



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 16, 2015

CONTINUED FROM THE MAY 21, 2015 HEARING AND JULY 2, 2015 HEARING
DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION

Date: July 9, 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
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On July 2, 2015, the Commission voted “intent to disapprove” Conditional Use Authorization Application No. 2015-001201CUA, for the establishment of 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 at 899 Valencia Street. Per plans submitted on June 24, 2015, the Project also proposed to construct a new 325 square foot retail space fronting Valencia Street.

The Commission felt that the application was neither necessary nor desirable pursuant to Planning Code Section 303 because the Project would not preserve, enhance, nor promote active, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Valencia Street Neighborhood Commercial Transit District.

At this hearing, the Commission approved a motion of “intent to disapprove” and continued the matter to July 16, 2015; with the option for the Project Sponsor to revise the Valencia Street frontage to address the Commission’s concern for retail activation on the ground floor.

On July 9, 2015, the Project Sponsor submitted a revised proposal, as shown in the attached plans.

In addition to all letters received by the Department to date, one letter in opposition to the Project was received by the Department on July 2, 2015, and is attached.

Attached is a revised Motion for disapproval of the Conditional Use Authorization Application No. 2015-001201CUA for 899 Valencia Street.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.2, 145.4, 303, AND 726.21 OF THE PLANNING CODE TO ESTABLISH A NEW MEDICAL SERVICES OFFICE (D.B.A. SUTTER HEALTH PACIFIC MEDICAL FOUNDATION) MEASURING APPROXIMATELY 7,100 GROSS SQUARE FEET ON THE GROUND FLOOR OF AN EXISTING 5-STORY MIXED USE BUILDING WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 4, 2015 Henry Mahlstedt (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 121.2, 145.4, 303, and 726.21 to allow an approximately 7,100 square foot Medical Services Use (d.b.a. Sutter Health Pacific Medical Foundation) within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District.

On May 21, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-

001201CUA. After deliberations, the Commission unanimously voted to continue the case to July 2, 2015 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 also requested that the Project Sponsor conduct further outreach and negotiations with neighborhood and community groups.

Subsequently, Conditional Use Application No. 2015-001201CUA was continued to July 2, 2015. At this hearing, the Commission approved a motion of "intent to disapprove" and continued the matter to July 16, 2015; with the option for the Project Sponsor to revise the Valencia Street frontage to incorporate the Commission's concern for retail activation on the ground floor.

Subsequently, Conditional Use Application No. 2015-001201CUA was continued to July 16, 2015.

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

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

MOVED, that the Commission hereby **DISAPPROVES** the Conditional Use Authorization requested in Application No. 2015-001201CUA, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on an approximately 11,030 square-foot lot on the northeast corner lot at the intersection of Valencia Street and 20th Street, within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District. The proposed Project would be located on the ground floor of an existing five-story building containing 18 dwelling units, 18 below-grade parking spaces, and approximately 7,100 square feet of commercial space on the ground floor.
3. **Surrounding Properties and Neighborhood.** The project site is located toward the center of the Valencia Street Neighborhood Commercial Transit Zoning District. A number of neighborhood serving uses including bars, eating establishments, general grocery stores, liquor stores, automobile-related uses, professional and personal service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses over ground floor commercial uses are found in the immediate vicinity. Properties in the vicinity are located within the RTO-M (Residential, Transit-Oriented, Mission Neighborhood), RH-3 (Residential-House, Three Family), and P (Public Use). The site is well served by transit. Immediately to the east of

the project site is three-story residential building, and immediately to the north of the project site is a three-story residential building with ground floor retail.

4. **Project Description.** The proposed Project would establish a new medical services use (d.b.a. Sutter Health Pacific Medical Foundation) on the ground floor of an existing mixed-use building measuring approximately 7,100 square feet. 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. A small retail component for medical merchandises is included in the proposal. The proposed operation consists of approximately 14 employees. No building expansion is proposed.
5. **Public Comment.** The Department has received 27 letters in support of the Project and 13 letters in opposition to the Project to date.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in Valencia Street NCT.** Per Planning Code Section 726.51, medical service use is principally permitted on the first story in the Valencia Street NCT Zoning District.

The Project would establish a principally permitted medical services use per Planning Code Section 726.51 and as defined by Planning Code Section 790.114 on the ground floor of the subject mixed use building at 899 Valencia Street.

- B. **Formula Retail Uses in Valencia Street NCT.** A Medical Service Use (790.114) is not subject to Formula Retail Use controls per Planning Code Section 303.1. However, retail uses, even as an accessory use, are subject to Formula Retail Use controls.

The Project Sponsor has submitted a Formula Retail Affidavit. Per the submitted Formula Retail Affidavit, the proposed retail use does not qualify as a Formula Retail Use.

- C. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 3,000 square feet in size within the Valencia Street NCT Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

The Planning Commission finds that the Project does not meet the required findings as discussed in Finding 7.

- D. **Parking.** Planning Section 151.1 of the Planning Code does not require off-street parking within an NCT Zoning District.

The Project proposes no additional off-street parking spaces. No parking is required within the Valencia Street NCT Zoning District. However, there are 18 existing, below-grade parking spaces at the subject site, 14 of which are dedicated to residential use, and 4 of which are designated for commercial use per Conditional Use Authorization 2004.0891C.

- E. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145 requires that within NC Districts, space for Active Uses shall be provided within the first 25 feet of building depth on the ground floor facing a street which is at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential Active Uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with Active Uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade. Per Section 145.4 of the Planning Code, on Valencia Street within the Valencia Street NCT, an individual ground floor nonresidential use may not occupy more than 75 contiguous linear feet for the first 25 feet of depth along a street-facing facade. Modifications to this requirement may be granted through the Conditional Use process.

Per Planning Code Section 145.4, Medical Service Use is defined as an Active Commercial Use. The frontages of the proposed Medical Service Use would meet the transparency and fenestration requirements for Active Uses pursuant to Planning Code Section 145.4. On Valencia Street, approximately 641.06 square feet of transparent frontage is required, and approximately 750.64 square feet is provided. On 20th Street, approximately 524.3 square feet transparent frontage is required, and 730.64 square feet is provided. However, the proposed Medical Service Use would occupy more than 75 contiguous linear feet of depth (94 linear feet in total) along the Valencia Street ground floor street-facing frontage; therefore the Project requires modifications to the requirements of Section 145.4 of the Planning Code, and additional findings pursuant to Planning Code Section 303(c)(1)(A).

- F. **Health Care Services Master Plan Findings.** Planning Code Section 342.5 requires any change of use to a Medical Use, as defined in Section 342.1(a) that would occupy 10,000 gross square feet of floor area, or any expansion of an existing Medical Use that would add at least 5,000 gross square feet of floor area, file a Consistency Determination.

The proposed Medical Use will occupy approximately 7,100 gross square feet of floor area, which is less than the minimum threshold of 10,000 gross square feet of floor area for a change of use to a Medical Use, and would thus not be applicable to the requirements of Planning Code Section 342.5. Additionally, the proposed Project does not constitute an expansion of an existing Medical Use at the subject site, and would thus not be applicable to the requirements of Planning Code Section 342.5.

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department, according to the requirements provided in Article 6 of the San Francisco Planning Code.

The Project Sponsor shall apply for the appropriate sign permits, and shall follow the requirements of Article 6 of the San Francisco Planning Code.

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

1. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the Non-Residential Use Size limitations for the district in which the use is located, the following shall be considered:

The Project is not necessary or desirable because it would not preserve, enhance, nor promote attractive, active clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Valencia Street Neighborhood Commercial Transit District.

- (A) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-servicing uses in the area;

The Valencia Street NCT Zoning District is a vibrant and intense cluster of businesses and dwellings. The Project would be detrimental to the neighborhood by occupying a prominent corner lot with a large medical service use which will detract from the distinctive character of the Valencia Street Neighborhood which includes primarily small, local, and independent retail businesses.

- (B) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function; and

The size of the proposed use exceeds the use size limit per Planning Code Section 726.21 and 121.2 for the Valencia Street NCT Zoning District by approximately 4,100 square feet. Though a smaller medical service use may not offer the same services as possible in a 7,100 square-foot space, the size of the use would be detrimental to the fine-grain character of the neighborhood.

- (C) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district;

The subject building, approved per Conditional Use Authorization 2004.0891C, was built in keeping with the intended character of the Valencia Street NCT District and Valencia Street corridor, where high density residential over commercial ground floor uses are encouraged. Per Conditional Use Authorization 2004.0891C, three separate retail spaces were approved on the subject ground floor space.

The proposed Medical Service Use, however, would remove the three retail spaces that were approved per Conditional Use Authorization 2004.0891C; which were approved with the intent to provide a positive contribution to the existing character of the Valencia Street NCT District. The proposed Project would not contribute to the character of the neighborhood for the reason that the size of the proposed Project would be detrimental to the discrete elements of the neighborhood, of which small retail frontages are typical and definitive of the district. The size of the proposed use would result in an exceptionally large, continuous street frontage that would exceed the scale of development in the district.

2. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

The subject building, approved per Conditional Use Authorization 2004.0891C, was built in keeping with the intended character of the Valencia Street NCT District. The height and bulk of the existing building will remain the same, and the Project will not alter the existing appearance or character of the subject building. The proposed work will not expand the building envelope. The commercial street-facing frontages on both Valencia Street and 20th Street would not contribute to the active, pedestrian-oriented character of the Valencia Street NCT District.

- (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The site of the proposed Medical Service Use would be readily accessible by transit for employees and patients due to its close proximity to both the Muni 14 and 49 lines, as well as the 16th and 24th Street BART stations. The Planning Code does not require parking or loading in the Valencia Street NCT Zoning District. However, 18 below-grade parking spaces were provided at the subject site per Conditional Use Authorization 2004.0891C; including 14 parking spaces for residential uses and 4 parking spaces for the ground floor commercial use. Conditional Use

Authorization 2004.0891C also eliminated existing curb cuts along Valencia Street, and provided residential and vehicle entrances to the building along 20th Street.

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

The proposed use is a medical service and would not be expected to create such emissions.

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

The Project does not propose any additional landscaping, screening, open spaces, parking or loading areas, service areas, or lighting. The Project proposes a sign at the entrance of the lobby, which is compliant with applicable Planning Code requirements for sign specifications.

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

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

4. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The size of the proposed medical service use is not in keeping with the size of permitted ground floor uses in the Valencia NCT Zoning District. The size of the proposed Medical Service use, and the commercial frontage required for the proposed use, will not be in conformity with the small, fine-grain commercial design aesthetic, inherent in the frontages of ground floor commercial uses in the Valencia NCT Zoning District.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

General/Citywide

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

Though a medical service use is a permitted use in the Valencia Street NCT Zoning District, the size of the proposed medical service use would detrimentally affect the economic environment of the Valencia Street corridor by necessitating a continuous commercial frontage that would not provide clearly defined frontages as encouraged for the District; thus, the commercial corridor would be rendered less attractive to pedestrians, providing a net detriment to the neighboring commercial uses in the neighborhood.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The subject commercial space was originally approved per 2004.0891C as three separate spaces for three retail uses on the ground floor of the subject building. Though the three retail spaces were never built nor occupied, the proposed Project would prevent three future retail uses from being established at the subject site.

OBJECTIVE 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Proposed Project would provide employment opportunities within San Francisco. The proposed medical services facility would employ approximately 14 full-time employees; however, the Project does not propose, specifically, to offer employment opportunities for unskilled and semi-skilled workers.

Neighborhood Commerce

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

For the reason that the ground floor commercial space at the subject site is vacant, no commercial tenant offering neighborhood-serving goods and services would be displaced as a direct result of the Project. However, because the subject ground floor space was originally approved as three separate retail spaces per 2004.0891C, the Project would effectively remove three future retail spaces from the supply of vacant retail spaces in the Valencia Street NCT Zoning District, which could have potentially provided space for small business enterprises.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

The project site is located in a highly mixed urban area, with major arterial streets such as Mission and Valencia Streets dominated by commercial, light industrial, and office uses, while the smaller perpendicular streets are comprised mainly of residential uses, including multi-unit apartment and condominium buildings, and two and three unit buildings. The proposed Medical Service Use will be located on the ground floor of an existing building, and will not expand the exterior of the building. However, due to the size of the proposed Medical Service Use, the extensive frontage required for the Project would not meet the intent of Planning Code Section 145, and the ground floor commercial frontage would not promote the pedestrian-oriented urban character of the Valencia Street NCT Zoning District.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.3:

Maintain the successful Mission Street, 24th Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating density limits and minimum parking requirements.

Policy 1.1.6:

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

The proposed Medical Services Use will allow physicians to provide medical services to the local residents who are currently underserved by this type of service in their neighborhood. The use will compliment this district the mixed-use character of this District, and is highly accessible by public transit. However, the location and size of the proposed medical service use would exceed the use size limitation per 121.2 by approximately 4,100 square feet, and would not be compatible with the small to moderate scale of commercial uses in the Valencia NCT Zoning District.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

Policy 1.8.2:

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The Proposed Project would not generally prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. However, one large use in lieu of three smaller retail spaces would alter the diversity of available businesses.

11. **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 does comply with said policies in that:

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

The proposed Project will not enhance the existing retail opportunities in the surroundings, as the proposed continuous frontage would reduce the attractiveness of the retail uses located in the vicinity.

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

The existing housing and neighborhood character in the surrounding neighborhood would be adversely affected as the proposed Project is not in compliance with the fine-grain attributes of the District.

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

No housing is removed for this Project.

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

The project site is on Valencia Street and is well served by transit. It is presumable that the employees and patrons would commute by transit thereby mitigating possible on-street parking impacts.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment due to commercial office development. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The existing building has been designed and constructed to conform to the structural and seismic safety requirements of the City Building Code. The proposed Medical Services Use will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

12. The Project is not consistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
13. The Commission hereby finds that approval of the Conditional Use authorization would not promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DISAPPROVES Conditional Use Application No. 2015-001201CUA.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 16, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

DiSalvo, Jonathan (CPC)

Subject: FW: 2015-001201CUA: 899 Valencia - Sutter Medical Planning application

From: Karoleen Feng [<mailto:karoleen@karoleen.com>]

Sent: Thursday, July 02, 2015 1:01 PM

To: cwu.planning@gmail.com; planning@rodneyfong.com; wordweaver21@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; mooreurban@aol.com; Richards, Dennis (CPC); Campos, David (BOS); DiSalvo, Jonathan (CPC); Christine D. Johnson; Secretary, Commissions (CPC)

Cc: Rahaim, John (CPC)

Subject: Re: 2015-001201CUA: 899 Valencia - Sutter Medical Planning application

Commissioner Fong and Commissioners,

I am writing regarding the proposed conditional use approval of the Sutter Health Clinic at 899 Valencia. Despite the long 3 hours that members of the community spent at the May 21 hearing for the Sutter Health Clinic asking for more careful consideration of the proposal or in direct opposition to the Health Clinic, the Health Clinic has not made substantive changes to address these concerns.

From their own letter regarding the follow up, they only reached out to three groups - Mission Neighborhood Health Center (MNHC) and SF Community Clinic Consortium ; Valencia Corridor Merchants Association (VCMA); Liberty Hills Neighborhood Association (LHNA) and they did not receive definitive positive responses to their proposals or to their proposed changes.

The developer for 899 Valencia also promised the neighborhood neighborhood serving retail ideally with affordable prices. Sutter Health Clinic DOES NOT represent either.

I am strongly opposed to the clinic and hope you can consider not granting the CUA.

Thank you.

Karoleen Feng
280 Lexington Street.
MEDA



899 Valencia Street, San Francisco, CA - Valencia Street Elevation - Proposed Facade with Micro-Retail

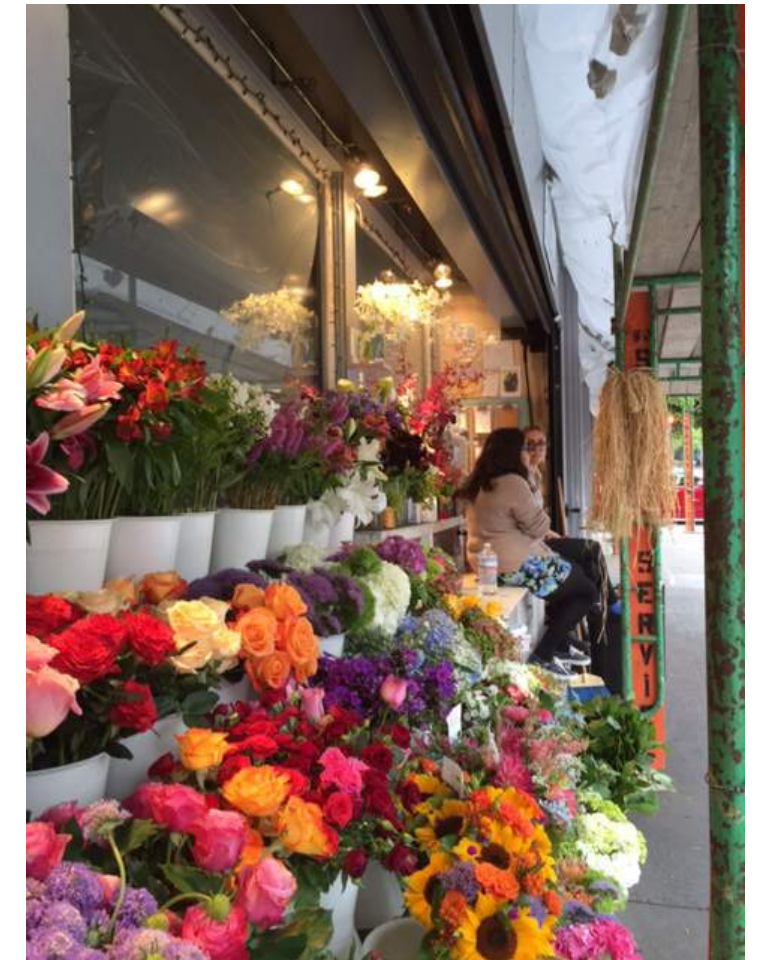
07/09/2015



Micro-Retail with Overhead Door Closed



Micro-Retail with Overhead Door Open



Bud Stop