



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: OCTOBER 20, 2016

*Date:* October 13, 2016  
*Case No.:* **2015-014461CUA**  
*Project Address:* **1441 OCEAN AVENUE**  
*Zoning:* Ocean Avenue Neighborhood Commercial Transit District  
45-X Height and Bulk District  
*Block/Lot:* 6941/059  
*Project Sponsor:* Frank Fung  
ED2 International  
1426 Fillmore Street, Suite 302  
San Francisco, CA 94115  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes to open a new medical service use and social service establishment d.b.a. North East Medical Services (NEMS) at the project site at 1441 Ocean Avenue in the Ocean Avenue Neighborhood Commercial Transit District (NCT). NEMS is a federally funded, private, non-profit comprehensive health center servicing over 30,000 members throughout the Greater San Francisco Bay Area. NEMS is headquartered at 1520 Stockton Street with two additional clinics in San Francisco.

Between the hours of 8:30AM to 5:00PM Mondays through Fridays, NEMS offers primary medical care including: adult medicine, pediatrics, OB/GYN and specialty services such as cardiology, allergy, ENT, radiology, surgery, and ophthalmology. NEMS also provides dental and optometry care. Ancillary services include: laboratory, x-ray, and pharmacy. Support services include: health education, nutrition, social services, and member services. All of the staff are multi-lingual in several dialects of Chinese, English and several other Asian languages.

The proposed project is an alteration of the existing one-story building and partial addition of second and third floors. The existing tenant space measures 2,500 square feet and the final project will be a three-story facility with a total of 5,625 square footage. The proposed project will allow NEMS to better serve the Oceanside neighborhood and community. The expanded health center will provide much needed services for its primarily low income patients.

## **SITE DESCRIPTION AND PRESENT USE**

The project is located on the south side of Ocean Avenue, near the intersection of Ocean and Miramar Avenues, Block 6941, Lot 059. The subject property is located within the Ocean Avenue Neighborhood Commercial Transit District ("NCT") and the 45-X Height and Bulk District. The property is developed with a one-story commercial building. The commercial space is currently vacant, but was previously occupied by a limited restaurant known as "Ocean Pizza Restaurant." The commercial space was already vacant when the project sponsor acquired the project site in June 2015.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Ocean Avenue NCT, including restaurants, bars, apparel stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by residential units. Properties located directly south of the project site are located within the RH-2 (Residential – House, Two Family) Zoning District.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 30, 2016	September 30, 2016	20 days
Posted Notice	20 days	September 30, 2016	September 28, 2016	22 days
Mailed Notice	20 days	September 30, 2016	September 30, 2016	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has received two communications in opposition to the proposal from a community member and the Ocean Avenue Association (OAA). The primary concerns related to the façade design and lack of street activation by the original proposal. Additionally, there were concerns related to losing an existing commercial space, which was previously a pizza restaurant.
- The project sponsor has conducted outreach to the adjacent neighbors and interested community groups, including the Ocean Avenue Association. Additional details on the project sponsor's community outreach are included below:
  - Community meeting on November 3, 2015

- Meeting with Dan Weaver, Executive Director of Ocean Avenue Association, on November 16, 2015
  - Presentation to Ocean Avenue Streetlife Committee on December 16, 2015
  - Meeting with members of Ocean Avenue Association on February 17, 2016
- Additionally, the project sponsor canvassed the surrounding areas (a few blocks in each direction of the project site) and gathered a total of 2,228 signatures in support of the project from individual neighborhood businesses; NEMS patients and residents within the same zip code as project site; and other members of the NEMS HMO. A copy of the petition cover letter is included as an attachment for reference.

## **ISSUES AND OTHER CONSIDERATIONS**

- Pursuant to Planning Code Sections 737.51 and 790.114, medical service uses are principally permitted on the first and second floors of properties located within Ocean Avenue Neighborhood Commercial Transit Zoning District. The proposal also includes a social service use on the third floor, which is conditionally permitted with pursuant to Planning Code Sections 737.81 and 790.50.
- Pursuant to Planning Code Section 737.21, uses greater than 4,000 square feet are conditionally permitted in the Ocean Avenue Neighborhood Commercial Transit Zoning District.
- The project sponsor worked proactively with the Urban Design Advisory Team (UDAT) in order to introduce a more active street frontage and also better match the neighborhood context. Some changes included activating the ground floor more by introducing more fenestration and transparency; adjusting the window proportions to compliment adjacent buildings more; and introducing more quality materials.
- The proposed use will employ approximately six full-time employees.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of an “other institution, large” (social service) on the third level of the subject property within the Ocean Avenue NCT pursuant to Planning Code Section 737.81. Additionally, the Commission must grant conditional use authorization for a use size greater than 4,000 square feet pursuant to Planning Code Section 737.21.

## **BASIS FOR RECOMMENDATION**

- The proposed project is consistent with the stated purposed of the Ocean Avenue NCT in that the intended use will provide a compatible service for the immediately surrounding neighborhoods.
- The proposed project does not impact any historic landmark or building.
- The proposed project meets all applicable requirements of the Planning Code.

- The proposed project is desirable because it will increase access to primary care medical services to both residents of the Oceanside neighborhood, as well as citywide. The proposed project is also desirable because it adds to the City's economic base, creates new opportunities for jobs for City residents.
- The proposed project will enhance the neighborhood and it will attract individuals to patronize and strengthen other commercial activities in the area.

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

Draft Motion – Conditional Use Authorization

Environmental Determination

Block Book Map

Sanborn Map

Aerial Photographs

Combined CUA/312 Notice

Project Sponsor Submittal, including:

- Reduced Plans

- Renderings

- Cover Letters of Petition in Support

Public Correspondence (see also Project Sponsor Submittal)



Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

          VAF            
Planner's Initials

VF: I:\Cases\2015\2015-014461CUA - 1441 Ocean Ave and BPA\2015-014461CUA\_1441 Ocean Ave\_ExecSummary.doc

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# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
- ☐ Child Care Requirement (Sec. 414)
- ☒ Other: Transportation Sustainability Fee (Sec. 411A) and Balboa Park Community Infrastructure Impact Fee (Sec. 422)

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## Planning Commission Draft Motion

HEARING DATE: OCTOBER 20, 2016

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[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 737.81, AND 790.50 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE TO A MEDICAL SERVICE USE AND SOCIAL SERVICE INSTITUTION (D.B.A. NORTH EAST MEDICAL SERVICES) AND PURSUANT TO SECTION 737.21 FOR A USE SIZE GREATER THAN 4,000 SQUARE FEET WITHIN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 16, 2016 Frank Fung (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 737.81 and 790.50 to allow a social service on the third level on the project site and pursuant to Planning Code Section 737.21 to allow a use size greater than 4,000 square feet on a property within the Ocean Avenue Neighborhood Commercial Transit District and a 45-X Height and Bulk District.

On October 20, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-014461CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 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 authorizes the Conditional Use requested in Application No. 2015-014461CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of Ocean Avenue, near the intersection of Ocean and Miramar Avenues, Block 6941, Lot 059. The subject property is located within the Ocean Avenue Neighborhood Commercial Transit District ("NCT") and the 45-X Height and Bulk District. The property is developed with a one-story commercial building. The commercial space is currently vacant, but was previously occupied by a limited restaurant known as "Ocean Pizza Restaurant." The commercial space was already vacant when the project sponsor acquired the project site in June 2015.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Ocean Avenue NCT, including restaurants, bars, apparel stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by residential units. Properties located directly south of the project site are located within the RH-2 (Residential – House, Two Family) Zoning District.
4. **Project Description.** The project sponsor proposes to open a new medical service use and social service establishment d.b.a. North East Medical Services (NEMS) at the project site at 1441 Ocean Avenue in the Ocean Avenue Neighborhood Commercial Transit District (NCT). NEMS is a federally funded, private, non-profit comprehensive health center servicing over 30,000 members throughout the Greater San Francisco Bay Area. NEMS is headquartered at 1520 Stockton Street with two additional clinics in San Francisco.

Between the hours of 8:30AM to 5:00PM Mondays through Fridays, NEMS offers primary medical care including: adult medicine, pediatrics, OB/GYN and specialty services such as cardiology, allergy, ENT, radiology, surgery, and ophthalmology. NEMS also provides dental and optometry care. Ancillary services include: laboratory, x-ray, and pharmacy. Support

services include: health education, nutrition, social services, and member services. All of the staff are multi-lingual in several dialects of Chinese, English and several other Asian languages.

The proposed project is an alteration of the existing one-story building and partial addition of second and third floors. The existing tenant space measures 2,500 square feet and the final project will be a three-story facility with a total of 5,625 square footage. The proposed project will allow NEMS to better serve the Oceanside neighborhood and community. The expanded health center will provide much needed services for its primarily low income patients.

The proposed operation consists of six employees. Approximately 90% of these employees will commute to the project site via public transit with the remaining 10% of employees commuting to the project site via driving their personal cars. The subject site is well served by public transit so potential customers should not adversely affect the traffic flow.

5. **Public Comment.** To date, the Department has received two communications in opposition to the proposal from a community member and the Ocean Avenue Association (OAA). The primary concerns related to the façade design and lack of street activation by the original proposal. Additionally, there were concerns related to losing an existing commercial space, which was previously a pizza restaurant.

The project sponsor has conducted outreach to the adjacent neighbors and interested community groups, including the Ocean Avenue Association. Additional details on the project sponsor's community outreach are included below:

- Community meeting on November 3, 2015
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- Presentation to Ocean Avenue Streetlife Committee on December 16, 2015
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Additionally, the project sponsor canvassed the surrounding areas (a few blocks in each direction of the project site) and gathered 2,228 signatures for a petition supporting the proposal (see below for breakdown). A copy of the petition cover letter is included as an attachment for reference.

- 66 individual neighborhood businesses
- 2,042 NEMS patients and residents within the same zip code as project site
- 120 other members of the NEMS HMO

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. **Floor Area Ratio.** Planning Code Section 737.20 allows a floor area ratio (FAR) of 2.5 to 1 as defined by Planning Code Section 124.

*The proposal includes an FAR of 2.5 to 1.*

- B. **Use Size.** Planning Code Sections 121.2 and 737.21 state that a Conditional Use Authorization is required for non-residential uses 4,000 square feet.

*The proposed use is 5,625 square feet in size and requires conditional use authorization as proposed.*

- C. **Hours of Operation.** Planning Code Section 737.27 permits hours of operation from 6:00AM to 2:00AM, with a Conditional Use Authorization required for maintaining hours of operation from 2:00AM to 6:00AM, as defined by Planning Code Section 790.48

*The proposed hours of operation are from 8:30AM to 5:00PM Mondays – Fridays for the first year, and then Mondays – Saturdays moving forward.*

- D. **Rear Yard Requirement in the NC District.** Planning Code Section 737.12 requires a rear yard at the second story and above, and at all residential levels. Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*The existing one-story building covers 100% of the lot. The new second and third levels will include a 25% rear yard setback. The proposal meets the Planning Code rear yard requirements.*

- E. **Parking.** Planning Section 737.22 of the Planning Code does not require off-street parking for commercial or institutional uses.

*The proposal does not propose any off-street parking.*

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street 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 that 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.

*The subject commercial space has approximately 25-feet of frontage on Ocean Avenue with approximately 60 percent of the street frontage dedicated to windows and the main entry. The first 25 feet of the ground floor and the first 15 feet of the second and third floors are comprised of active uses.*

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department per Article 6 of the 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.*

- H. **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 5,625 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.*

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:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed project will be in keeping with the other buildings on the block. The proposed project will allow NEMS to better serve the Oceanside neighborhood, as well as the surrounding neighborhoods due to its location, which is readily accessible by transit. Additionally, the proposed use is desirable because it will provide much needed services for its primarily low income patients. The proposed change of use will not impact traffic or parking in the District because the majority of employees and patients will take transit to the location. The medical service 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.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the proposed project will be in keeping with the other buildings on the block. The buildings in this commercial corridor generally have extensive lot coverage at the ground floor. The proposed facility is appropriate for this block and will not adversely affect the neighboring uses. The proposal will be compatible with the adjacent institutional, residential, and commercial uses. The proposed project will provide health and welfare for persons residing in this neighborhood.*

*The existing one-story building covers 100% of the lot. The project includes adding a second and third level vertical addition to the structure, both of which will cover 75% of the lot.*

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

*The Planning Code does not require parking or loading for a 5,625 square foot medical service use and social service institution. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The proposed project will not alter the level of service of nearby intersections. Many of the patrons of the medical service use will be coming from surrounding neighborhoods during the daytime, and thus will be able to utilize nearby transit lines. Additionally, the majority of employees will primarily be traveling to the medical service use via transit. Therefore, the proposed use will not have any adverse effect on traffic near the project site.*

*The proposal will generate a limited demand for off-street parking spaces. No off-street parking is required as the project is located within the Ocean Avenue NCT. Given the City's transit-first policy and easy access to public transit from the project site, the proposed project's lack of off-street parking will not have a significant effect.*

*Deliveries, loading, and unloading will take place on the loading zone in front of the site and metered loading spaces on Ocean Avenue. Deliveries will occur before 9:00AM and will not adversely impact traffic patterns in the area. These deliveries will be of short duration since quantity of deliveries is limited.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*During the construction phase, some noise will be generated. Construction will be limited to Monday through Saturday between the hours of 7:00AM and 6:00PM, and from 8:00AM to 5:00PM on Sunday. All impact tools will be muffled to minimize noise during construction. The Project Sponsor will comply with the improvement and/or mitigation measures governing construction.*

*After completion, the proposed project will not generate any offensive odor, noxious fumes, glare, noise, or dust. Interior lighting will mainly generate lighting in the evening. Exterior lighting will*



*occur at entrances and at the building at grade. The street-facing windows will be double glazed. Therefore, the proposed use will not generate offensive glares or noise.*

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

*Street trees will be planted subject to the approval of San Francisco Public Works. A landscaping plan will be submitted to Public Works for approval. The mechanical equipment on the roof will be screened and service areas are inside of the building. Lighting and proposed sign locations are denoted on design drawings.*

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

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

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

*The proposed project is consistent with the stated purposes of Ocean Avenue NCT in that the intended use provides medical and social services to the surrounding neighborhoods.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### 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.

*The proposal will provide employment opportunities to residents. The proposed project will provide additional jobs, many of which will be for entry-level employees. Currently 80% of NEMS staff are San Francisco residents. Employment opportunities are first advertised with community employment agencies and newspapers.*

## COMMUNITY FACILITIES

## Objectives and Policies

### **OBJECTIVE 3:**

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES

#### **Policy 3.1:**

Provide neighborhood centers in areas lacking adequate community facilities.

#### **Policy 3.2:**

Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

#### **Policy 3.3:**

Develop centers to serve an identifiable neighborhood.

#### **Policy 3.5:**

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

*For over 40 years, NEMS has served as a community-based multi-service center. The expansion and re-construction of a functionality obsolete facility at the project site will enhance the ability of NEMS to meet the current and future needs of the community it serves.*

#### **Policy 3.6:**

Base priority for the development of neighborhood centers on relative need.

#### **Policy 3.7:**

Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

*The Oceanside District has a high need for health and social services. The proposed project will enable NEMS to continue to supplement and expand health and social services offered by public and other community-based service organizations in the area.*

#### **Policy 3.8:**

Provide neighborhood centers with a network of links to other neighborhood and citywide services.

*As a Citywide organization, NEMS can make appropriate references to its other facilities throughout the City when persons using NEMS facilities move to another part of the city.*

9. **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 proposal would enhance the district by providing a medical service use and social service in an area that is underserved by this type of service. The previous pizza restaurant was discontinued by the previous business, and therefore, the use of the building does not displace any existing neighborhood-serving retail businesses.*

- 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 not be adversely affected.*

- 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 located on Ocean Avenue and well-served by public transit on or connecting to Ocean Avenue. The proposed medical service use will be used by residents in the neighborhood or those working nearby. Therefore, the proposed project will not contribute to commuter traffic or overburden neighborhood streets or parking.*

- 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 proposed project will not displace any service or industry establishment. 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 proposed project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal 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.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-014461CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 14, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion 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.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 20, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:      October 20, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a medical service use and social service institution (d.b.a. **North East Medical Services**) located at 1441 Ocean Avenue, Block 6941, and Lot 059 pursuant to Planning Code Sections **737.81** and **790.50** and for a use size greater than 4,000 square feet pursuant to Planning Code Section **737.21** within the **Ocean Avenue Neighborhood Commercial Transit District** and a **45-X** Height and Bulk District; in general conformance with plans, dated **September 14, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-014461CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 20, 2016** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 20, 2016** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project Sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than two-Class 2 bicycle parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



## PROVISIONS

11. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
12. **Balboa Park Community Infrastructure Impact Fee.** The Project is subject to the Balboa Park Community Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 422.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING – AFTER ENTITLEMENT

13. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
14. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

15. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
16. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

17. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1441-1443 Ocean Avenue		6941/059
Case No.	Permit No.	Plans Dated
2015-014461ENV	201510068918	10/23/2015
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction
<input type="checkbox"/> Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Proposed change of use from (E) restaurant to (N) medical clinic. To include upgrades and renovations. Vertical addition of (N) 2nd and 3rd levels.		

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class __</b>

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
Comments and Planner Signature (optional): Jean Poling	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <b>Per PTR form signed on December 21, 2015.</b>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sfgov.org Date: 2015.12.23 09:11:19 -08'00'</small>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Stephanie A. Cisneros	<b>Signature:</b>  Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.12.23 09:11:19 -08'00'</small>
	<b>Project Approval Action:</b> <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Preservation Team Meeting Date:		Date of Form Completion	12/16/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	1441-1443 Ocean Avenue	
Block/Lot:	Cross Streets:	
6941/059	Miramar Avenue and Granada Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-014461 ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/23/2015
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Frank Fung (dated October 16, 2015).	
Proposed Project: Proposed change of use from (E) restaurant to (N) medical clinic. To include upgrades and renovations. Vertical addition of (N) 2nd and 3rd levels.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *
		<input type="radio"/> N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>		
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	



Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.


#### PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Frank Fung of ED2 International (dated 10/16/15) and information found in the Planning Department files, the subject property at 1441-1443 Ocean Avenue contains a one-story, wood-frame, commercial structure constructed in 1948 by Stealing Building Company for original owner John Murphy. The building was designed so as to accommodate two tenants. The earliest recorded tenants in 1953 were Ocean-Mar Cleaners (1441 Ocean Avenue) and real estate agent John Aaro (1443 Ocean Avenue). 1441-1443 Ocean Avenue does not appear to have been constructed in any discernible architectural style and the only expressed feature is an angled, recessed vestibule. Known alterations to the building include: permit to erect electric sign (1956); remodeling existing store for occupancy as a restaurant (1978); installation of type two hood and ventilation duct (1986); and installation of fire suppression system into existing hood (1999).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is of no discernible architectural style. As such, 1441-1443 Ocean Avenue is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Ocean View neighborhood within blocks that contain clusters of outstanding examples of early 20th century commercial architecture. Preliminary research has found the adjacent building at 1437-1439 Ocean Avenue to be individually eligible for listing in the California Register. The stretch of Ocean Avenue between Fairfield Way and Plymouth Avenue warrants further study for district eligibility as it appears to contain a number of individuals and clusters that are outstanding examples of early 20th century commercial architecture. However, the subject property at 1441-1443 Ocean Avenue does not appear to relate to other prominent structures or clusters along this corridor.

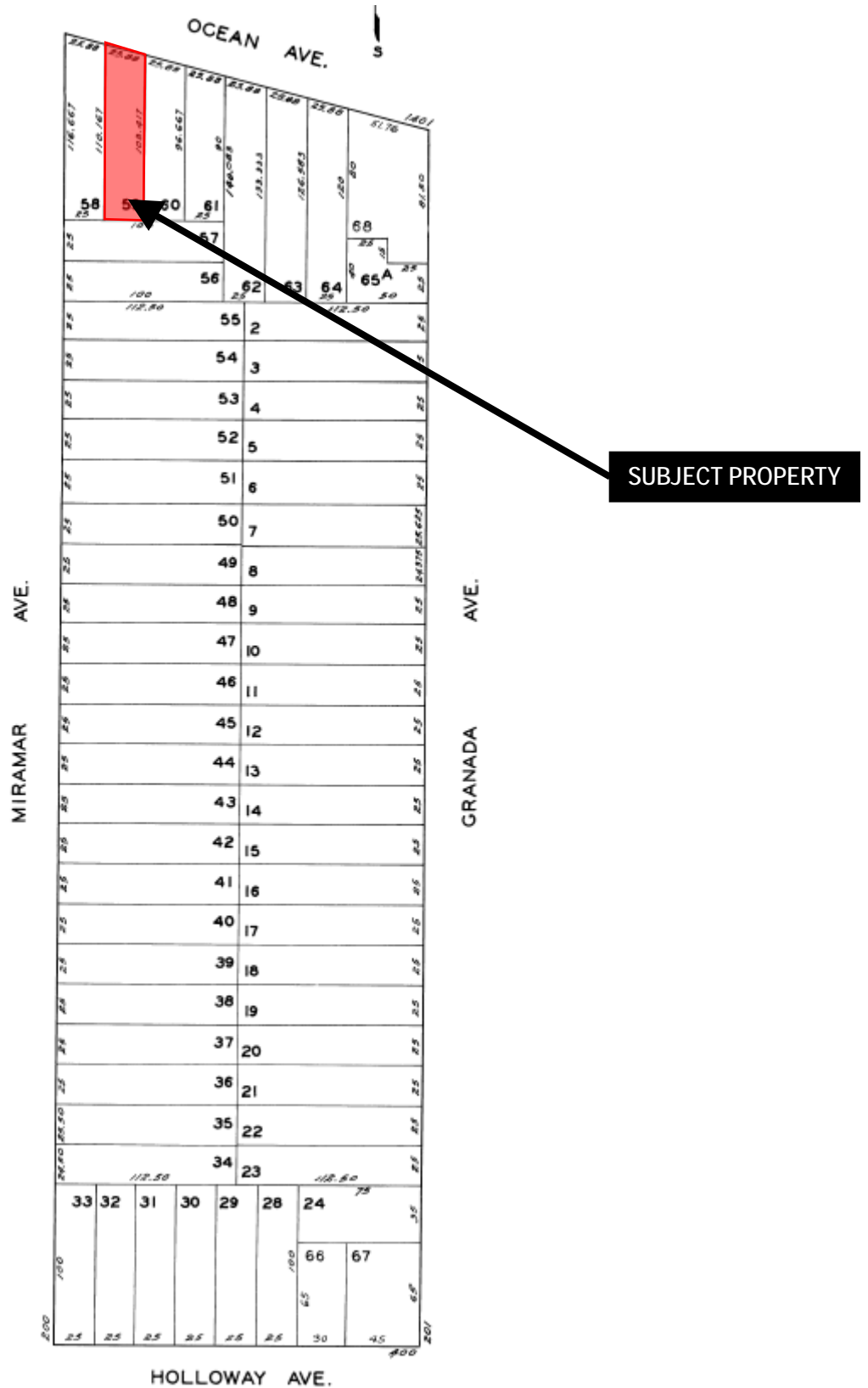
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015



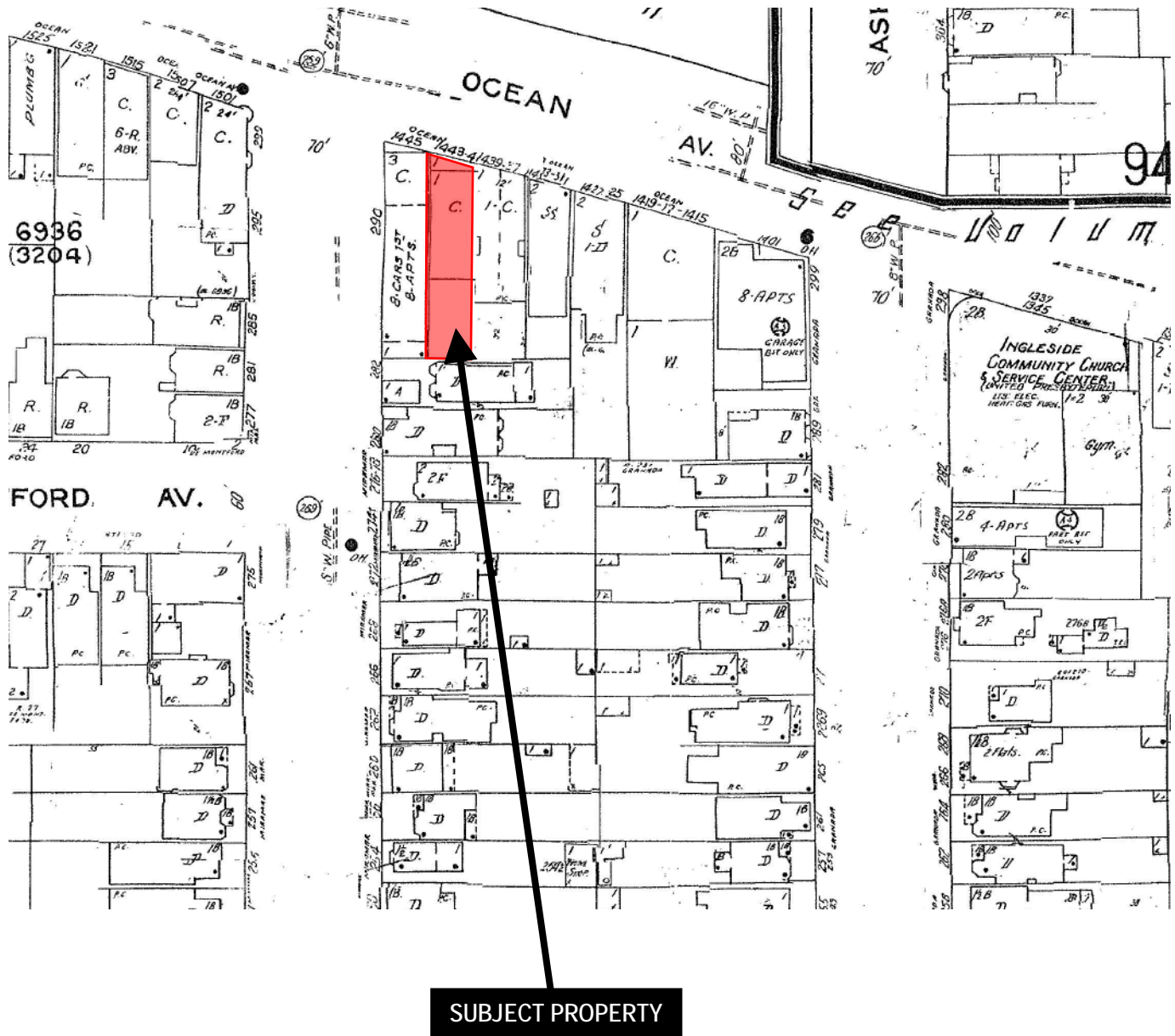
# Exhibits

# Parcel Map



Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue

# Sanborn Map\*

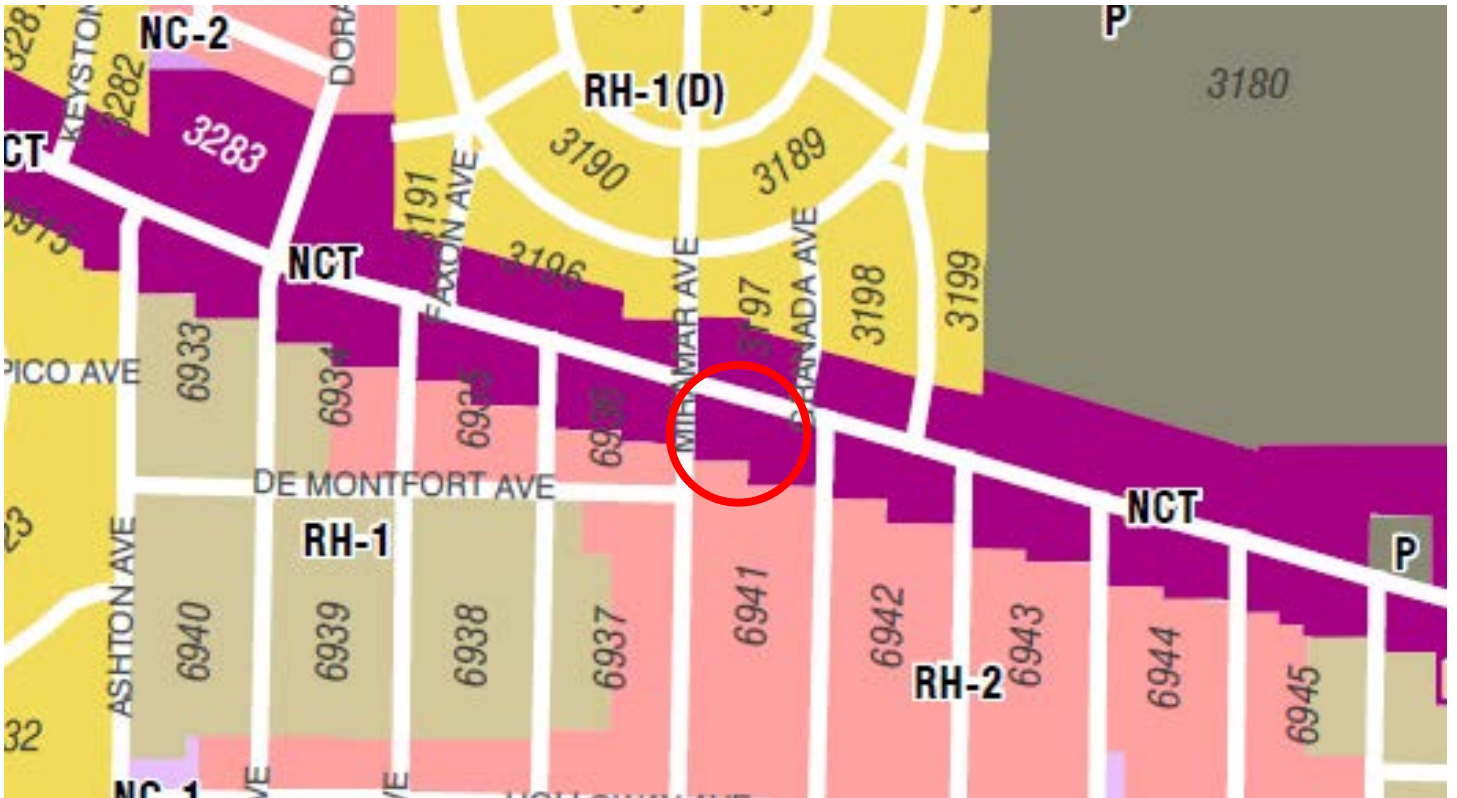


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue

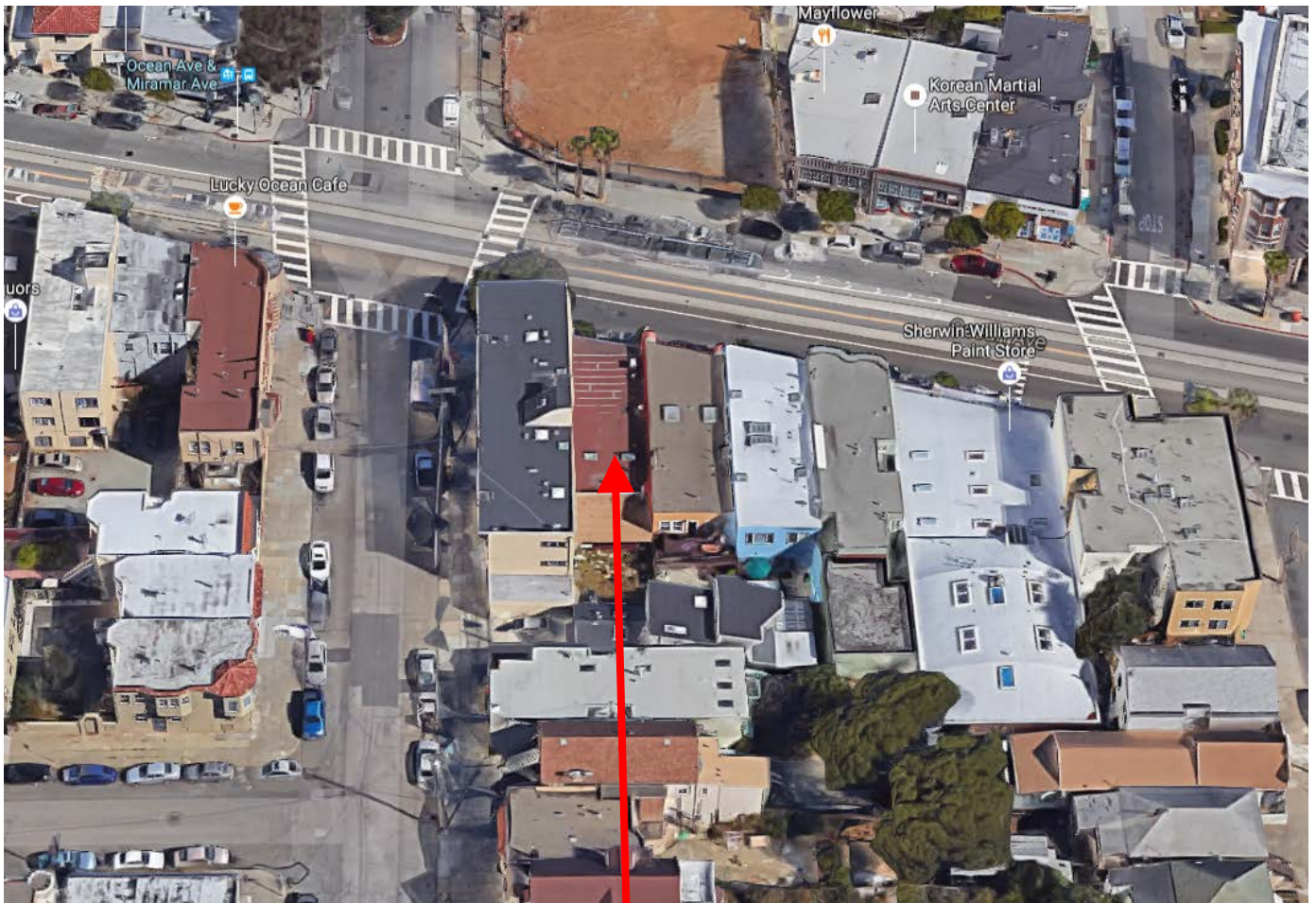
# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue



# Aerial Photo

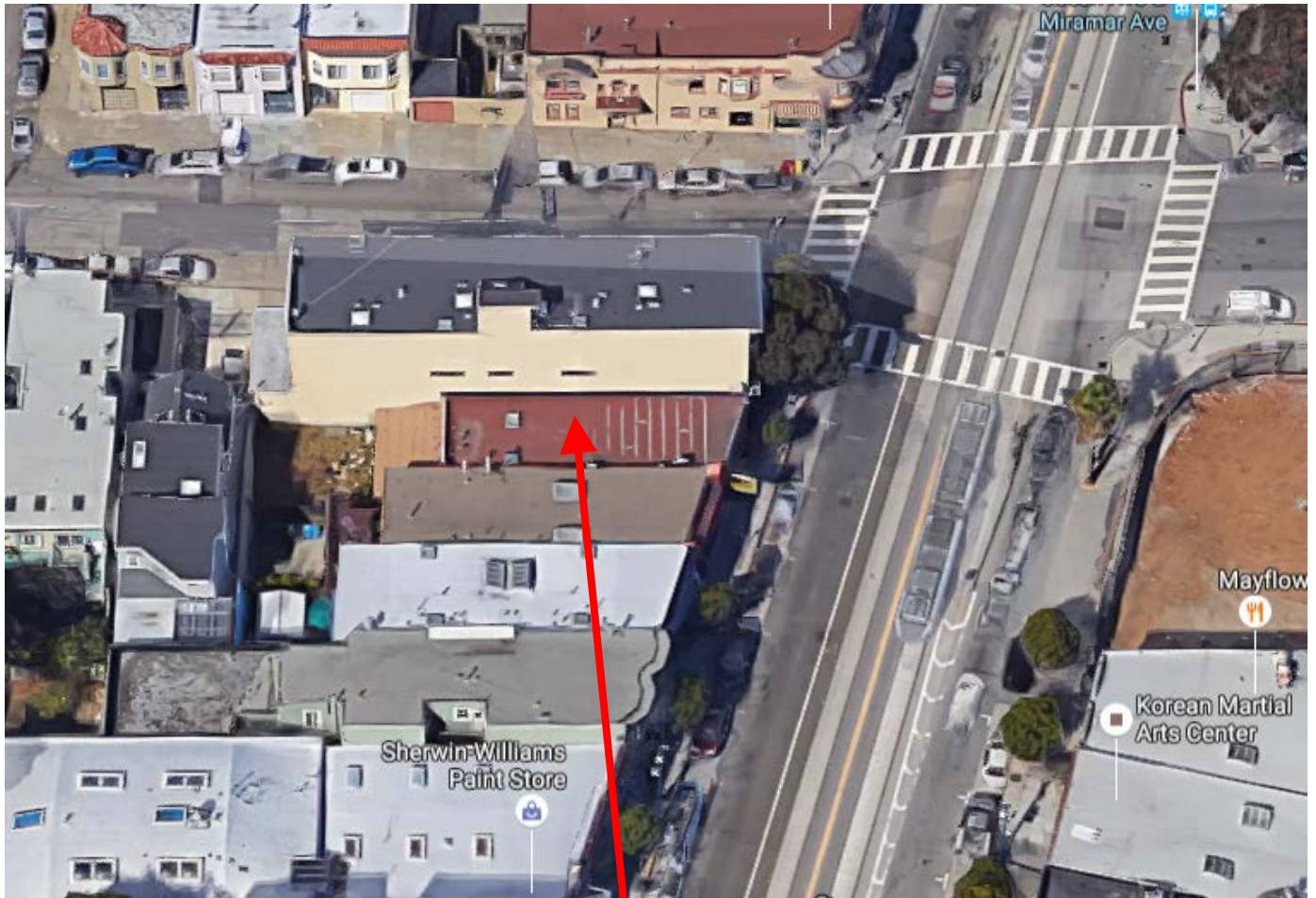


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue

# Aerial Photo



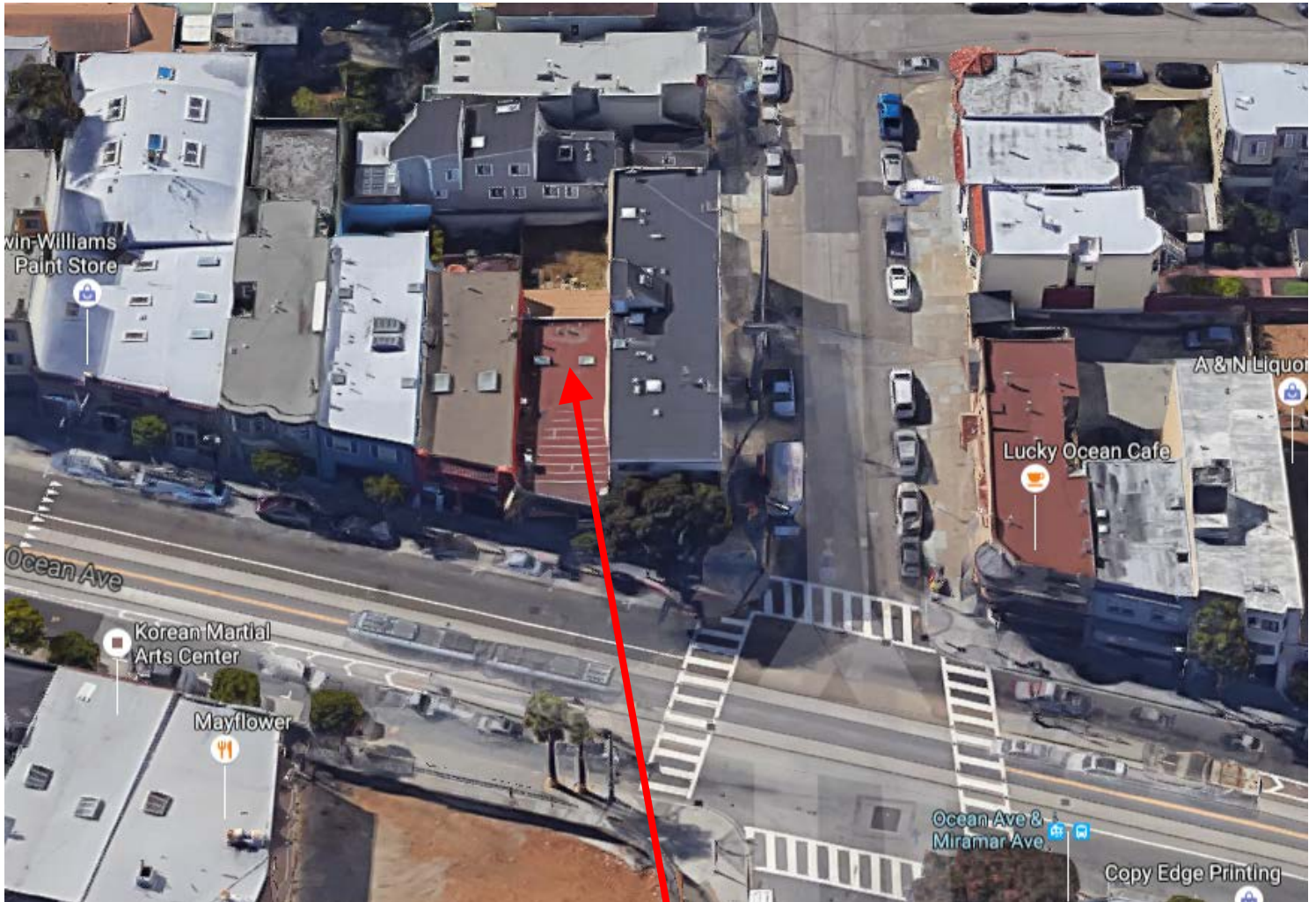
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue



# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue

# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue



# Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing  
Case Number 2015-014461CUA  
1441 Ocean Avenue

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# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, October 20, 2016**

Time: **Not before 12:00 PM (noon)**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>1441 Ocean Avenue</b>	Case No.:	<b>2015-014461CUA</b>
Cross Street(s):	<b>Miramar Avenue</b>	Building Permit:	<b>2015.10.06.8918</b>
Block /Lot No.:	<b>6941 / 059</b>	Applicant:	<b>Frank Fung</b>
Zoning District(s):	<b>Ocean Ave NCT / 45-X</b>	Telephone:	<b>(415) 575-2500</b>
Area Plan:	<b>Balboa Park</b>	E-Mail:	<a href="mailto:ffung@ed2intl.com">ffung@ed2intl.com</a>

### PROJECT DESCRIPTION

The proposal is for **CONDITIONAL USE AUTHORIZATION (CUA)** to establish a medical service (d.b.a North East Medical Services (NEMS)) in an existing one-story structure. The proposal also includes alterations of the existing building, a two-story vertical addition, and façade alterations. The third floor will include a social service use, which requires CUA pursuant to Planning Code Section 737.81. Additionally, the proposed use size requires CUA pursuant to Planning Code Section 737.21 since it is greater than 4,000 square feet. NEMS offers primary medical care - adult medicine, pediatrics, OB/GYN and specialty services such as cardiology, allergy, ENT, radiology, surgery and ophthalmology. NEMS also provides dental and optometry care. Ancillary services include: laboratory, x-ray and pharmacy. The proposed hours of operation are from 8:30am – 5:00pm Mondays through Fridays, and also open on Saturdays after one year of operation.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Veronica Flores** Telephone: **(415) 575-9173** E-Mail: [veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
NORTH EAST MEDICAL SERVICES	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1520 STOCKTON STREET	( 415 ) 352-5025
SAN FRANCISCO, CA 94133	EMAIL:
	JOHNSON.WONG@NEMS.ORG
APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	(     )
	EMAIL:
CONTACT FOR PROJECT INFORMATION:	
FRANK FUNG	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
ED2 INTERNATIONAL	( 415 ) 575-2500
1426 FILLMORE ST. SUITE 302	EMAIL:
SAN FRANCISCO, CA 94115	ffung@ed2intl.com
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	(     )
	EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
1441-1443 OCEAN AVENUE		94116		
CROSS STREETS:				
BETWEEN MIRAMAR AVE. AND GRANADA AVE.				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6941 / 059	25'x100'	2500	NCT	40-X

### 3. Project Description

( Please check all that apply )		PRESENT OR PREVIOUS USE:	
<input checked="" type="checkbox"/> Change of Use	ADDITIONS TO BUILDING:	COMMERICAL USE - PIZZA RESTAURANT	
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Rear	PROPOSED USE:	
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Front	MEDICAL OFFICE/HEALTH CLINIC	
<input checked="" type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Height	BUILDING APPLICATION PERMIT NO.:	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Side Yard	DATE FILED:	
<input type="checkbox"/> Other Please clarify:		201510068918	10/23/2015

### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	14'-0"	14'-0"	24'-0"	38'-0"
Number of Stories	1	1	2	3
Bicycle Spaces	0	0	0	0
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	0	0	0	0
Retail	2500'	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0	0
Parking	0	0		0
Other (Specify Use)	0	2500' Health Clinic	3750' Health Clinic	5625' Health Clinic
<b>TOTAL GSF</b>	<b>2500</b>	<b>2500'</b>	<b>3750'</b>	<b>5625'</b>

Please describe any additional project features that are not included in this table:  
( Attach a separate sheet if more space is needed )



Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That 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; and
2. That 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) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (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;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

# Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

THIS PROPOSED PROJECT, LOCATED IN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT WAS A PIZZA RESTAURANT BUILDING. THIS USE WAS DISCONTINUED BY PREVIOUS STORE. THERE ARE SIMILAR BUSINESSES WITHIN BLOCKS OF THE PROJECT SITE. THE USE OF THE EXISTING BUILDING AS A HEALTH CLINIC FOR NORTH EAST MEDICAL SERVICES WILL NOT DISPLACE ANY EXISTING NEIGHBORHOOD SERVING BUSINESS. THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1(b)(1).

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

THIS PROPOSED PROJECT WILL NOT CONTAIN ANY RESIDENTIAL UNITS. THIS HEALTH CLINIC WILL ENHANCE THE NEIGHBORHOOD CHARACTER BECAUSE THE PROJECT WILL GENERATE AND EXPAND NEIGHBORHOOD SERVICES. IT WILL HAVE A POSITIVE IMPACT, WITH NO NEGATIVE IMPACT ON THE CULTURAL AND ECONOMICAL DIVERSITY OF THE DISTRICT . THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1 (b)(2).

3. That the City's supply of affordable housing be preserved and enhanced;

THE PROPOSED HEALTH CLINIC WILL NOT IMPACT THE CITY'S SUPPLY OF AFFORDABLE HOUSING, AS NO RESIDENTIAL USE OCCURS AT THE SITE. THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1 (b)(3).

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

THE PROPOSED HEALTH CLINIC WILL BE USED BY RESIDENTS IN THE NEIGHBORHOOD OR THOSE WORKING NEARBY. THEREFORE THE PROPOSED PROJECT WILL NOT CONTRIBUTE TO COMMUTER TRAFFIC NOR OVERBURDEN NEIGHBORHOOD STREETS OR PARKING. THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1 (b)(4).

5. 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 PROPOSED PROJECT IS A HEALTH CLINIC MEANT TO SERVE AND PROVIDE FOR THE COMMUNITY/ NEIGHBORHOOD WITH MEDICAL CARE AND NOT MEANT TO DISPLACE ANY INDUSTRIAL OR SERVICE SECTORS. ANY FUTURE OPPORTUNITES FOR RESIDENTIAL EMPLOYMENT AND OWNERSHIP OF THOSE SECTORS WILL NOT BE NEGATIVELY IMPACTED. THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1 (b)(5).~~

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

~~THE PROPOSED HEALTH CLINIC WILL MEET ALL CURRENT SEISMIC AND FIRE SAFETY STANDARDS. THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1 (b)(6).~~

7. That landmarks and historic buildings be preserved; and

~~THE EXISITNG LOCATION (BUSINESS AND SITE) IS NOT CONSIDERED AS A LANDMARK NOR HISTORICAL BUILDING. THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1 (b)(7).~~

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

~~THE PROPOSED PROJECT IS NOT LOCATED NEAR ANY PARK NOR OPEN SPACE. THE HEIGHT OF THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE SURROUNDING BUILDINGS WHICH IS WITHIN THE ALLOWABLE ZONING HEIGHT IN THE DISTRICT. THIS PROJECT IS CONSISTENT WITH PLANNING CODE 101.1 (b)(8).~~

## Estimated Construction Costs

TYPE OF APPLICATION:	
CONDITIONAL USE PERMIT	
OCCUPANCY CLASSIFICATION:	
B	
BUILDING TYPE:	
TYPE V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
5,625 SF	MEDICAL OFFICE/HEALTH CLINIC
ESTIMATED CONSTRUCTION COST:	
\$900,000	
ESTIMATE PREPARED BY:	
ED2 INTERNATIONAL	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name, and indicate whether owner, or authorized agent:

FRANK FUNG

Owner / Authorized Agent (circle one)

# Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

## NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:**  
**Call or visit the San Francisco Planning Department**

**Central Reception**

1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

**CONDITIONAL USE APPLICATION ATTACHMENT**  
**North East Medical Services**  
**Community Health Center**  
**1441-1443 Ocean Avenue, San Francisco, CA**

**APPROVALS REQUIRED:**

The proposed project will require:

- A. The following conditional use authorization by the Planning Commission will be required:
  - 1. Medical office / health clinic use in third floor of NCT zoning (Code §303(c); and
  - 2. Use size exceeding 4,000 square feet (Code §121.2) .
- B. Approval of the Site Building Permit Application by the Planning Department and the Department of Building Inspection (“DBI”);
- C. DPW and DBI Approvals to use sidewalk and parking lane during construction.

**THE PROPOSED PROJECT MEETS THE CRITERIA OF §303(c):**

The proposed project meets the requirements of §303(c) 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 and desirable for, and compatible with, the neighborhood or the community.*

North East Medical Services (NEMS) is a federally funded, private, non-profit comprehensive health center serving over 30,000 members throughout the San Francisco Bay Area. NEMS is headquartered at 1520 Stockton Street with two additional clinics. The proposed new clinic is at 1441 Ocean Avenue in the Oceanside District of San Francisco and will serve that community.

NEMS offers primary medical care - adult medicine, pediatrics, OB/GYN and specialty services such as cardiology, allergy, ENT, radiology, surgery and ophthalmology. NEMS also provides dental and optometry care. Ancillary services include: laboratory, x-ray and pharmacy. Support services include: health education, nutrition, social services and member services. All of the staff are multi-lingual in several dialects of Chinese, English and several other Asian languages.

The proposed project is an alteration of the existing one-story building and partial addition of a second and third floors. The project will become a 5,625 gsf third-story facility. The proposed project will allow NEMS to better serve that neighborhood and

community. The expanded health center will provide much needed services for its primarily low-income patients. The proposed project will result in an enhanced facility to serve an existing population.

The proposed project will provide affordable health services for persons and families residing in the Oceanside district. Users of the health center will be predominantly persons residing in the surrounding neighborhoods. Therefore, the proposed expanded size and intensity contemplated of the new NEMS facility will provide a development that is necessary and desirable for, and compatible with, the neighborhood or the community.

2. *The proposed uses or features 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 developments in the vicinity.*

- A. *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;*

The buildings in this commercial corridor generally have extensive lot coverage at the ground floor. Some commercial uses have 100% lot coverage at the first floor. The proposed project will have 100% coverage at the existing first level. The new second and third levels will have 75% lot coverage. The new facility will be similar in height to the adjacent neighboring buildings. The proposed facility is appropriate for this block and will not adversely affect the neighboring uses.

The new facility will be compatible with the adjacent institutional, residential, commercial and retail uses, and will not alter the neighborhood character or context. The proposed project will provide health and welfare for persons residing in this neighborhood.

- 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 proposed project will generate daily person trips similar to the previous use on the site. The proposed project will not alter the level of service of nearby intersections. Because many of the users of the health center will come from the surrounding neighborhoods during the daytime, the transit lines will have capacity. Therefore, the proposed use will not have any adverse effect on traffic near the project site.

The proposed project will generate a limited demand for off-street parking spaces. No off-street parking is required as the project is less than 5,000 net square feet. The lack of off-street parking is further reflected by the low income level of the



users of the health clinic. During the daytime and after work, a majority of the users of the health clinic will be from the surrounding neighborhood, who will either take transit or walk to the site. Given the City's transit-first policy and easy access to public transit from the project site, the proposed project's lack of off-street parking will not have a significant effect.

Deliveries, loading and unloading will take place on the loading zone in front of the site and metered loading spaces on Ocean Avenue.

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

During the construction phase, some noise will be generated. The San Francisco Police Code Construction governs noise levels. Construction will be limited to Monday through Saturday between the hours of 7:00 AM and 6:00 PM, and from 8:00 AM to 5:00 PM on Sunday. All impact tools will be muffled to minimize noise during construction. The project sponsor will comply with the improvement and/or mitigation measure governing construction.

After completion, the proposed project will not generate any offensive odor, noxious fumes, glare, noise or dust. Interior lighting will mainly generate lighting in the evening. Exterior lighting will occur at entrances and at the building at grade. Any signage will be governed by Article 6 of the Planning Code and will be reviewed by the Planning Department under a separate permit application. The windows of the health clinic facing the street will be double glazed windows. Therefore, the activities will not generate offensive noise.

- D. *Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, services areas, lighting and signs; and*

Street trees will be planted subject to the approval of the Department of Public Works. A landscaping plan will be submitted to the Department for approval. The mechanical equipment on the roof are screened. Service areas are inside the building. Lighting and signs are denoted on the design drawings.

3. *The proposed project will not adversely affect the applicable objectives and policies of the City's General Plan in that:*

**Urban Design Element**

- A. *Image and Character – Recognize and protect major views in the City, with particular attention to those of open space and water.*

The proposed project is on level ground and consistent with most of the existing surrounding buildings. Therefore, the project will not impair any public view corridor, consistent with Objective 1, policy 1.

- B. *Image and Character – Recognize and reinforce the existing street pattern, especially as it is related to topography.*

The proposed facility is an in-fill building and matches many of the existing buildings in the commercial corridor and will reflect the level topography of the site and is compatible with the adjacent buildings, consistent with Objective 1, policy 2.

- C. *Organization and Sense of Purpose – Make centers of activity more prominent through design of street features and by other means.*

The new facility will bring back a center of activity to an empty building. The new facility with its modern architecture will be a prominent feature on this block and is appropriate and consistent with Objective 1, policy 6.

- D. *Richness of Past Development – Respect the character of older development nearby in the design of new buildings.*

The proposed project will be distinguishable by its modern architectural design and materials and bring an image of renewal to the area and is consistent with Objective 2, Policy 6

- E. *Feeling of Neighborhood – Emphasize the importance of local centers providing commercial and government services.*

The health clinic provides for the congregation of people. NEMS, as a non-profit provider of health services, will provide important services to the residents of the neighborhood. The modern architecture of the facility will emphasize it as a local center consistent with Objective 4, policy 6.

- F. *Visual Amenity – Install, promote and maintain landscaping in public and private areas.*

Street trees will be planted in compliance with the Planning Code requirements subject to the approval of the Department of Public Works consistent with Objective 4, policy 12.

### **Transportation Element**

- A. *Objective 2 – Use the Transportation System as A Means for Guiding Development and Improving the Environment.*

The project site is located in a well-established mixed-use area, which is accessible by MUNI Lines. Therefore, the proposed project is consistent with Objective 2 of this Element.

### **Commerce and Industry Element**

- A. *Objective 3 – Policy 1 (Promote the attraction, retention and expansion of industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers); Policy 2 (Promote measures designed to increase the number of San Francisco jobs held by San Francisco Residents); Policy 3 (Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market).*

The proposed project, with an expanded health component, will provide employment opportunities to residents. The proposed project will provide additional jobs, many of which will be for entry-level employees. Currently, 80% of NEMS staff are San Francisco residents with 29% from the service area. Employment opportunities are first advertised with community employment agencies and newspapers. Therefore, the proposed project is consistent with Objective 3, policies 1, 2, and 3.

### **Environmental Protection Element**

- A. The proposed facility will comply with Title 24 and will implement the recommendations of the acoustic engineer to ensure the noise level inside the building will not disturb nearby residential uses. Therefore, the proposed project is consistent with Objective 11.
- B. The project site is easily accessible by public transit, consistent with Objective 15, policies 1 and 3.

### **Community Facilities Element**

- A. *Objective 3 – Assure that Neighborhood Residents have access to Needed Services and a focus for neighborhood activities.*

*Policy 1 – Provide neighborhood centers in areas lacking adequate community facilities.*

*Policy 2 – Assure that neighborhood centers complement and do not duplicate existing public and private facilities.*

*Policy 3 – Develop centers to serve an identifiable neighborhood.*

*Policy 5 – Develop Neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood.*

For over 40 years, NEMS has served as a community-based multiservice center. The expansion and re-construction of a functionally obsolete facility at the project site will enhance the ability of NEMS to meet the current and future needs of the community it serves. The proposed project is consistent with the fundamental assumptions for neighborhood facilities, Objective 3, policies 1, 2, 3, and 5.

- B. *Objective 3, policy 6 (Base priority for the development of neighborhood centers on relative need); policy 7 (Program the centers to fill gaps in needed services, and provide adequate facilities for ill housed existing services).*

The Oceanside district has a high need for health and social services. The proposed project will enable NEMS to continue to supplement and expand health and social services offered by public and other community-based service organizations in the area. The proposed project is consistent with Objective 3, policies 6 and 7.

- C. *Objective 3, Policy 8 – Provide neighborhood centers with a network of links to other neighborhood and citywide services.*

As a Citywide organization, NEMS can make appropriate references to its other facilities throughout the City when persons using NEMS facilities move to another part of the City. The proposed project is consistent with Objective 3, policy 8.

- D. *Objective 4, Policy 3 – Insure continuing responsiveness to neighborhood needs by making clear assignments of responsibility for supervision of center operation and administration.*

NEMS will continue to be managed by a board of directors consisting of a majority of Asian Americans that will offer expanded health services to meet the changing need of the Asian community and the surrounding neighborhoods, consistent with Objective 4, policy 1.

## **THE PROPOSED PROJECT MEETS THE CRITERIA OF §121.2:**

The proposed project meets the requirements of §121.2 in that:

1. *The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.*

The district is comprised predominantly of lower intensity commercial and residential uses. Lot sizes in the district vary, with the lot size of this proposed use being among the smallest. There are few non-profit, institutional, health care uses in this district. This proposed use replaces a pizzeria, one of several in the immediate area, and provides a needed neighborhood-serving use for the needy requiring medical and wellness services. The size is required in order to provide the necessary comprehensive medical and wellness training programs.

2. *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.*

As stated throughout this conditional use application, the proposed use is a non-profit, institutional, health care use for the needy. The size is required in order to provide the necessary comprehensive medical and wellness training programs.

3. *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 building for this proposed use matches the scale of most of the buildings in the district for the smaller lots. The scale and design respects smaller developments in the district.

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[illegible]

RENOVATE EXISTING FIRST STORY OF A TYPE V CONSTRUCTION BUILDING, UPGRADE EXISTING FOUNDATION TO SUPPORT TWO NEW STORIES ADDITION ABOVE EXISTING FIRST STORY. INSTALL A NEW ELEVATOR, AN AUTOMATIC SPRINKLER SYSTEM, NEW STAIRS, INTERIOR PARTITIONS, ACoustICAL CEILINGs, LIGHTING, ACCESSIBLE RESTROOMs, UPGRADE EXISTING POWER DISTRIBUTION, PLUMBING AND MECHANICAL SYSTEMs FOR NEW RENOVATION AND ADDITION WORK.

<b>DESIGN CRITERIA:</b> ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF: CALIFORNIA BUILDING CODE 2013 CODE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: 1. CALIFORNIA CODE OF REGULATIONS, TITLE 19, PUBLIC SAFETY 2. CALIFORNIA CODE OF REGULATIONS, TITLE 20, PUBLIC UTILITIES AND ENERGY 3. CALIFORNIA CODE OF REGULATIONS, TITLE 21, PUBLIC WORK 4. CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 1 ADMINISTRATIVE CODE OF REGULATIONS PART 2 CALIFORNIA BUILDING CODE, 2013 EDITION PART 3 CALIFORNIA ELECTRICAL CODE, 2013 EDITION PART 4 CALIFORNIA MECHANICAL CODE, 2013 EDITION PART 5 CALIFORNIA PLUMBING CODE, 2013 EDITION PART 6 CALIFORNIA ENERGY CODE, 2013 EDITION PART 9 CALIFORNIA FIRE CODE, 2013 EDITION PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION PART 12 CALIFORNIA BUILDING STANDARDS CODE, 2013 EDITION PART 19 PUBLIC SAFETY STATE FIRE MARSHAL REGULATIONS 5. CALIFORNIA CODE OF REGULATIONS, TITLE 26, TOXICS, LATEST EDITION 6. AMERICANS WITH DISABILITIES ACT, 2010 7. RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES 8. CALIFORNIA CODE OF REGULATIONS, TITLE 8, CHAPTER 4, CAL OSHA 9. NFPA 13,14,72 10. 2013 SAN FRANCISCO CODE AMENDMENTS	<b>CHAPTER 6 – TYPES OF CONSTRUCTION</b> <b>TABLE 601 – FIRE – RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">BUILDING ELEMENT</th> <th style="width: 40%;">TYPE V–A</th> </tr> <tr> <td>STRUCTURAL FRAME</td> <td>1 HR.</td> </tr> <tr> <td>BEARING WALLS – EXTERIOR</td> <td>1 HR.</td> </tr> <tr> <td>BEARING WALLS – INTERIOR</td> <td>1 HR.</td> </tr> <tr> <td>NON BEARING WALLS – EXTERIOR</td> <td>0 HR.</td> </tr> <tr> <td>FLOORS AND FLOOR CEILING</td> <td>1 HR.</td> </tr> <tr> <td>ROOFS AND ROOF CEILING</td> <td>1 HR.</td> </tr> </table> <b>CHAPTER 7 – FIRE RESISTANT MATERIALS &amp; CONSTRUCTION</b> <b>CBC TABLE 721.1</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 40%;">ASSEMBLY</th> <th style="width: 20%;">FIRE RATING</th> <th style="width: 40%;">REF.</th> </tr> <tr> <td>EXTERIOR BEARING WALL (EXISTING W/ MIN. THICK.&gt;5")</td> <td>1 HR.</td> <td>CBC TABLE 721.1 (2), ITEM 15–1.6</td> </tr> </table> <b>CHAPTER 9 – FIRE PROTECTION SYSTEMS</b> AUTOMATIC SPRINKLER SYSTEM. PER CBC 903.3.1.1	BUILDING ELEMENT	TYPE V–A	STRUCTURAL FRAME	1 HR.	BEARING WALLS – EXTERIOR	1 HR.	BEARING WALLS – INTERIOR	1 HR.	NON BEARING WALLS – EXTERIOR	0 HR.	FLOORS AND FLOOR CEILING	1 HR.	ROOFS AND ROOF CEILING	1 HR.	ASSEMBLY	FIRE RATING	REF.	EXTERIOR BEARING WALL (EXISTING W/ MIN. THICK.>5")	1 HR.	CBC TABLE 721.1 (2), ITEM 15–1.6
BUILDING ELEMENT	TYPE V–A																				
STRUCTURAL FRAME	1 HR.																				
BEARING WALLS – EXTERIOR	1 HR.																				
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ASSEMBLY	FIRE RATING	REF.																			
EXTERIOR BEARING WALL (EXISTING W/ MIN. THICK.>5")	1 HR.	CBC TABLE 721.1 (2), ITEM 15–1.6																			

<b>BUILDING DATA:</b> EXISTING BUILDING: 1 STORY TYPE I–B EXTERIOR BEARING WALLS: 2x6 WOOD STUD COLUMNS: WOOD FLOOR: SLAB ON GRADE CONC. ROOF: WOOD  RENOVATED BUILDING: 3 STORY TYPE V–A EXTERIOR BEARING WALLS: 3x6 WOOD STUD WITH PLYWOOD SHEATHING COLUMNS: STEEL COLUMN FLOOR: PLYWOOD OVER WOOD I BEAM ROOF: PLYWOOD OVER TRUSS JOIST	<b>CHAPTER 10 – MEANS OF EGRESS</b> <b>TABLE 1004.1.1 MAX. FLOOR AREA ALLOWANCES FOR OCCUPANT</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%;"></th> <th style="width: 30%;">OCCUPANT LOAD FACTOR (SQUARE FEET PER OCCUPANT)</th> </tr> <tr> <td>FIRST FLOOR</td> <td>100 GROSS</td> </tr> <tr> <td>SECOND FLOOR</td> <td>100 GROSS</td> </tr> <tr> <td>THIRD FLOOR</td> <td>100 GROSS</td> </tr> </table>		OCCUPANT LOAD FACTOR (SQUARE FEET PER OCCUPANT)	FIRST FLOOR	100 GROSS	SECOND FLOOR	100 GROSS	THIRD FLOOR	100 GROSS
	OCCUPANT LOAD FACTOR (SQUARE FEET PER OCCUPANT)								
FIRST FLOOR	100 GROSS								
SECOND FLOOR	100 GROSS								
THIRD FLOOR	100 GROSS								

GROUP B – CBC 303  
THE USE OF A BUILDING FOR MEDICAL CLINIC

	FLOOR AREA	O.L. FACTOR	O. LOAD
FIRST FLOOR	2670	100	27
SECOND FLOOR	1995	100	20
THIRD FLOOR	1995	100	20
TOTAL	6660	—	67

FOR CONSTRUCTION TYPE V-A:  
B OCCUPANCY ALLOWABLE AREA = 18,000 S.F., 3 STORIES  
MAX. HT.=50'-0"

ACTUAL AREA = 6,674 S.F.  
BUILDING HT.=41'-0"

[illegible]

68'-4 3/8"

103'-5"

25'-10 3/8"

25'-10 1/4"

10'-0"

V.L.F.

(E) SIDEWALK

OCEAN AVE.

(N) BICYCLE RACK

(E) BICYCLE RACK

(E) TREE

(E) TREE

(E) LIGHT POST

(E) LIGHT POST W/ TRAFFIC LIGHT

(E) STRIPING

(E) STRIPING

2-STORY ADJACENT PROPERTY

1437-1439 OCEAN AVENUE  
BLOCK/LOT: 6941/060

PROJECT PROPERTY

1441 OCEAN AVENUE  
BLOCK/LOT: 6941/059

3-STORY ADJACENT PROPERTY

290 MIRAMAR AVENUE  
BLOCK/LOT: 6941/058

110'-0 1/2"

14'-11 5/8"

V.L.F.

MIRAMAR AVE.

ADJACENT PROPERTY

PROPERTY LINE

PROPERTY LINE

25'-0"

N

FRONT FACADE OF SUBJECT PROPERTY

BUILDINGS ON SAME SIDE OF STREET

REAR VIEW OF ADJACENT LEFT BUILDING

REAR VIEW OF ADJACENT RIGHT BUILDING

BACK FACADE OF SUBJECT PROPERTY

PROPERTY ON FACING SIDE OF STREET



PROJECT ADDRESS:  
1441 OCEAN AVE,  
SAN FRANCISCO, CA 94112



1441  
OCEAN AVE  
CLINIC

[illegible]

Date: 03/23/2016

Sheet Title:

TITLE SHEET, INDEX OF  
DRAWINGS, SCOPE OF  
WORK, SITE MAP, VICINITY  
MAP, BUILDING  
SUMMARY, CODE ANALYSIS

Scale: N/A

Project No. 1507.00

A0.01

Sheet No.

Revision





PROJECT ADDRESS:  
1441 OCEAN AVE.  
SAN FRANCISCO, CA 94112



# 1441 OCEAN AVE CLINIC

## GENERAL NOTES

Issuances and Revisions		
Rev.	Date	Description
	10/05/2015	SITE PERMIT

Date: 09/14/2016

Sheet Title:  
FLOOR PLANS

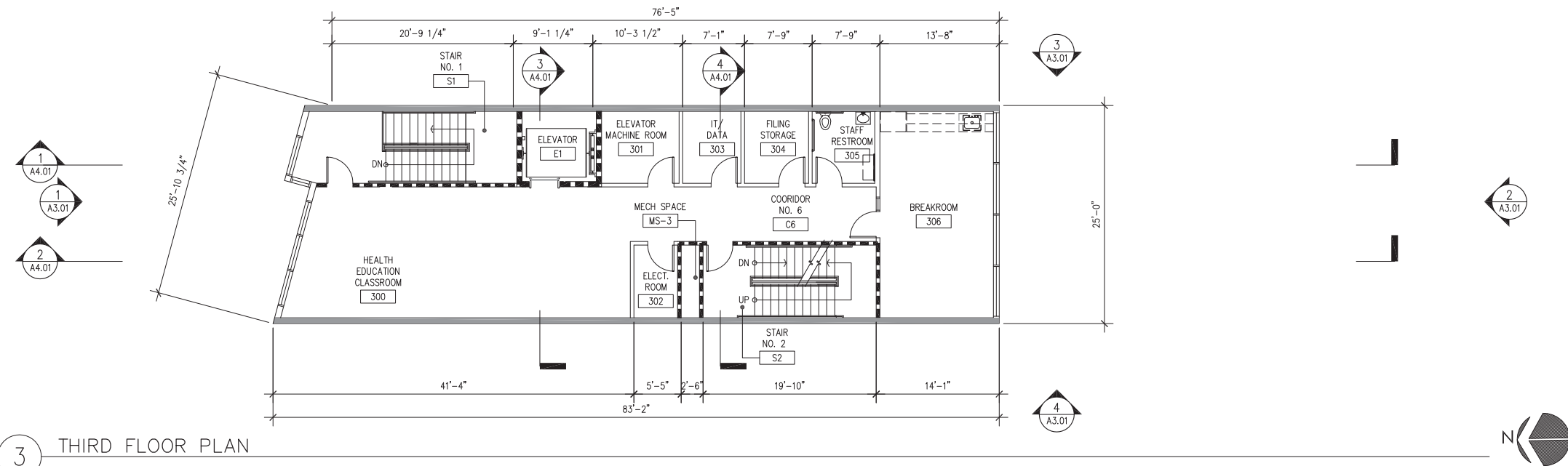
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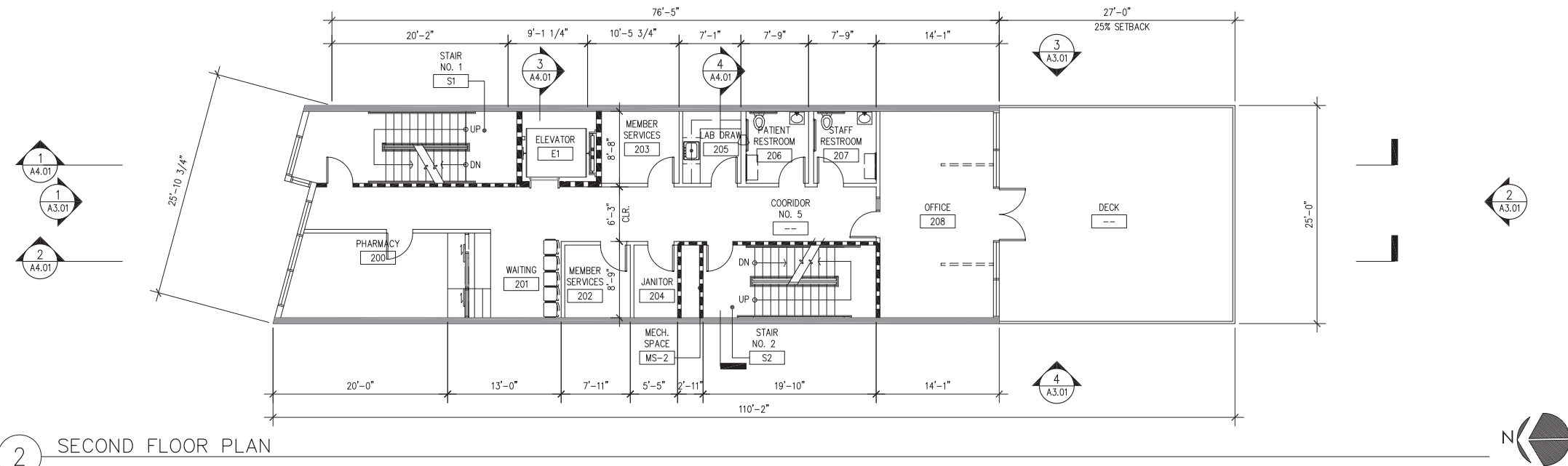
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Sheet No.

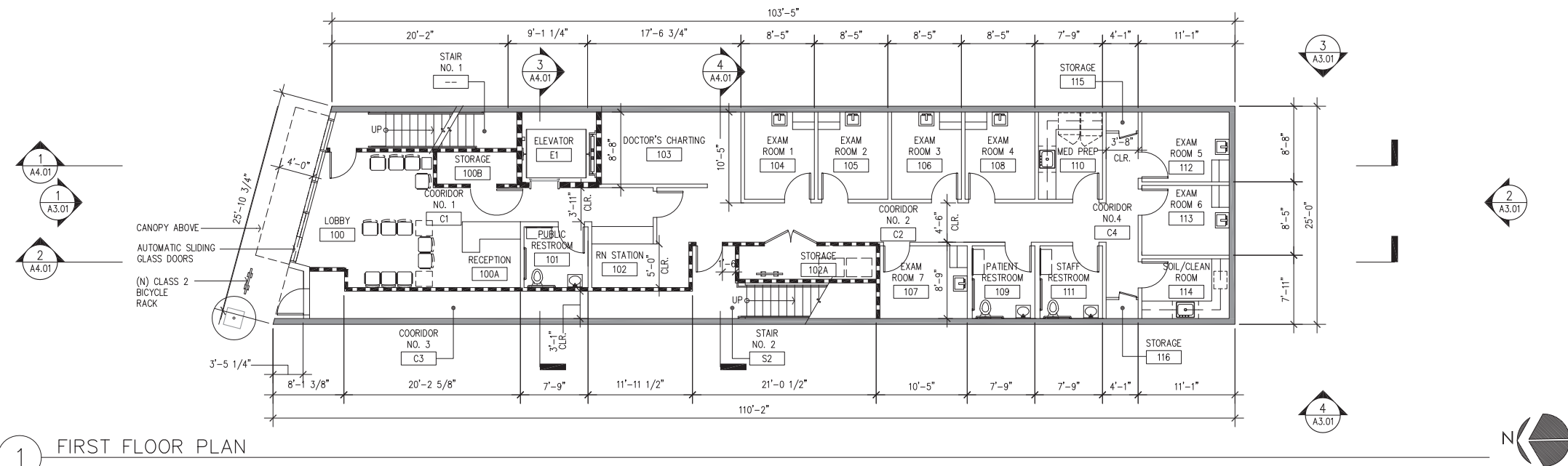
Revision



3 THIRD FLOOR PLAN

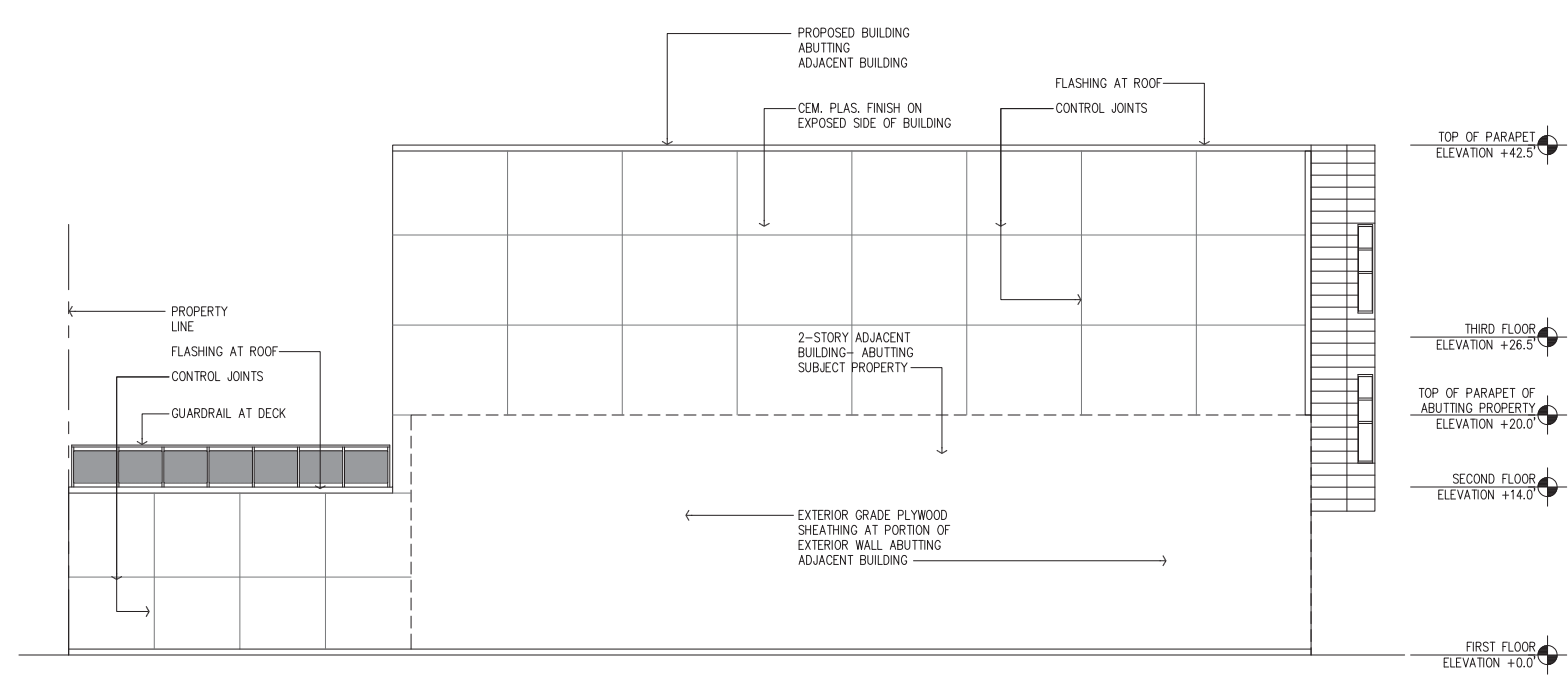


2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

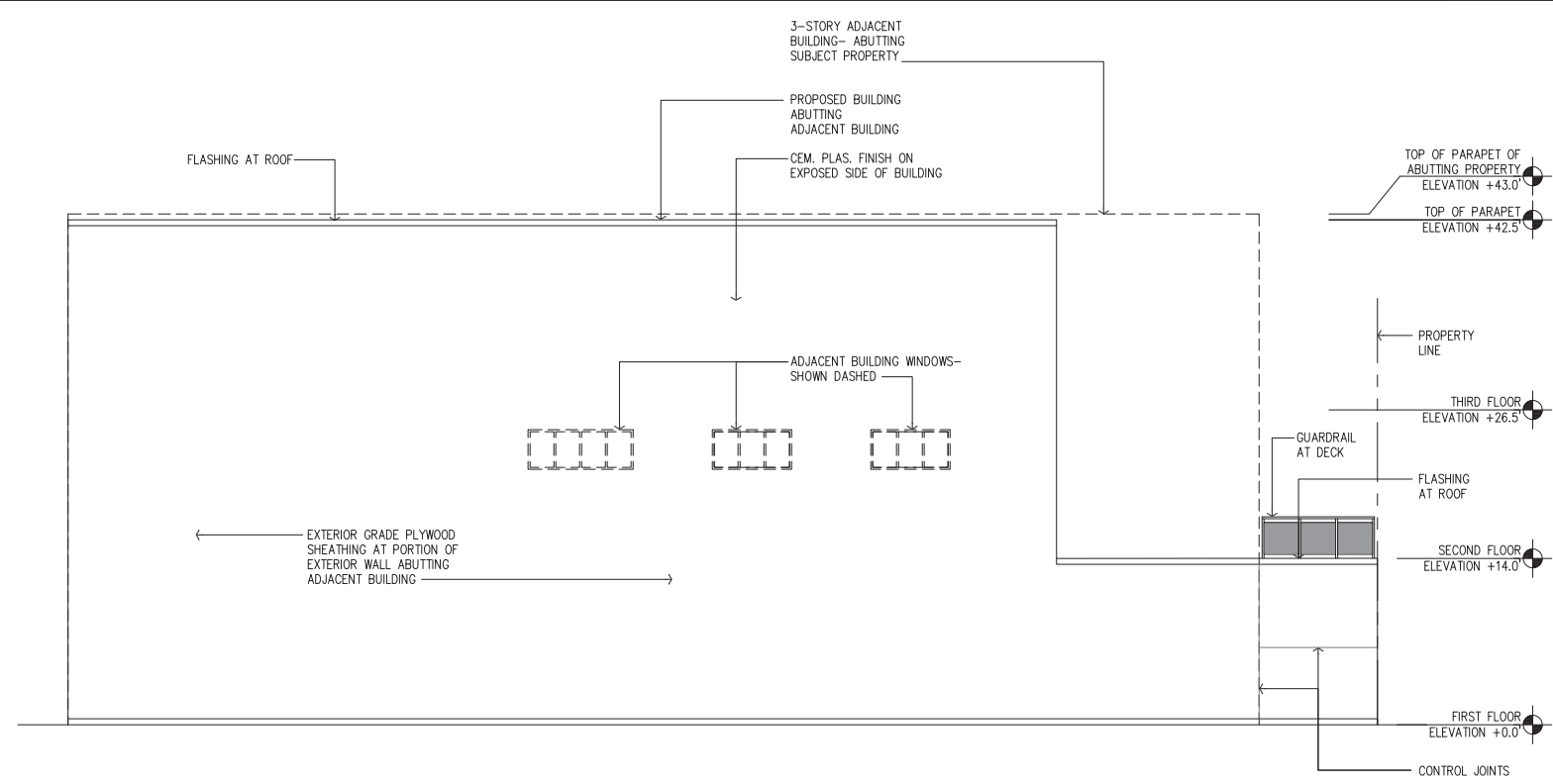




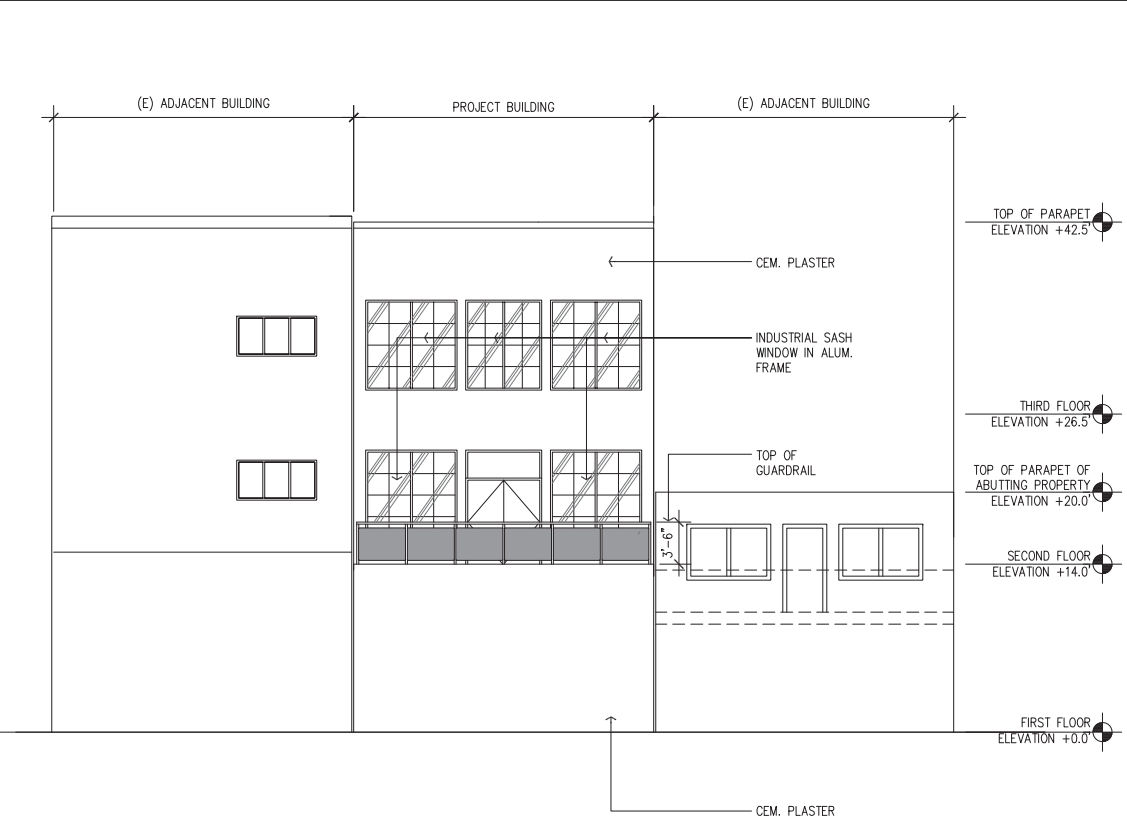
3 EAST ELEVATION



1 FRONT BUILDING ELEVATION



4 WEST ELEVATION



2 REAR BUILDING ELEVATION



PROJECT ADDRESS:  
1441 OCEAN AVE.  
SAN FRANCISCO, CA 94112

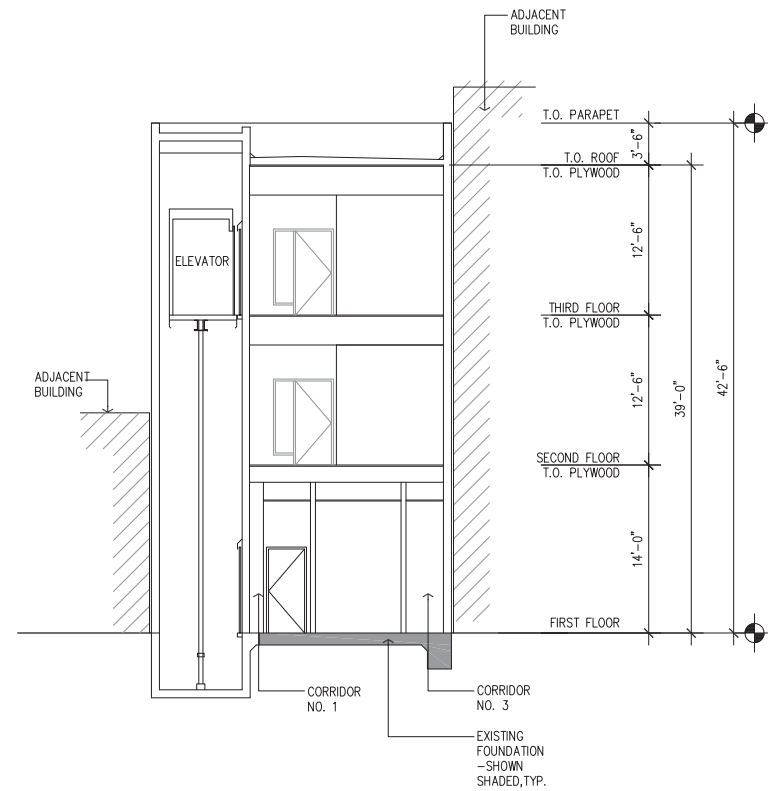


# 1441 OCEAN AVE CLINIC

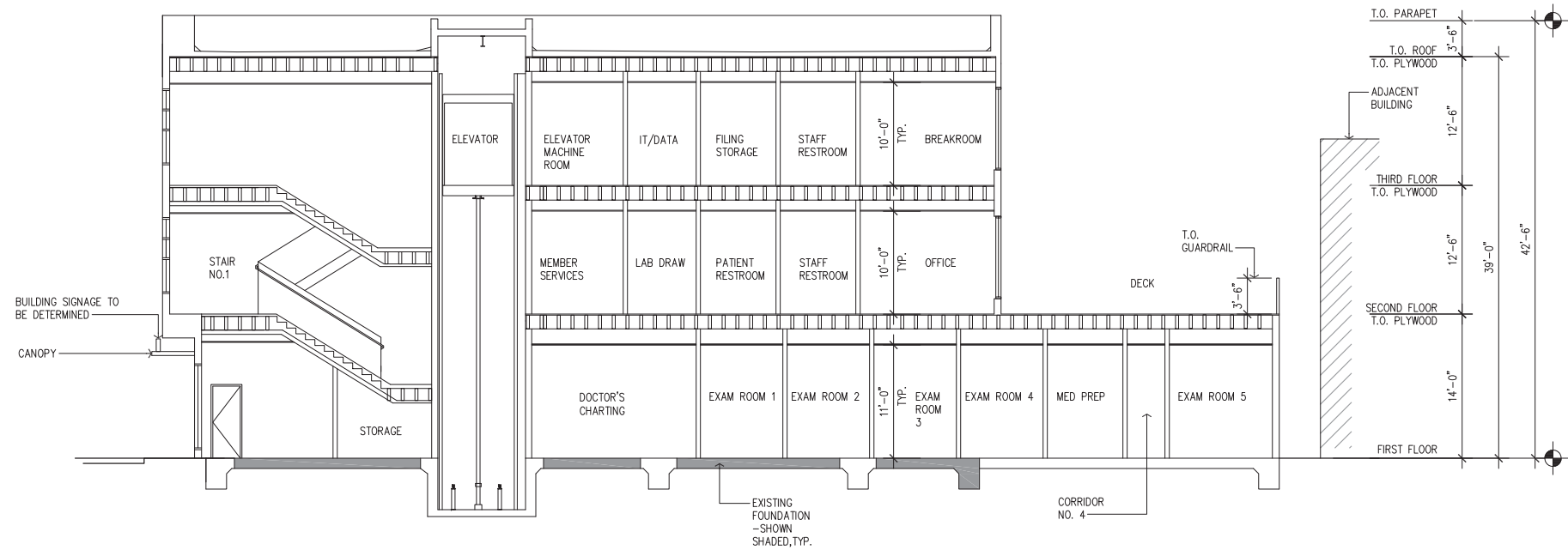
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Rev.	Date	Description
	10/05/2015	SITE PERMIT

Date: 09/14/2016  
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BUILDING ELEVATIONS

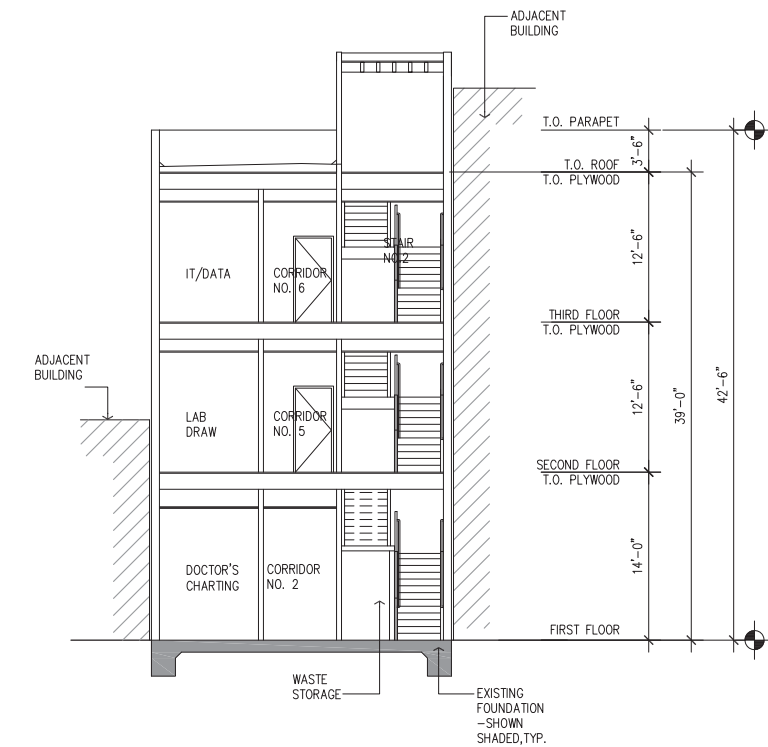
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Project No. 1507.00



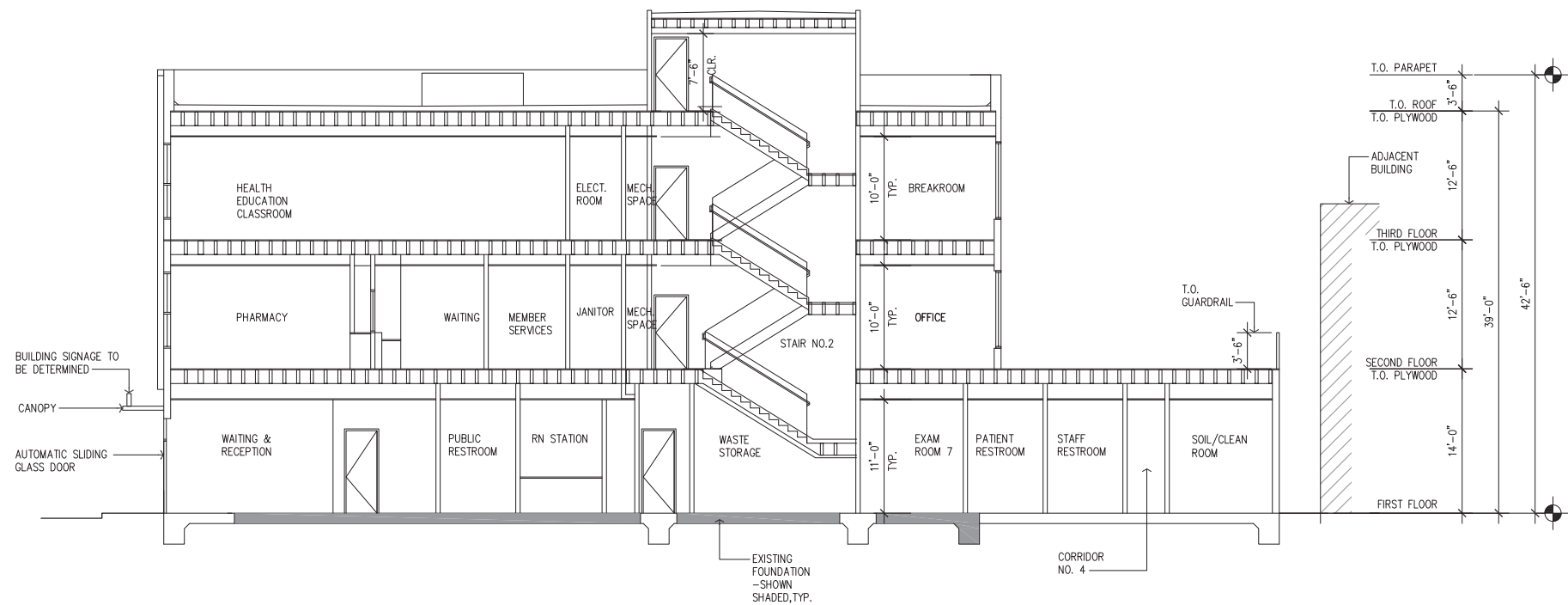
3 BUILDING SECTION



1 BUILDING SECTION



4 BUILDING SECTION



2 BUILDING SECTION

Issuances and Revisions		
Rev.	Date	Description
	10/05/2015	SITE PERMIT

Date: 09/14/2016  
Sheet Title:  
BUILDING SECTION

Scale: 1/8"=1'-0"  
Project No. 1507.00

**A4.01**  
Sheet No. Revision



CEMENT FIBER PANEL  
IN WOOD SIDING  
PANEL PATTERN

WOOD SIDING

CEM. PLAS.

PORCELAIN TILE

BUILDING SIGNAGE TO  
BE DETERMINED







WOOD SIDING

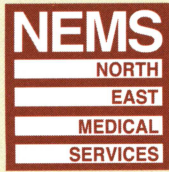
CEM. PLAS.

PORCELAIN TILE

BUILDING SIGNAGE TO  
BE DETERMINED

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## 東北醫療中心

September 20, 2016

Planning Commission

City Hall

1 Dr. Carlton B. Goodlett Place, Room 400

San Francisco, CA 94103

Re: North East Medical Services Project

1441 Ocean Avenue

San Francisco

2015-014461CUA

President Fong and Fellow Commissioners,

I am writing in support of NEMS getting your approval for their project at 1441 Ocean Avenue.

I have a **business near the** proposed facility. The opening of this facility in my neighborhood would improve street life and street activation. Pedestrian traffic will be increased. The use of this facility in providing medical and wellness and social service programs is needed in the area. A mixture of community serving uses will make the street and district more vibrant.

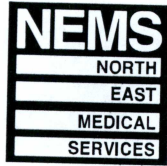
The new clinic will be replacing a pizza restaurant that has been closed for a while before NEMS acquired the building. Social services also need to be located in the neighborhood districts. Commercial districts cannot just be restaurants and convenience stores.

I hope you will support this application and allow empty storefronts to be filled with community serving uses.

Respectfully,

Name	Business Name	Address	Signature
<u>Lisa</u>	<u>May Flower</u>	<u>1422 Ocean Ave</u>	<u>[Signature]</u>
<u>Lindsay</u>	<u>Play Bow Dog Daycare</u>	<u>1410 ocean Ave</u>	<u>[Signature]</u>
<u>Weston</u>	<u>Super We Cafe</u>	<u>1330 Ocean Ave</u>	<u>[Signature]</u>





東北醫療中心

September 20, 2016

Planning Commission  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 400  
San Francisco, CA 94103

Re: North East Medical Services Project  
1441 Ocean Avenue  
San Francisco  
2015-014461CUA

President Fong and Fellow Commissioners,

I am writing in support of NEMS getting your approval for their project at 1441 Ocean Avenue.

I am a **patient of NEMS**, which provides non-profit medical services to San Francisco residents like myself with limited incomes. Currently I have to go to the NEMS main facility at 1520 Stockton Street in the North Beach district, involving taking the bus all the way across town. The opening of this facility in my neighborhood would greatly ease my ability to get medical help. Additionally, besides medical help, this facility will be offering wellness and social service programs which will assist me to change my life style to a better healthy one.

The new clinic will be replacing a pizza restaurant that has been closed for a while before NEMS acquired the building. Social services need to be located in the neighborhood districts. Commercial districts cannot just be restaurants and convenience stores.

I hope you will support this application and allow us to get better medical treatment.

Respectfully,

Name

Address

Signature

Naiquan Cao

240 10<sup>th</sup> Ave SF. CA 94118

Naiquan Cao

Weilin Cao

240 10<sup>th</sup> Ave SF. CA 94118

Weilin Cao

Siu Cheung

400 Grafton Ave S.F. 94112

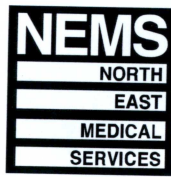
Siu Cheung

1520 STOCKTON STREET

SAN FRANCISCO, CALIFORNIA 94133

TEL. 415.391.9686 FAX. 415.433.4726





# 東北醫療中心

September 22, 2016

Xiaotao Lin  
375 Silver Ave  
San Francisco CA 94112-1509

1 1



Dear NEMS Member,

We are excited to announce that North East Medical Services is proposing to have a brand new clinic at 1441 Ocean Avenue, San Francisco, CA 94112.

We believe that this new clinic will provide more convenience and service to you and your family in meeting your health care needs.

In order for the clinic to be approved, we need to show the San Francisco Planning Commission that we have the support of our patients and local residents.

If you support us in this opening of our new Ocean Avenue clinic, please consider signing this letter below and returning it in the attached envelope by Tuesday, September 27, 2016.

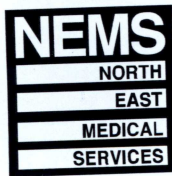
Thank you very much for your support and hope to see you at our grand opening of the clinic.

Regards,  
North East Medical Services

I support North East Medical Services' new clinic at 1441 Ocean Avenue.

(Your signature)

09/24/16



## 東北醫療中心

尊敬的會員，

我們很高興地宣布，東北醫療中心正在提議在三藩市的海洋大道 1441 號(1441 Ocean Avenue, San Francisco, CA 94112)開設一個新診所。

我們相信這個新診所將會給您和您的家人提供更多的便利和服務以滿足您的醫療保健需求。

要獲得批准，我們需要向三藩市計劃委員會證明我們得到病人和當地居民的支持。

如果您想支持東北醫療中心新開設的海洋大道診所，請考慮在這份信函的下方簽名，並用附帶的回郵信封於 2016 年 9 月 27 日之前寄回東北醫療中心。

非常感謝您對我們的支持，希望在我們的新診所隆重開幕時見到您。

東北醫療中心  
敬啟

我支持東北醫療中心在 1441 Ocean Avenue 開設新診所。

(您的簽名)

09/24/16

## Flores, Veronica (CPC)

---

**From:** Alexander Mullaney <amullaney@gmail.com>  
**Sent:** Thursday, March 03, 2016 9:05 AM  
**To:** Flores, Veronica (CPC)  
**Subject:** 1443 Ocean Ave.

Hi Veronica,

I'm Alexander Mullaney, a member of the Ocean Avenue Association's board of directors and its Street Life Committee chair.

North East Medical Service's proposal for 1443 Ocean Ave. has been confusing and frustrating since the beginning.

Neither the OAA nor Ocean View-Merced Heights-Ingleside Neighbors in Action were notified about the plans despite the address being squarely within their area of interest. I believe this has been addressed.

After NEMS gave a presentation before the Street Life Committee, the committee unanimously voted to recommend the project be opposed by the OAA board because the exterior design was seriously lacking and that a desperately-needed restaurant/retail space would be eliminated should it be built as proposed. The committee asked that NEMS redesign the exterior and investigate building another story to maintain the ground floor retail.

NEMS has not yet given a presentation to the OAA board. They canceled in December and January. In February, a representative came to only say that a modified design that addresses in the exterior in some fashion was given to you earlier in the day.

The OAA board passed a motion urging that all new projects in the commercial corridor include a grease trap and flue to enable future restaurant use.

I would like a project status update and your thoughts.

Thank you.

All the best,  
Alexander Mullaney  
(415) 215-4246





Ocean Avenue Association  
1728 Ocean Avenue PMB 154  
San Francisco, CA 94112

Statement regarding 1441 Ocean Avenue Conditional Use Application  
(Case No. 2015-014461CUA)

The Ocean Avenue Association, a San Francisco Community Benefit District, monitors and works to improve the balance of businesses along the Ocean Avenue commercial corridor. An August 2016 survey identified 14 of the corridor's 160 storefronts were retail, showing an alarming decline in active retail and restaurant uses.

The Conditional Use Application submitted by North East Medical Services for a clinic at 1441 Ocean Avenue raises questions and concerns never addressed with the community.

The Association supports the addition of medical office uses above the ground floor. However, should the Conditional Use Application be approved, the southern 1400 block of Ocean Avenue will have no restaurant or active retail spaces. Losing small, family-owned retail and restaurant storefronts for non-active uses and formula retail has become a city-wide issue. In September, The San Francisco Chronicle reported about the unchecked proliferation of medical services in the outer neighborhoods.

The Association's Street Life Committee passed a motion in December urging the Project Sponsor to save the existing ground floor for restaurant or retail use, investigate adding a fourth story and improve the exterior design of the building.

The Association's Board of Directors did not have the opportunity to review Project Sponsor's latest full plans and issue a motion. (The board did pass a motion urging that all new projects in the commercial corridor include a grease trap and flue to enable future restaurant use.)

The Project Sponsor insufficiently establishes treatments to landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs, per Planning Code Section 303.3 D. The Conditional Use Application has not adequately addressed numerous issues and other considerations like:

- Will the proposed third-floor social service use, a Health Education Classroom, be accessible to community groups? Why could it not be on the ground floor?
- Will there be a green roof open space? Will the public have access?

- How many and what type of street trees will be planted?
- How will the building be lit at night?
- What type and how many signs will be installed?
- Will the public have access to the second floor pharmacy?
- Will any street loading area for patients and vendors be created?
- Will any public benefits be afforded?

The Conditional Use Application is not ready to go before the Planning Commission.

The Association requests the hearing be postponed until a Planning Department-facilitated meeting between the Project Sponsor, the Association, other community groups, and residents to discuss community concerns and questions can occur.

Mainly, the zoning of the third floor of the proposed building as social service use is only designated to avoid the city zoning rules. Perhaps this social service use can be combined with the proposed ground floor uses and make room for an active retail use.



Daniel Weaver  
Executive Director

## Flores, Veronica (CPC)

---

**From:** Flores, Veronica (CPC)  
**Sent:** Wednesday, October 05, 2016 9:07 AM  
**To:** 'Ocean Avenue CBD'; Yee, Norman (BOS); Low, Jen (BOS)  
**Cc:** Kurylo, Richard (ECN)  
**Subject:** RE: OAA Letter for 1441 Ocean Project

Received, thank you Dan. I will include this in the Commission packet accordingly. Additionally, I pulled the questions you list and provide general information below based on the submittal:

- Will the proposed third-floor social service use, a Health Education Classroom, be accessible to community groups? Why could it not be on the ground floor?
  - Yes, the classroom will be accessible to community groups. Medical services are the primary function of the proposal and are located on the first and second floor as such. The wellness and education services are ancillary and therefore have been placed on the third floor.
- Will there be a green roof open space? Will the public have access?
  - There are no plans for a green roof.
- How many and what type of street trees will be planted?
  - The final number and type of trees will be reviewed and approved by the Department of Public Works.
- How will the building be lit at night?
  - The proposal includes interior lighting which will generate light in the evening. Additionally, there is exterior lighting at the entrances and at the building at grade.
- What type and how many signs will be installed?
  - Signs will be filed under separate permits. The renderings note the general sizing and locations of two proposed signs.
- Will the public have access to the second floor pharmacy?
  - Yes.
- Will any street loading area for patients and vendors be created?
  - No new street loading is required or provided for this use. Additionally, there is a loading zone in front of the project site and metered loading spaces on Ocean Avenue.
- Will any public benefits be afforded?
  - The proposal will provide affordable medical services to the Oceanside neighborhood, including low-income residents in the area. Additionally, the proposal includes support services such as health education, nutrition, and social services.

Veronica Flores  
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**From:** Ocean Avenue CBD [<mailto:info.oacbd@gmail.com>]  
**Sent:** Tuesday, October 04, 2016 2:48 PM  
**To:** Flores, Veronica (CPC); Yee, Norman (BOS); Low, Jen (BOS)  
**Cc:** Kurylo, Richard (ECN)  
**Subject:** OAA Letter for 1441 Ocean Project

Here is OAA's letter regarding the 1441 Ocean Ave. CU project. Dan

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