note, easy access to medical care after drinking and eating too much on Valencia.

This medical facility will have a very positive impact on this neighborhood for everyone.

Kathryn Gordon

*Kathryn Gordon*



5-7, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at Shoe Biz, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Anthony B...', written over a horizontal line.

Name

5-7, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

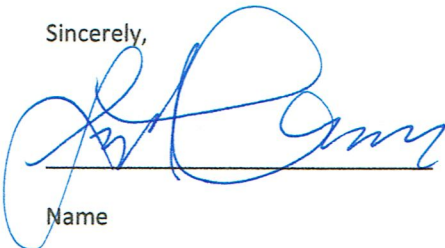
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 867 VALERIE, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to be "Anthony", written over a horizontal line.

Name

5.7, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

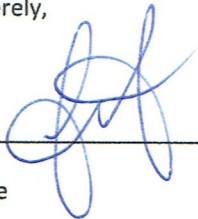
RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

807 Valencia St.

I reside/work at Burger Joint in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,



Name

5.6., 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

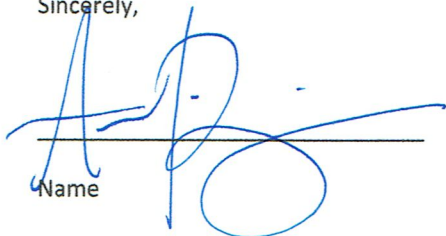
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 799 Valencia, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

  
Name

5.7., 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at Rhea's Deli, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

A. S. Sorensen

Name

5/7, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at Justin Begle, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

  
Name

5.7, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400


San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 999 Valencia, in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

  
Name Joseph Narzaf

MAY 12<sup>th</sup> 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

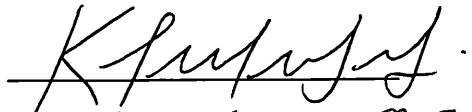
San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 1226 TRENT AVE., in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

  
Name KALINE WANDERLEY

May 12, 2015

Jonathan DiSalvo

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Primary Health Care Clinic at 899 Valencia Street, Planning Det. Case No. 2015-001201CUA

Dear Mr. DiSalvo,

I reside/work at 1226 Treat Ave in close proximity to 899 Valencia Street. I understand that a primary health care clinic is proposed in the ground floor of the recently constructed building. A primary health care clinic at this location would expand community access to primary and needed specialty health care in our neighborhood. I understand that the proposed clinic would be open to the general public, including walk-ins and I believe that it will have a positive impact on this neighborhood.

Sincerely,

Min Chen

Name Min Chen

**From:** [Steve Malloy](#)  
**To:** [DiSalvo, Jonathan \(CPC\)](#)  
**Subject:** 20th and Valencia Street  
**Date:** Friday, May 15, 2015 4:12:36 PM

---

Jonathan –

I'm writing in hope that you will not approve Sutter Health's proposal for the space at 899 Valencia (at 20<sup>th</sup> Street). I live on Lexington street just around the corner. My view is based on three items –

- 1) There is no reason for that large a facility on Valencia street – 3000 feet is the current limit and is appropriate (there are other large spaces available in the Mission currently)
- 2) There is not enough neighborhood parking for this venue – our driveway on Lexington already has cars continually parked in front, the new building does not have enough additional spaces for the traffic
- 3) This is not retail but offices which disrupts the retail flow of the street

Valencia Street is a treasure to the neighborhood. Sutter Health is in fact a chain and just as American Apparel was not allowed for being formula retail, the same is true here. Please keep the street as intended with neighborhood-owned, moderately sized businesses.

Best regards,  
Steve

Date: May 20, 2015

Case no: **2015-001201CUA**

Project Address: Corner of 20th & Valencia

Dear President Fong and Members of the Planning Commission,

There are many sides to the debate about allowing Sutter Health, a medical facility, to move into this very large retail footprint, but it is my understanding that without a variance or conditional use permit, this renter does not meet the building departments requirements. If the use/size isn't intended for this location and there are objections from the neighborhood that it is supposed to serve, then it seems to be in the best interest of the neighborhood that the project be denied for this site.

Sutter Heath will have an opportunity to move into the neighborhood to a different site at some point. While they "want" this one, this corner is not a fit. Why does the building department need to make an exception for Sutter Health. No one is arguing that SH is not going to have benefits, it's just that it should not be in this specific Valencia / 20th corner location.

Some of the many reasons SH should not be granted permission for this site:

- 1) needs to ask for a conditional use permit to begin with
- 2) the kind of drop off zones needed will interfere with bike lanes
- 3) the kind of drop off zones needed will take away street parking
- 4) medical is a 'destination' not a 'walk down street and browse', this means that it WILL generate more car traffic. And there is already congestion in the corner with a one way Lexington St. If traffic studies say otherwise then I would question them and study further.
- 5) the medical facility is far too large for Valencia St. and will stop the flow of walkers. For this same reason medical offices are limited in many cities around the country.
- 6) SH is already closing off doors and windows which will take away from the facade of the street.
- 7) Offices are historically problematic for urban planning when put on ground level; of a commercial shopping area. There are many reasons for this and the SF Urban Planning and zoning should already understand this.

There are many reasons to NOT allow Sutter Health to have this large footprint. Sutter Heath should continue to look and find a different place in the Mission. They have the funding to go to a lot on South Van Ness or renovate another space to meet their HC needs. It seems very selfish to take this space if they are serving the Mission residences. And if they are truly there to serve the neighborhood then the neighbors will find them on a different street or above street level.

Thank you for giving this careful consideration before changing the success of Valencia Street.

Catherine Carr  
Home owner, neighbor, and part of the Architectural Community.

## DiSalvo, Jonathan (CPC)

---

**From:** Karoleen Feng <karoleen@karoleen.com>  
**Sent:** Wednesday, May 20, 2015 1:12 PM  
**To:** cwu.planning@gmail.com; planning@rodneymong.com; wordweaver21@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; mooreurban@aol.com; Richards, Dennis (CPC); Campos, David (BOS); DiSalvo, Jonathan (CPC); mooreurban@aol.com; Rich Hillis; "Christine D. Johnson"; Richards, Dennis (CPC); RODNEY FONG; Secretary, Commissions (CPC)  
**Cc:** Rahaim, John (CPC)  
**Subject:** 2015-001201CUA: 899 Valencia - Sutter Medical Planning application

### Commissioner Fong and Commissioners

I am asking you consider denying the conditional use request of Sutter Health Pacific Medical Foundation. I am writing as a private owner of the property directly behind 899 Valencia and also as a non-profit employee of Mission Economic Development Agency.

The proposed use is inappropriate for the neighborhood for the following reasons:

1) Requirement for Consistency per Planning Code Section 342.5 - Contrary to the Planning staff recommendation, this proposed use does constitute an expansion of an existing Medical Use at the subject site, and would thus be applicable to the requirements of Planning Code Section 342.5. A broader definition of their use and expansion, would consider that this is formula medical use - akin to formula retail.

Sutter Pacific Medical Foundation (SPMF) like CPMC is part of the Sutter Health nonprofit corporate network of hospital and healthcare facilities. SPMF now proposes to establish medical offices at 899 Valencia in the Mission District, not far from St. Luke's Hospital. One of the major areas of concern in the Development Agreement is the design of hospital and healthcare services for St. Luke's, which is still under discussion. Engaging with community stakeholders needs to take place regarding the appropriate mix of culturally responsive medical, lab, testing, and translation services at the proposed Valencia site as a complement to the Montecale Medical Office Building and other site developments supporting the redesign and reconstruction of St. Luke's Hospital.

Sutter Health, the corporate parent of both CPMC and SPMF, highly controls decision making at its various subsidiary entities. SPMF's involvement in the development of the 899 Valencia site cannot be viewed in isolation from other Sutter Health developments in San Francisco. We request that the Commission postpone approval of the conditional use application for 899 Valencia until all concerned parties can engage in further discussion with Sutter Health and its affiliates SPMF and CPMC regarding the relationships and consequences of its various projects in San Francisco.

2) Parking - The proposed clinic has not adequately considered the parking needs of staff and patients in their assessment of parking. This is a change in use from retail, which was not studied as a use in the Eastern Neighborhoods plan. A study of the impact on parking for this use which is close to residential neighborhoods should be required.

3) Diversity of neighborhood and uses - with proposed rents at \$52/sq foot, the clients will not be part of economic diversity of neighborhood. Currently, the mix of businesses on Valencia Street has

dramatically changed the uses on Valencia Street and the affordability of those uses on Valencia. Sutter Health should provide an analysis as to how they would cater to the economic diversity of the neighborhood without cannabilizing existing health resources.

4) The staff assessment that the purpose of the Project is to provide medical services to the local residents who are currentlyunderserved by this type of service in their neighborhood should include a study showing this. In the immediate vicinity, there is Millagros de Mexico, Mission Neighbohrood Health Center, St Luke's, SF General, Walgreens, all within one mile of this location.

- According to Mission Neighborhood Health Center, "**The Board of Directors of MNHC is concerned with the project being proposed by Sutter Health because of their focus on serving the Medi-Cal population. For the past 49 years MNHC has been serving the Mission community and specifically the Medi-Cal population and the uninsured. Today MNHC's patient population is 38% uninsured, mostly undocumented or mix status families and it is MNHC's ability to leverage the Medi-Cal dollars that the health center receives that enables MNHC to continue to serving the uninsured. The MNHC Board of Directors is truly concerned about the well-being of the health center as it faces both the displacement of working class families out of the Mission District and now having Sutter express interest in serving patients that MNHC has traditionally served.**

5) As a major health employer, Sutter Health has not adequately described their commitment to San Francisco jobs held by San Francisco residents. The Proposed Project will provide employment opportunities for up to approximately 14 full-time employees. There is no commitment to if these jobs will be held by San Francisco residents or bring increased pressures on the neighborhood and the City with more employees from outside the neighborhood looking for housing.

Thank you for your consideration

Karoleen Feng  
280 Lexington Street

**DiSalvo, Jonathan (CPC)**

---

**From:** Joe Fitzpatrick <joe.fitzpatrick@gmail.com>  
**Sent:** Thursday, May 28, 2015 10:22 AM  
**To:** DiSalvo, Jonathan (CPC)  
**Subject:** 899 Valencia Street Conditional Use Meeting

Hi Jonathan-

I live (own) a TIC at 252 Lexington Street in San Francisco. The project location is one block away from my home.

I am very opposed to a Conditional Use for this purpose for the following reasons:

- 1) the city is making too many concessions to developers; we don't need another sell out
- 2) big medical companies don't deserve a break like this. there are tons of buildings on Mission Street that can accommodate this type of usage.
- 3) this space was intended for small business not a huge enterprise
- 4) developers need to lower their rents if they can't attract tenants
- 5) this type of business will dramatically increase the amount of daytime traffic in my neighborhood
- 6) there's not sufficient parking to support this type of business

Please share my concerns.

Thanks.

Joe

--

415-216-8024

## DiSalvo, Jonathan (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Thursday, May 21, 2015 9:14 AM  
**To:** DiSalvo, Jonathan (CPC)  
**Cc:** Gerber, Patricia (CPC)  
**Subject:** FW: 899 Valencia-Sutter Health Pacific Medical Foundation

### Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Tracy Brown [mailto:gall6@aol.com]  
**Sent:** Wednesday, May 20, 2015 10:04 PM  
**To:** Brenda Storey  
**Cc:** planning@rodneyfong.com; cwu.planning@gmail.com; wordweaver21@aol.com; richhillissf@yahoo.com; Johnson, Christine (CPC); mooreurban@aol.com; dennis.richards@sfgov.org; Secretary, Commissions (CPC); Campos, David (BOS); Amelia Martinez (AmeliaMartinez@hotmail.com); Brad Kittredge; Charles Moser MD (charlie.blair@sbcglobal.net); George Bach-Y-Rita (g.bachyrita@gmail.com); Ricardo Wohler (ricardowohler@yahoo.com); Rita Franklin (Rita\_Franklin@att.net)  
**Subject:** Re: 899 Valencia-Sutter Health Pacific Medical Foundation

As a board member and a Mission resident it seems only reasonable to delay the permit in order to give the health center and other elected officials the opportunity to work out arrangements that meet all of the communities needs.

I urge you to grant an extension before this permit is granted. It is the right thing to do in order for the city's health leaders to come together and make agreements that are best for the neighborhood as well as the city overall.

I appreciate your consideration and thank you for your time.

Tracy Brown-Gallardo  
MAHA board member  
Mission homeowner  
Co-chair Mission Peace Collaborative  
415-509-7266

Sent from my iPhone

On May 20, 2015, at 6:58 PM, Brenda Storey <[BrendaStorey@mnhc.org](mailto:BrendaStorey@mnhc.org)> wrote:

May 20<sup>th</sup>, 2015

Rodney Fong, President  
SF Planning Commission

Re: 2015.001201 CUA, 899 Valencia Street

Dear Mr. Fong and Commissioners:

Mission Neighborhood Health Center is asking that you consider postponing the conditional use request of Sutter Health Pacific Medical Foundation of 899 Valencia Street until all concerned parties can engage in further discussion with Sutter Health and its affiliates SPMF and CPMC regarding the relationships and impact of its various projects in the Mission District.

Mission Neighborhood Health Center has a fifty year legacy in the Mission District of serving a primarily low income Latino immigrant community. For the past half-century we have served as the medical home for children, teens, women, adults and seniors and have responded to the health and social needs of our community. No one at our health center is denied care due to inability to pay. Today we stand at 38% uninsured, mostly undocumented or mix status families and it is our ability to leverage the Medi-Cal dollars we receive that enable us to continue to serve the uninsured. MNHC has the capacity to serve additional patients.

One week ago I was approached by CPMC and the Sutter Health Pacific Medical Foundation to support their establishment of primary care services in the Mission on Valencia Street, a few blocks away from our health center. The plans were reviewed by the planning commission as far back as February, however Sutter/CPMC did not engaged in dialogue with us or other key community stakeholders until last week. We are made to understand that CPMC is seeking to honor its commitment to serve the Medi-Cal population consistent with the Development Agreement that paved the way for the construction of the Cathedral Hill Campus. This agreement addressed a commitment for Sutter-CPMC to provide hospital and associated specialty care to 1,500 Tenderloin residents with Medi-Cal. The DA does not specify the opening of primary care services for the Medi-Cal population in the Mission other than maintaining primary care services at the St. Lukes's Campus.

If the Development Agreement has now changed then that is the discussion that needs to be addressed. We are open to that discussion on how CPMC can help us in our mission. We are not open to being an after-thought to a revised plan that attempts to address the needs of the Medi-Cal population in a community that we have been serving for nearly half a century. We don't have deep pockets and the large profit margins but we have a rich history of passionate engagement in our community. Our mission is to provide compassionate and competent care to our community including the homeless, the undocumented, and the uninsured.

We are truly concerned about the well-being of the health center as we face both the displacement of our working class families out of the Mission and now having Sutter suddenly interested in serving the patients we have traditionally served. We remain open to respectful engagement. Engaging with community stakeholders needs to take place regarding the impact of the development of additional primary care services in the Mission District and how existing health centers can be feeder of patients to the newly constructed St. Luke's Hospital and their specialty services.

Sincerely,

Brenda Y. Storey  
Executive Director

**Brenda Y. Storey**  
CEO/Executive Director  
Mission Neighborhood Health Center  
240 Shotwell Street  
San Francisco, CA 94110  
Phone: (415) 552-1013 X 201

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## DiSalvo, Jonathan (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Thursday, May 21, 2015 9:14 AM  
**To:** DiSalvo, Jonathan (CPC)  
**Cc:** Gerber, Patricia (CPC)  
**Subject:** FW: 899 Valencia-Sutter Health Pacific Medical Foundation

### Office of Commission Affairs

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[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Brenda Storey [mailto:BrendaStorey@mnhc.org]  
**Sent:** Wednesday, May 20, 2015 6:59 PM  
**To:** 'planning@rodneyfong.com'; 'cwu.planning@gmail.com'; 'wordweaver21@aol.com'; 'richhillissf@yahoo.com'; Johnson, Christine (CPC); 'mooreurban@aol.com'; 'dennis.richards@sfgov.org'; Secretary, Commissions (CPC)  
**Cc:** Campos, David (BOS); Amelia Martinez (AmeliaMartinez@hotmail.com); Brad Kittredge; Charles Moser MD (charlie.blair@sbcglobal.net); George Bach-Y-Rita (g.bachyrita@gmail.com); Ricardo Wohler (ricardowohler@yahoo.com); Rita Franklin (Rita\_Franklin@att.net); Tracy Brown (gall6@aol.com)  
**Subject:** 899 Valencia-Sutter Health Pacific Medical Foundation

May 20<sup>th</sup>, 2015

Rodney Fong, President  
SF Planning Commission

Re: 2015.001201 CUA, 899 Valencia Street

Dear Mr. Fong and Commissioners:

Mission Neighborhood Health Center is asking that you consider postponing the conditional use request of Sutter Health Pacific Medical Foundation of 899 Valencia Street until all concerned parties can engage in further discussion with Sutter Health and its affiliates SPMF and CPMC regarding the relationships and impact of its various projects in the Mission District.

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Sincerely,

Brenda Y. Storey  
Executive Director

**Brenda Y. Storey**  
CEO/Executive Director  
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240 Shotwell Street  
San Francisco, CA 94110  
Phone: (415) 552-1013 X 201

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## DiSalvo, Jonathan (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Tuesday, May 19, 2015 2:47 PM  
**To:** DiSalvo, Jonathan (CPC)  
**Subject:** FW: 2015.001201 CUA, 899 Valencia Street

FYI

### Office of Commission Affairs

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[www.sfplanning.org](http://www.sfplanning.org)



**From:** Marlayne Morgan [<mailto:marlayne16@gmail.com>]  
**Sent:** Tuesday, May 19, 2015 2:03 PM  
**To:** Cindy Wu; Michael J. Antonini; Kathrin Moore; Rich Hillis; Christine D. Johnson; Richards, Dennis (CPC); RODNEY FONG; Secretary, Commissions (CPC); Lai, Sharon (CPC); [cpmc@jwjsf.org](mailto:cpmc@jwjsf.org); Elizabeth Fromer; Nick Pasquariello; Rose Hillson  
**Subject:** Re: 2015.001201 CUA, 899 Valencia Street

May 19, 2015

Rodney Fong, President  
SF Planning Commission

Re: 2015.001201 CUA, 899 Valencia Street

Dear Mr. Fong and Commissioners:

**San Franciscans for Healthcare, Housing, Jobs and Justice (SFHHJJ)** at this time opposes approval of the above referenced Conditional Use Application. SFHHJJ was the primary community force in creating the 2013 Development Agreement between the City and California Pacific Medical Center (CPMC) regarding the latter's long-term plans for hospital construction and medical services in San Francisco and is currently involved in monitoring compliance of that Agreement.

Sutter Pacific Medical Foundation (SPMF) like CPMC is part of the Sutter Health nonprofit corporate network of hospital and healthcare facilities. SPMF now proposes to establish medical offices at 899 Valencia in the Mission District, not far from St. Luke's Hospital. One of the major areas of concern in the Development Agreement is the design of hospital and healthcare services for St. Luke's, which is still under discussion. Engaging with community stakeholders needs to take place regarding the appropriate mix of culturally responsive medical, lab, testing, and translation services at the proposed Valencia site as a complement to the Monteaule Medical Office Building and other site developments supporting the redesign and reconstruction of St. Luke's Hospital.

Sutter Health, the corporate parent of both CPMC and SPMF, highly controls decision making at its various subsidiary entities. SPMF's involvement in the development of the 899 Valencia site cannot be viewed in isolation from other Sutter Health developments in San Francisco. We request that the Commission postpone approval of the conditional use application for 899 Valencia until all concerned parties can engage in further discussion with Sutter Health and its affiliates SPMF and CPMC regarding the relationships and consequences of its various projects in San Francisco.

Respectfully yours,

Marlayne Morgan  
for SFHHJJ

## DiSalvo, Jonathan (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Tuesday, May 19, 2015 2:48 PM  
**To:** Johnson, Christine (CPC); Cindy Wu; Richards, Dennis (CPC); Kathrin Moore; Michael Antonini; Rich Hillis; Rodney Fong  
**Cc:** Gerber, Patricia (CPC); DiSalvo, Jonathan (CPC)  
**Subject:** FW: The Case No. 2015-001201CUA Sutter Health at 20th and Valencia

FYI

### Office of Commission Affairs

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[www.sfplanning.org](http://www.sfplanning.org)



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**From:** mspomer [<mailto:mspomer@aol.com>]  
**Sent:** Tuesday, May 19, 2015 2:20 PM  
**To:** Richards, Dennis (CPC); Richards, Dennis (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Secretary, Commissions (CPC)  
**Subject:** The Case No. 2015-001201CUA Sutter Health at 20th and Valencia

### Dear President Fong and Members of the Planning Commission,

I am a resident owner of a home located at 328 Lexington Street, only several buildings away from the proposed location of the Sutter Health facility.

I do not support the granting of a variance to allow Sutter Health to utilize the space in the new building at the corner of 20th and Valencia for use as a health care proving office.

A health care office is not in conformance with the character of the street and the area within the neighborhood.

To my knowledge the facility will not have parking available for the customer/patients, or the workers in the facility. This will burden are already overburdened neighborhood with parking demand, and will most likely cause more frustration for our household finding our driveway blocked already too frequently.

Use of the lower level of the new building should be restricted to the zoned retail business, not a healthcare office.

Thank you for your consideration.

Mark Spomer  
328 Lexington St.  
San Francisco, CA 94110

(415) 577 4528



*Our Mission is to cultivate and beautify the corridor for the benefit of visitors, residents and merchants. Additionally, we endeavor to combine our voices and views toward the goal of maintaining the unique identity and independent spirit of the neighborhood.*

May 20, 2015

Planning Commission,

Nearly 10 years ago, neighbors and merchants came together to fight the opening of an American Apparel chain store on Valencia. And we have come together again and again, every time formula retailers attempts to wedge themselves between small independent businesses in the corridor.

After we close our doors at 7:00 PM, instead of going home to our families and dinners, we often find ourselves rolling up our sleeves to protect the neighborhood we cherish, guarding the codes and intentions of the Planning Department and the people's General Plan.

We oppose the proposed 7,000 square foot medical center in the heart of the Valencia corridor, the only mile-long, formula-free shopping district in the US. We appreciate the planning department's foresight in setting the limit at 3,000 square feet for commercial space in a residential building.

Sutter Pacific Medical Center will cut the corridor in half with a 100 foot wall of medical office dead space.

We fully support the goals of Sutter Pacific and will welcome the center to the Mission District. We're confident they will be able to find a more appropriate street in the Mission District.

The consensus among merchants in the corridor is that a 7,000 square foot Valencia-facing medical clinic would have a permanent and disruptive effect on the vibrant character that we've cultivated for nearly a decade.

Respectfully,  
Valencia Corridor Merchants Association

**From:** [Catherine Carr](#)  
**To:** [Banales, Julian \(CPC\)](#); [DiSalvo, Jonathan \(CPC\)](#); [Mendrin, Shaunn \(CPC\)](#); [Speirs, Jeffrey \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Townes, Christopher \(CPC\)](#); [Vu, Doug \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Atijera, Evamarie \(CPC\)](#)  
**Subject:** V20 medical use  
**Date:** Wednesday, May 13, 2015 10:28:03 AM

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Dear SF Building Department, Zoning, and Planning teams.

I am a home owner, neighbor of V20, and member of the architecture community. It is my understanding that Sutter Health has been working with the SF Building Department and applied for a conditional use permit.

After a recent conversation with Sutter Health, initiated by neighbors (not SH), we learned and voiced the following:

1. Sutter Health has not reached out to neighbors to fully understand the needs of the community. (residential neighbors learned of this proposed tenant only recently and approached Sutter Health directly).

2. Sutter Health has not done a meaningful traffic study nor addressed traffic concerns, and indicated that they believe a medical facility will not increase traffic flow. I believe this to be hugely inaccurate.

a) Valencia St is an area where people walk and browse from shop to shop; this disperses vehicle traffic throughout the area. Shoppers arrive in cars, with friends, bikes, public transportation, etc. and spend the better part of the day.

However Doctors offices/urgent care/labs is a 'destination' use. When a person is sick or needs care they often get dropped off or drive to an appointment. Rarely will a sick person take unreliable public transpiration or ride a bike. The behavioral patterns for going to a doctors appointment is very different than the behaviors of shoppers and restaurant goers.

c) SH will drastically increase traffic in an area which is already congested and has little to no parking.

-Bartley Garage is full

-heavily used bike lanes will be greatly impacted by drop off zones and cars circling the blocks

-Lexington St is one way and forces drivers to drive on 20th St.

-medical supplies will need to be delivered

-the new condos above will already add a huge increase in traffic

d) this is far too large a retail space to be devoted to medical office/urgent care/lab space.

3. Valencia street is a walking neighborhood, but SH is a destination that by nature is 'inward' looking. If SH takes up the entire footprint they will reduce doorways and glazing. It is not desirable for Doctors offices to have large spans of glazing on a pedestrian level. SH will solve this with murals & signage, and over time blinds may cover the window for patient privacy. With time window displays may be neglected as there isn't really a need for extensive display space.

There are many urban neighborhoods that limit medical offices on a retail/commercial street for this very reason. You can refer to the blocks on Valencia Street that are less successful and see why. SH is trying to fit a square peg into a round hole. This is far too much space to devote to a medical facility.

4. I truly believe SH on the wrong site, and may be using this as a marketing tool. If SH truly believes their service is for the community then they would have reached

out to the residential neighbors and asked for their input before neighbors reached out to them. There is no need for SH to be on a high traffic, low parking, shopping street with many tourists and visitors. Why not look for a space that already has parking or a vacant block on South Van Ness with less congestion? They will be more successful in serving the neighbors and community if the doctors were not on Valencia Street.

These are just a few of the many reasons why this conditional use permit should be denied. I hope the SF Building Department and Zoning Experts who understand why areas are zoned the way they are, and that the Urban Planners who understand pedestrian patterns and how small storefronts keep the facades interesting and engaging causing shoppers to continue to the next block, do their due diligence and question the need for this very large medical facility project to move to Valencia Street.

Thank you for taking the time to think deeply about this concern.

Catherine Carr  
home owner, neighbor, and architectural designer  
415-643-0210  
Lexington Street.

Valencia Street

14'-0"

37'-0"

42'-0"

Building Exit  
Meter Closet  
Garage Exit

Planters Typ.

Clinic Main Entry

Property Line

2'-9"

Supply Jan. IDF Room

ramp down

Med. Prep.

Staff Work

Exam 117 SF  
Exam 117 SF  
Exam 117 SF  
Exam 117 SF  
Exam 117 SF  
Exam 117 SF

Exam 117 SF  
Exam 117 SF  
Exam 117 SF  
Exam 117 SF  
Exam 117 SF  
Exam 117 SF

Break 152 SF

Staff Area

S.U.

Lab 150 SF

TLT

Mammo. 139 SF

Tech. 90 SF

Rad. Rm. 426 SF

Staff Work 161 SF

Property Line

Scale

Treat. Rm. 149 SF

Elev.

Retail 325 SF

13'-0"

25'-0"

Greet / Wait

15'-9"

9"

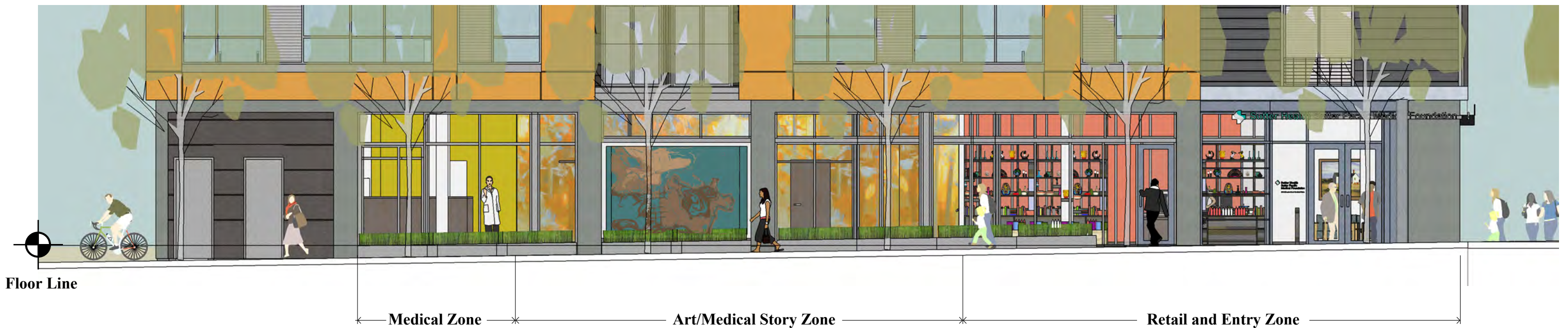
20'-6"

Residential Lobby

Clinic Staff Entry

20th Street





899 Valencia Street, San Francisco, CA - Valencia Street Elevation - Proposed Facade

06/24/2015



899 Valencia Street, San Francisco, CA - Twentieth Street Elevation - Proposed Facade

06/24/2015