



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: AUGUST 11, 2016

### CONSENT CALENDAR

*Date:* July 27, 2016  
*Case No.:* **2016-006168CUAGPR**  
*Project Address:* **752 Vallejo Street**  
*Zoning:* North Beach NCD (North Beach Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 0130/012  
*Project Sponsor:* Jeff Suess  
City and County of San Francisco  
Real Estate Division  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102  
*Staff Contact:* Nicholas Foster – (415) 575-9167  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposed project ("Project") involves a change of use of an existing, vacant tenant space on the ground-floor of the subject building from Retail Sales and Services Use to Public Use. The subject tenant space, totaling approximately 650 square feet, would be utilized by the San Francisco Police Department (SFPD) for their Investigative Unit. Currently, SFPD's Investigative Unit operates out of the adjacent facility, Central Station, located at 766 Vallejo Street. Minor interior tenant improvements are proposed as part of the change of use, with no expansion of the existing building. Interior tenant improvements include the following: installing level III ballistic glass behind the existing storefront, new paint, new carpet, and other minor repairs as-needed.

### SITE DESCRIPTION AND PRESENT USE

The 4,031 square foot project site ("Site") (Lot 012 in Assessor's Block 0130) is located on the block bounded by Vallejo Street the south, Powell Street to the west, Green Street to the north, and Stockton Street to the east. The subject lot has 57'-9" feet of street frontage along Vallejo at a depth of 68'. The lot contains two buildings: a three-story building and a two-story building, both constructed in 1907. Within the subject, three-story building, the upper two floors contain 28 group housing units, per the Assessor-Recorder's Report, and three (3) separate, ground-floor commercial tenant spaces, with two of the tenant spaces fronting onto Vallejo Street (750-752 Vallejo Street), and one tenant space fronting onto Emery Lane (2 Emery Lane). The ground-floor tenant space located immediately adjacent the subject tenant

space, at 750 Vallejo Street, contains a Restaurant (d.b.a. "Little Garden Restaurant"). The subject tenant space is approximately 650 square feet, measuring 17'-5" along the Vallejo Street frontage, and 37'-3" along the Emery Lane frontage. The subject tenant space was previously occupied by a Retail Sales and Services Use ("d.b.a. Big Bam Vapes SF").

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Site is located within the southern portion of the Russian Hill neighborhood, near the eastern boundary of the North Beach neighborhood, and the northern boundary of the Nob Hill and Chinatown neighborhoods, within the North Beach Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The neighborhood contains a mix of uses, generally with residential uses located above ground-floor Retail Sales and Service Uses. The bulk and massing of building is fairly unified along both sides of Vallejo Street, with most buildings ranging between 3 and 4 stories. SFPD's Central Station is located adjacent the subject tenant space, at 766 Vallejo Street, and a 4-story public parking garage (North Beach Garage) is located directly across the street from the subject property.

## **ENVIRONMENTAL REVIEW**

On July 25, 2016, the Project was issued a Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301). Approval of the Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco *Administrative Code*.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 22, 2016	July 22, 2016	20 days
Posted Notice	20 days	July 22, 2016	July 22, 2016	20 days
Mailed Notice	20 days	August 1, 2016	August 1, 2016	10 days

## **PUBLIC COMMENT**

To date, the Department has not received any public comment on the proposal.

## **ISSUES AND OTHER CONSIDERATIONS**

- **Conditional Use Authorization.** Pursuant to Planning Code ("Code") Sections 722.83 and 303, the Project requires Conditional Use Authorization to establish a Public Use on the ground-floor within the North Beach Neighborhood Commercial Zoning District. A Public Use, as defined by Section 790.80 of the Code includes a publicly- or privately-owned use which provides public services to the community, whether conducted within a building or on an open lot, and which has operating requirements which necessitate location within the district, including civic structures (such as museums, post offices, administrative offices of government agencies), public libraries, police stations, transportation facilities, utility installations, including Internet Services

Exchange, and wireless transmission facilities. The expansion of the SFPD Investigative Unit into the subject tenant space at 752 Vallejo Street is necessary to sustain the operations of SFPD's Central Station and the approval the Conditional Use Authorization would support the SFPD's role in facilitating community safety in neighborhoods throughout the City.

- **General Plan Referral.** The proposed Project involves the City's proposed lease of property for use by the San Francisco Police Department (SFPD). Therefore, a General Plan Referral is required to evaluate whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code. The Project has been found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 and has been found to be, on balance, in-conformity with the objectives and policies of the General Plan.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to establish a Public Use on the ground-floor within the North Beach Neighborhood Commercial Zoning District pursuant to Planning Code Sections 722.83 and 303.

## **BASIS FOR RECOMMENDATION**

- The Project would support the SFPD's role in facilitating community safety in neighborhoods throughout the City.
- The Project would activate a vacant, ground-floor commercial space.
- The Project Site is already well-served by transit (several MUNI lines serve the Broadway and Columbus Avenue corridors, each located approximately two blocks away from the subject property).
- The Project has been found to be necessary and or desirable and compatible with the surrounding neighborhood.
- The Project meets all applicable requirements of the Planning Code.

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

312/CUA Neighborhood Notification

General Plan Referral Approval (Dated July 19, 2016)

CUA Application

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 checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input checked="" 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 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

\_\_\_\_\_  
NF  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: AUGUST 11, 2016

*Date:* July 27, 2016  
*Case No.:* **2016-006168CUAGPR**  
*Project Address:* **752 Vallejo Street**  
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San Francisco, CA 94102  
*Staff Contact:* Nicholas Foster – (415) 575-9167  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)  
*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 722.83 AND 303 OF THE PLANNING CODE TO ESTABLISH A PUBLIC USE WITHIN THE GROUND-FLOOR OF THE SUBJECT BUILDING WITHIN THE NORTH BEACH NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

### PREAMBLE

On May 11, 2016, Jeff Suess from the Real Estate Division of the City and County of San Francisco ("Project Sponsor"), submitted an application with the Planning Department ("Department") for a General Plan Referral, Case No. 2016-006168GPR, related to the City's proposed lease of property ("Property") located at 752 Vallejo Street, for use by the San Francisco Police Department (SFPD). The project ("Project") involves a change of use of an existing, vacant tenant space located on the ground-floor of the subject building from Retail Sales and Services Use to Public Use.

On June 23, 2016, the Project Sponsor filed an application with the Department for Conditional Use Authorization pursuant to Planning Code Sections 722.83 and 303 to establish a Public Use within a

vacant ground-floor storefront, previously used as a Retail Sales and Services Use to Public Use, located at 752 Vallejo Street.

On July 25, 2016, the Project was issued a Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301). Approval of the Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco *Administrative Code*.

On July 29, 2016, the Department administratively approved the General Plan Referral, Case No. 2016-006168GPR, related to the City's proposed lease of Property located at 752 Vallejo Street, for use by the San Francisco Police Department (SFPD).

On August 11, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-002834CUAGPR.

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. 2014-002834CUAGPR, 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 4,031 square foot project site ("Site") (Lot 012 in Assessor's Block 0130) is located on the block bounded by Vallejo Street the south, Powell Street to the west, Green Street to the north, and Stockton Street to the east. The subject lot has 57'-9" feet of street frontage along Vallejo at a depth of 68'. The lot contains two buildings: a three-story building and a two-story building, both constructed in 1907. Within the subject, three-story building, the upper two floors contain 28 group housing units, per the Assessor-Recorder's Report, and three (3) separate, ground-floor commercial tenant spaces, with two of the tenant spaces fronting onto Vallejo Street (750-752 Vallejo Street), and one tenant space fronting onto Emery Lane (2 Emery Lane). The ground-floor tenant space located immediately adjacent the subject tenant space, at 750 Vallejo Street, contains a Restaurant (d.b.a. "Little Garden Restaurant"). The subject tenant space is approximately 650 square feet, measuring 17'-5" along the Vallejo Street frontage, and 37'-3" along the Emery Lane frontage. The subject tenant space was previously occupied by a Retail Sales and Services Use ("d.b.a. Big Bam Vapes SF").

3. **Surrounding Properties and Neighborhood.** The Site is located within the southern portion of the Russian Hill neighborhood, near the eastern boundary of the North Beach neighborhood, and the northern boundary of the Nob Hill and Chinatown neighborhoods, within the North Beach Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The neighborhood contains a mix of uses, generally with residential uses located above ground-floor Retail Sales and Service Uses. The bulk and massing of building is fairly unified along both sides of Vallejo Street, with most buildings ranging between 3 and 4 stories. SFPD's Central Station is located adjacent the subject tenant space, at 766 Vallejo Street, and a 4-story public parking garage (North Beach Garage) is located directly across the street from the subject property.
4. **Project Description.** The proposed project ("Project") involves a change of use of an existing, vacant tenant space on the ground-floor of the subject building from Retail Sales and Services Use to Public Use. The subject tenant space, totaling approximately 650 square feet, would be utilized by the San Francisco Police Department (SFPD) for their Investigative Unit. Currently, SFPD's Investigative Unit operates out of the adjacent facility, Central Station, located at 766 Vallejo Street. Minor interior tenant improvements are proposed as part of the change of use, with no expansion of the existing building. Interior tenant improvements include the following: installing level III ballistic glass behind the existing storefront, new paint, new carpet, and other minor repairs as-needed.
5. **Public Comment.** To date, the Department has not received any public comment on the proposal.
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. **Public Use.** Planning Code Section 722.83 states that Conditional Use Authorization is required to establish a Public Use, as defined by Planning Code Section 790.80.

*The proposed Project involves a change of use of an existing, vacant tenant space on the ground-floor of the subject building from Retail Sales and Services Use to Public Use. The subject tenant space, totaling approximately 650 square feet, would be utilized by the San Francisco Police Department (SFPD) for their Investigative Unit. Currently, SFPD's Investigative Unit operates out of the adjacent facility, Central Station, located at 766 Vallejo Street.*

- B. **Use Size.** Planning Code Section 722.21 states that within the North Beach Neighborhood Commercial District, nonresidential uses up to 1,999 square feet are principally permitted, nonresidential uses between 2,000 square feet and 3,999 square feet require Conditional Use Authorization, and nonresidential uses above 4,000 square feet are not permitted.

*The proposed Project would convert approximately 650 square feet of use, which, is under the use size limitations set forth in Planning Code Section 722.21.*

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 project is necessary or desirable, and compatible with the neighborhood, as the expansion of the San Francisco Police Department's Investigative Unit into the subject tenant space at 752 Vallejo Street is required to sustain the operations of SFPD's Central Station, thereby supporting the SFPD's role in facilitating community safety in neighborhoods throughout the City.*

- 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;

*No physical expansion of the existing commercial space or structure is proposed as part of the Project.*

- 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 Project would not adversely affect MUNI service or overburden the streets within the neighborhood. The Project Site is already well-served by transit (several MUNI lines serve the Broadway and Columbus Avenue corridors, each located approximately two blocks away from the subject property).*

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

*The conditions of approval for this Project require the Project Sponsor to ensure that noise and odors are contained within the premises so as not to cause a nuisance to neighboring businesses or residents. The Planning Department's Standard Conditions of Approval specifically obligates the Project Sponsor to mitigate odor and noise generated by the Public Use.*

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

*All lighting and signage for the existing use would continue to comply with the requirements of the Planning Code.*



- 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 Use District.

*The proposed project is consistent with the stated purpose of the North Beach Neighborhood Commercial Zoning District.*

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

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

##### Policy 7.1:

Promote San Francisco, particularly the civic center, as a location for local, regional, state and federal governmental functions

*Approval of the proposed lease of additional administrative space for the San Francisco Police Department's Central Station would support the Department's role in facilitating community safety in neighborhoods throughout the City.*

## COMMUNITY FACILITIES ELEMENT

### Objectives and Policies

#### OBJECTIVE 1

DISTRIBUTE, LOCATE, AND DESIGN POLICE FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE, EFFICIENT AND RESPONSIVE PERFORMANCE OF POLICE FUNCTIONS.

##### Policy 1.1:

Locate police functions that are best conducted on a centralized basis in a police headquarters building.

##### Policy 1.4:

Distribute, locate, and design police support facilities so as to maximize their effectiveness, use, and accessibility for police personnel.

**Policy 1.6:**

Design facilities to allow for flexibility, future expansion, full operation in the event of a seismic emergency, and security and safety for personnel, while still maintaining an inviting appearance that is in scale with neighborhood development.

*The proposed Project supports the evolving needs and functions of the San Francisco Police Department (SFPD) by providing additional administrative space necessary for operations; only minor, interior tenant improvements are proposed to accommodate the SFPD Investigative Unit.*

**OBJECTIVE 2**

LOCATE AND DESIGN FACILITIES IN A MANNER THAT ENCOURAGES CONSTRUCTIVE POLICE/NEIGHBORHOOD INTERACTION.

**Policy 2.3:**

Design police facilities to maximize opportunities for promoting community/police relations through dual use of facilities.

*The proposed ground-floor administrative space for use by the San Francisco Police Department (SFPD), which is adjacent to the current Central Station, will maintain the existing level of accessibility by transit and other transportation modes. With only minor, interior tenant improvements proposed, the storefront is in keeping with the character of the existing neighborhood.*

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 Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The existing retail space is currently vacant, so no businesses will be displaced.*

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

*The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not negatively affected.*

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

*The Project would have no adverse effect on the City's supply of affordable housing.*

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

*The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood 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 Project would not affect the existing economic base in this area.*

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

*The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project would not adversely impact this existing historic resource, as it would not change the façade of the building.*

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

*The Project would have no adverse effect on parks and open space or their access to sunlight and vista.*

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. 2016-006168CUAGPR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 20, 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 August 11, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 11, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to establish a Public Use on the ground-floor of the subject building located at 752 Vallejo Street, Lot 012 in Assessor's Block 0130, pursuant to Planning Code Section(s) 722.83 and 303 within the North Beach Neighborhood Commercial Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated July 20, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-006168CUAGPR and subject to conditions of approval reviewed and approved by the Commission on August 11, 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 August 11, 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. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

9. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

*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

10. **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)*

11. **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

12. **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>*

13. **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>*

14. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

15. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

16. **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.

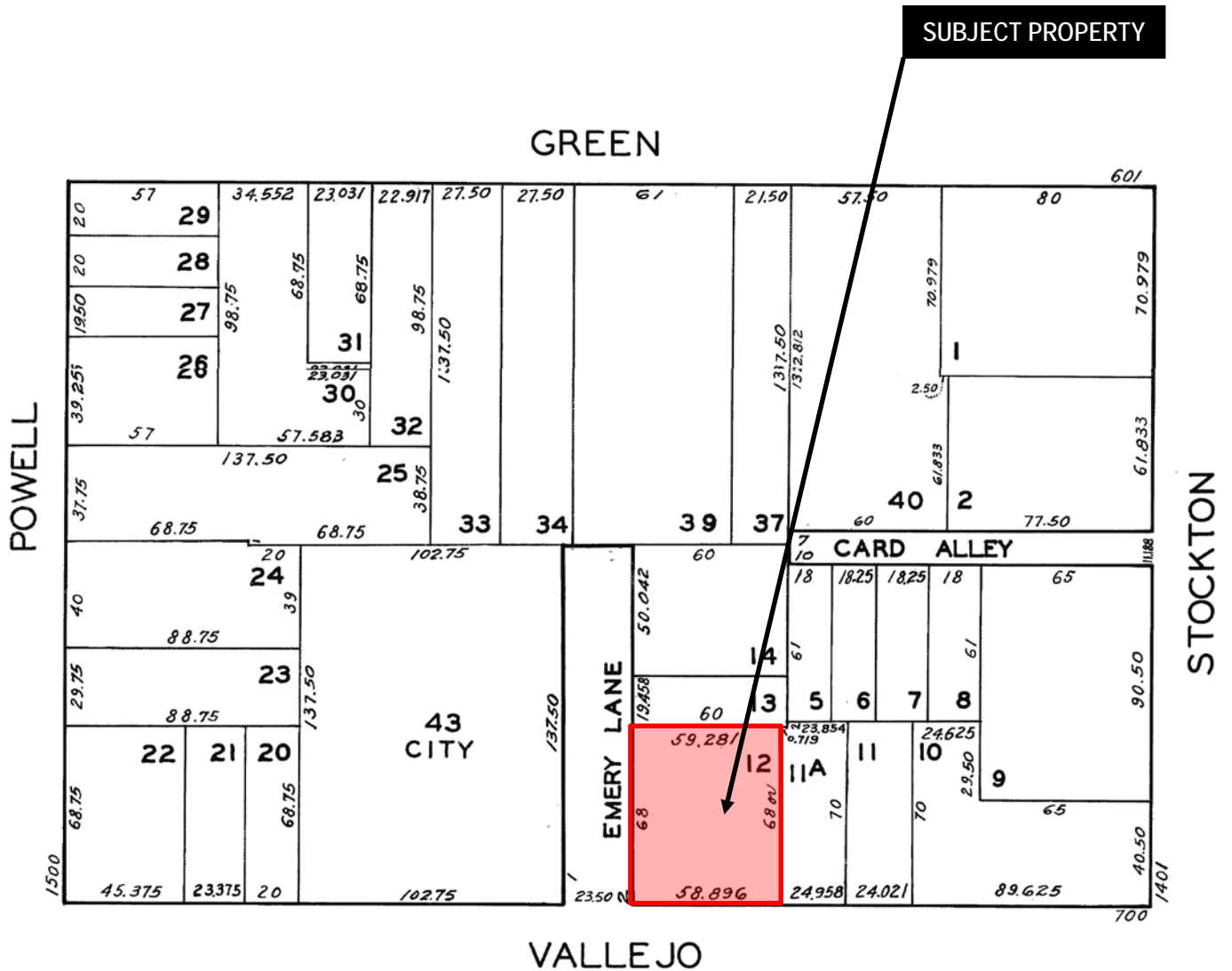
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

17. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

# Exhibits

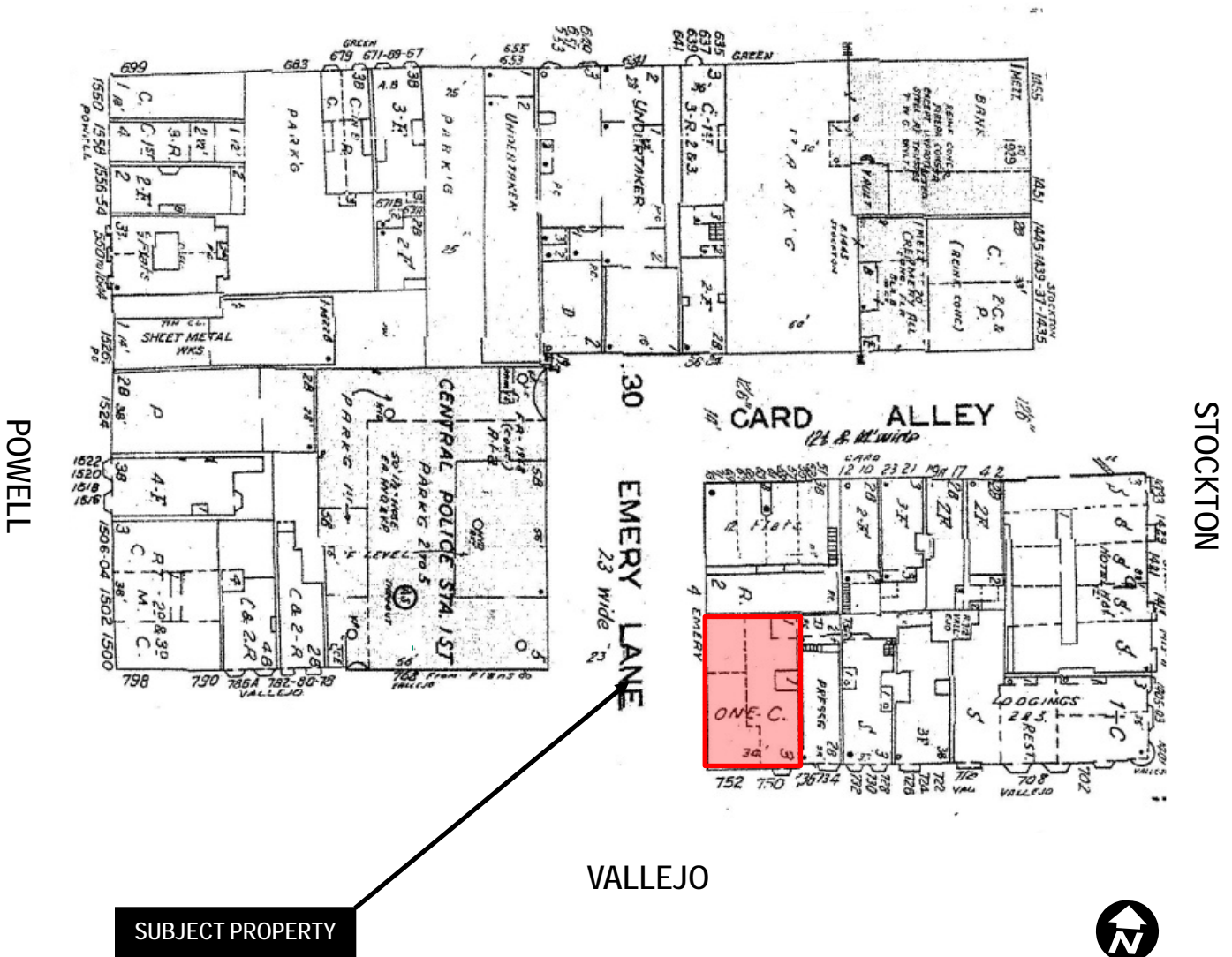
# Parcel Map



Conditional Use Authorization  
Case Number 2016-006168CUAGPR  
752 Vallejo Street

# Sanborn Map\*

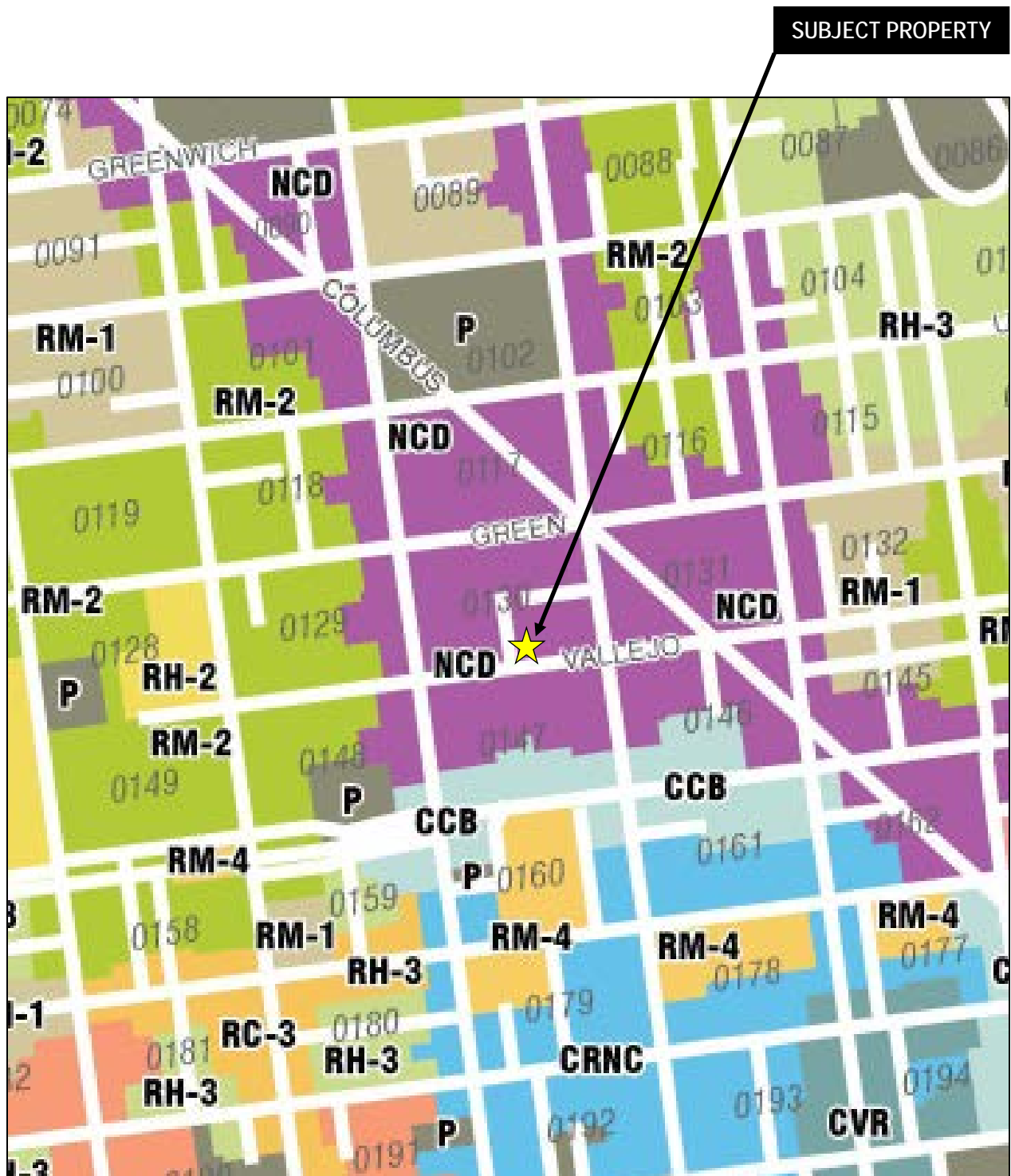
GREEN



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

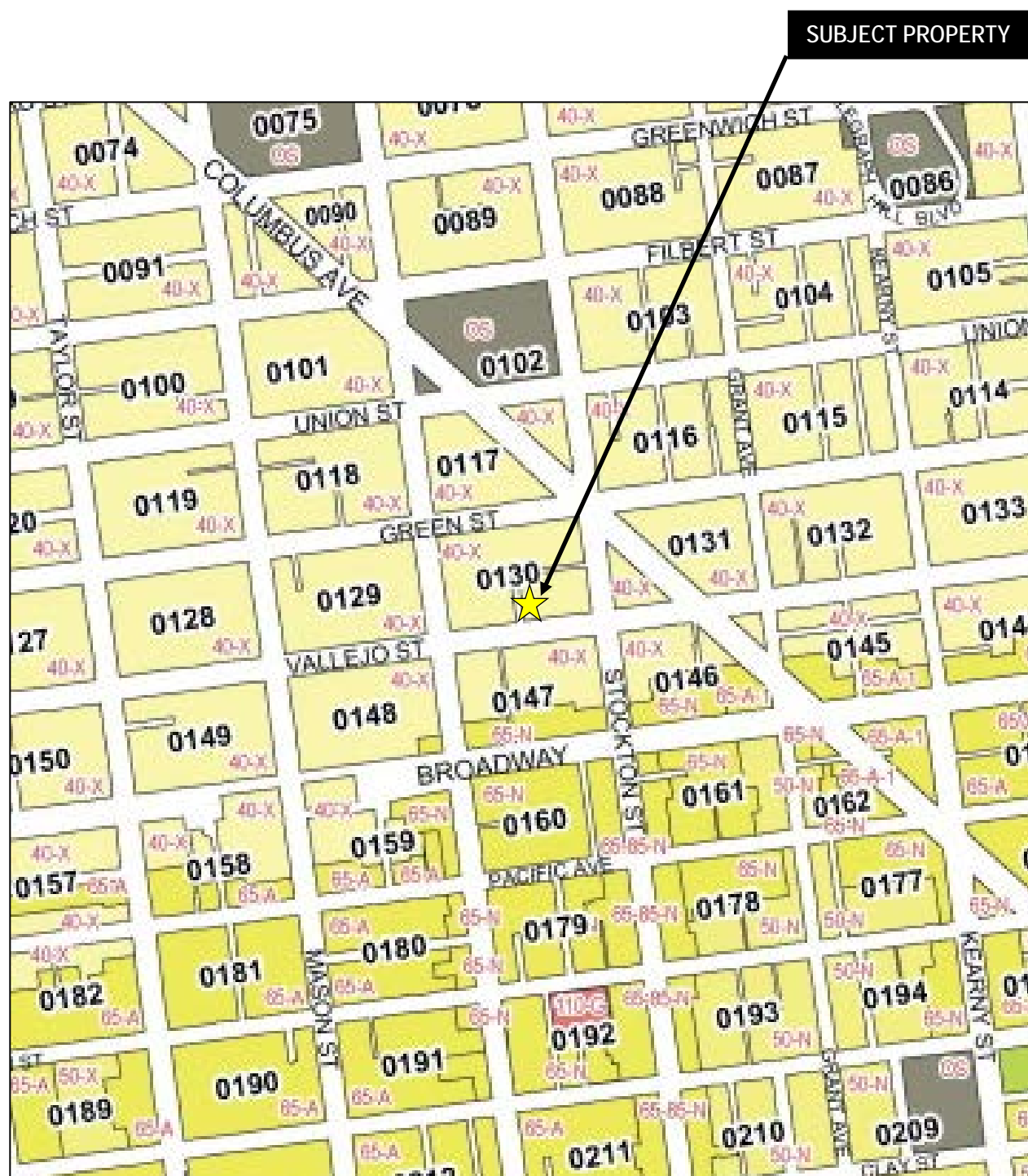
Conditional Use Authorization  
Case Number 2016-006168CUAGPR  
752 Vallejo Street

# Zoning Map



Conditional Use Authorization  
Case Number 2016-006168CUAGPR  
752 Vallejo Street

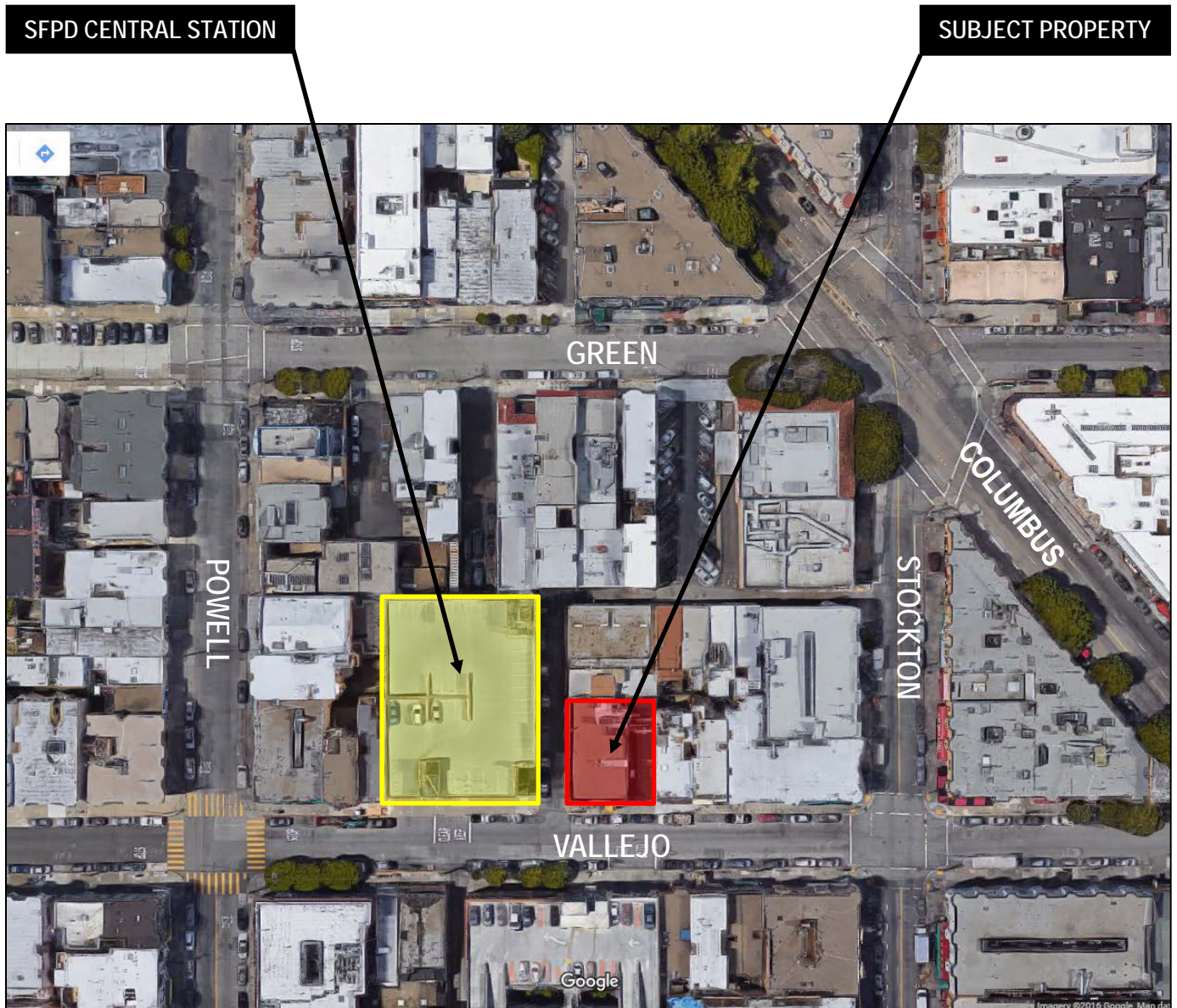
## Height and Bulk Map



Conditional Use Authorization  
Case Number 2016-006168CUAGPR  
752 Vallejo Street



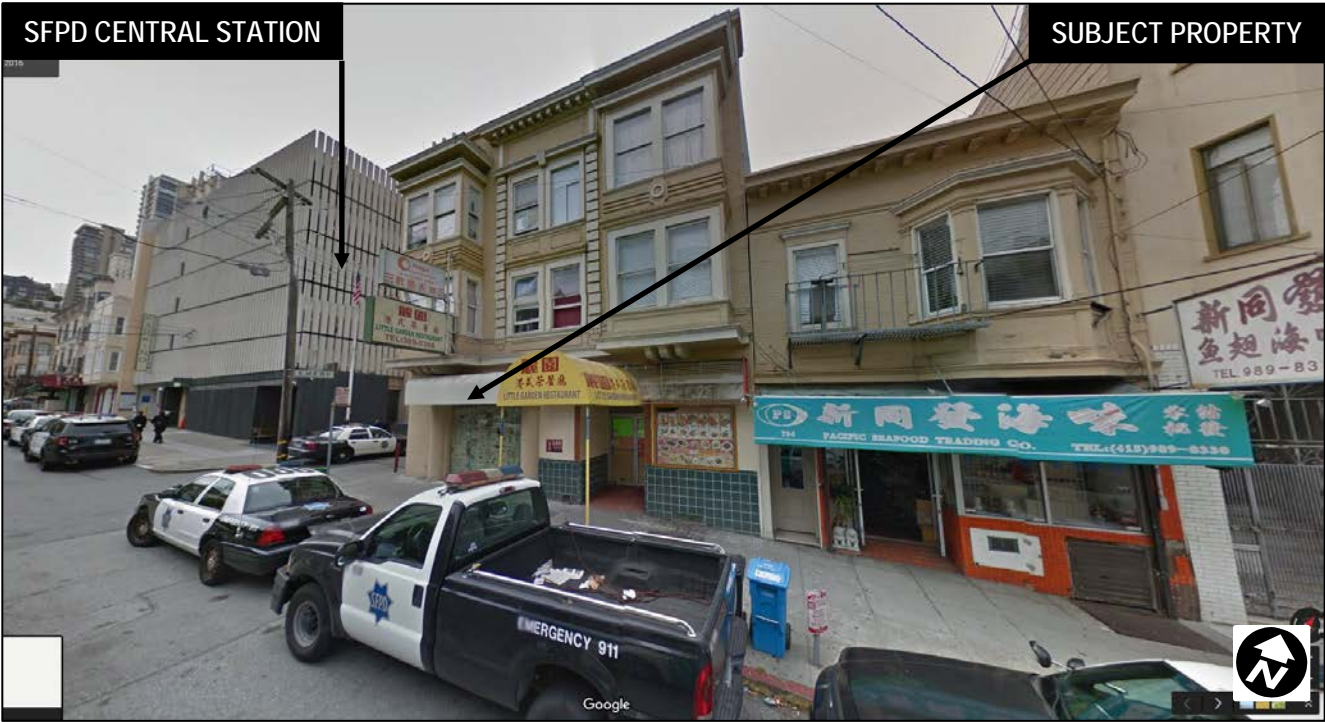
# Aerial Photo



Conditional Use Authorization  
Case Number 2016-006168CUAGPR  
752 Vallejo Street



# Subject Property Photos



Conditional Use Authorization  
Case Number 2016-006168CUAGPR  
752 Vallejo Street



# Subject Property Photo

SUBJECT TENANT SPACE



Conditional Use Authorization  
Case Number 2016-006168CUAGPR  
752 Vallejo Street

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# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input 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.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	<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</i>

	<i>Mahe 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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

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

<b>Check all that apply to the project.</b>	
<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 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**

<b>Check all that apply to the project.</b>	
<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"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><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></p>
<input type="checkbox"/>	<p><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></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p> 	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></p>    <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Signature:</b></p>    <div style="border: 2px solid green; border-radius: 15px; padding: 10px; text-align: center; font-size: 24px; font-weight: bold; color: green; margin: 20px auto; width: 80%;"> <b>APPROVED</b> </div> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p><b>Signature:</b></p>  <div style="border: 2px solid green; border-radius: 15px; padding: 10px; text-align: center; font-size: 24px; font-weight: bold; color: green; margin: 20px auto; width: 80%;"> <b>APPROVED</b> </div>
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p><b>Signature:</b></p>  <div style="border: 2px solid green; border-radius: 15px; padding: 10px; text-align: center; font-size: 24px; font-weight: bold; color: green; margin: 20px auto; width: 80%;"> <b>APPROVED</b> </div>			

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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, August 11, 2016**  
Time: **Not before 12:00 PM (noon)**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Conditional Use Authorization**  
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>752 Vallejo Street</b>	Case No.:	<b>2016-006168CUAGPR</b>
Cross Street(s):	<b>Stockton Street/Emery Lane</b>	Building Permit:	<b>2016.07.19.2782</b>
Block /Lot No.:	<b>0130/012</b>	Applicant:	<b>Jeff Suess</b>
Zoning District(s):	<b>North Beach NCD/40-X</b>	Telephone:	<b>(415) 554-9873</b>
Area Plan:	<b>None</b>	E-Mail:	<b>jeff.suess@sfgov.org</b>

### PROJECT DESCRIPTION

The project proposes converting an existing, vacant tenant space on the ground floor of the subject building from Retail Sales and Services Use to Public Use. The subject tenant space would be utilized by the San Francisco Police Department (SFPD) for their Investigative Unit, which, is currently located at the adjacent facility, Central Station, located at 766 Vallejo Street. Minor interior tenant improvements are proposed as part of the change of use, with no expansion of the existing building. In addition, an administratively-approved General Plan Referral is required to evaluate whether this proposed project would be consistent with the City's General Plan Objectives and Policies.

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: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: [nicholas.foster@sfgov.org](mailto:nicholas.foster@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.

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# SAN FRANCISCO PLANNING DEPARTMENT

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## General Plan Referral

*Date:* July 19, 2016  
*Case No.* Case No. 2016-006168GPR  
San Francisco Police Department's Auxiliary Offices for  
Central Station

*Block/Lot No.:* 0130/012  
*Project Sponsor:* John Updike, Director  
San Francisco Real Estate Department  
25 Van Ness Ave. Suite 400  
San Francisco, CA 94102

*Applicant:* Same as Above

*Staff Contact:* Lisa Chen – (415) 575-9124  
[lisa.chen@sfgov.org](mailto:lisa.chen@sfgov.org)

*Recommendation:* Finding the project, on balance, is **in conformity** with  
the General Plan

*Recommended*  
*By:*   
John Rahaim, Director of Planning

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project is the City's proposed lease of a vacant ground-floor storefront located at 752 Vallejo Street in an existing mixed use residential and commercial building. If the Project is approved, the San Francisco Police Department would utilize the existing ground floor space for its Investigative Unit, expanding its operations at the adjacent Central Station at 766 Vallejo Street. The proposed Project would provide improved facilities for the Police Department and better prepare the City to respond to emergencies. The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code. Please note that this Project will also require a Conditional Use Authorization for the proposed Public use on the ground floor in the North Beach Neighborhood Commercial District (case no: 2016-006168CUA).

## ENVIRONMENTAL REVIEW

The project was determined to be categorically exempt under CEQA Guidelines Section 15301 on 07/25/16 (Planning Record No. 2016-006168CUA).

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed lease of property containing an existing structure with office space for use by the San Francisco Police Department. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

## COMMERCE AND INDUSTRY ELEMENT

### POLICY 7.1

**Promote San Francisco, particularly the civic center, as a location for local, regional, state and federal governmental functions.**

In a manner similar to other economic functions such as office uses and institutions, physical proximity of various governmental activities is important to the efficient functioning of daily activities of related agencies. The city should strengthen the locational advantages of this clustering of governmental services by insuring provision of an adequate amount of space in the Civic Center area to serve this function without endangering surrounding residential areas.

*Approval of the proposed lease of additional administrative space for the San Francisco Police Department's Central Station would support the department's role in facilitating community safety in neighborhoods throughout the City.*

## COMMUNITY FACILITIES ELEMENT

### POLICE FACILITIES

#### OBJECTIVE 1

**DISTRIBUTE, LOCATE, AND DESIGN POLICE FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE, EFFICIENT AND RESPONSIVE PERFORMANCE OF POLICE FUNCTIONS.**

#### POLICY 1.4

Distribute, locate, and design police support facilities so as to maximize their effectiveness, use, and accessibility for police personnel.

#### **POLICY 1.6**

Design facilities to allow for flexibility, future expansion, full operation in the event of a seismic emergency, and security and safety for personnel, while still maintaining an inviting appearance that is in scale with neighborhood development.

The long-term service life of police facilities requires flexibility in their design so that changing methods for providing police services can be accommodated. Technological, social and attitudinal changes affect police operations, requiring facility modifications to accommodate changing personnel, equipment, and work patterns. Police facilities should be easily adaptable to new special configurations and have sufficient capacity to meet future service requirements.

Police facilities should be built to be operable in event of a seismic disaster, sited so as to minimize opportunities for covert attack and designed to provide protection of personnel. In achieving security, design treatments should be such as to maintain an open and inviting character which integrates the police facility with the community. Police facilities should be easily identifiable, set community standards for maintenance, appearance, neighborhood amenity, and enhance the dignity of and respect for the law enforcement process.

Experience has shown that police facilities located in isolated settings are particulate vulnerable to attack. In addition to being security hazards, such facility locations are generally inaccessible to the community and should be avoided. Existing police buildings should be phased out of such locations.

*The proposal supports the evolving needs and functions of the Police Department by providing additional administrative space necessary for operations; only minor, interior tenant improvements are proposed to accommodate the SFPD Investigative Unit.*

#### **OBJECTIVE 2**

##### **LOCATE AND DESIGN FACILITIES IN A MANNER THAT ENCOURAGES CONSTRUCTIVE POLICE/NEIGHBORHOOD INTERACTION.**

The nature of police work entails numerous daily contacts with citizens, often during trying situations wherein the police are called upon to resolve conflicts or maintain law and order. Continuous communication, interaction and cooperation between the police and community on an informal basis foster understanding and develop ties which strengthen the community and aid the police in their peace-keeping responsibilities.



Neighborhoods want to relate to police personnel on an individual basis, as partners working together to improve the quality of community life. That process is aided by deploying police personnel on a district station basis. However, district station buildings in themselves do not generate community ties. Police personnel should continue their efforts to establish, maintain and expand those ties which reinforce police/community relations. The location, distribution, design and operation of police facilities can be a catalyst for promoting closer police, community understanding, and more responsive and effective police service.

*The ground-floor space with a transparent façade will facilitate interaction with the existing neighborhood commercial district of which it is a part.*

## CRITERIA FOR POLICE FACILITIES: DISTRICT STATIONS

### Location Criteria:

- Stations should be located so as to minimize access time to all points within the district served.
- Stations should be accessible to the public, particularly by public transit.
- Stations should be located so as not to constitute a nuisance or hazard to surrounding land uses.
- Whenever possible, stations should be combined with other public facilities so as to maximize community awareness and impact of public services.

### Design Criteria:

- Stations should be open, unimposing and in scale with surrounding development.
- Controlled access and security for police personnel and public.
- Operational capability in the event of a seismic disaster.
- Community meeting rooms and gym facilities should be included if these facilities are not readily available.
- Sufficient capacity and special flexibility to accommodate increase in patrol force assignments of both male and female officers, and expansion of police services.
- Good vehicular access and dispatch flexibility should be available.
- Sufficient secure parking for police and personnel vehicles.

*The proposed ground-floor administrative space, which is adjacent to the current Central Station, will maintain the existing level of accessibility by transit and other transportation modes. With only minor, interior tenant improvements proposed, the storefront is in keeping with the character of the existing neighborhood.*

**PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1**

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

**Eight Priority Policies Findings**

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

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

*The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The existing retail space is currently vacant, so no businesses will be displaced.*

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

*The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.*

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

*The Project would have no adverse effect on the City's supply of affordable housing.*

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

*The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.*

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 residential employment and ownership in these sectors be enhanced.

*The Project would not affect the existing economic base in this area.*

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

*The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to respond to injuries caused by earthquakes and other emergencies.*

7. That landmarks and historic buildings be preserved.

*The Project would not adversely impact this existing historic resource, as it would not change the façade of the building.*

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

*The Project would have no adverse effect on parks and open space or their access to sunlight and vista.*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
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**Attachments:**

Site Plan: 734 – 752 Vallejo St

Location Map

cc: Jeff Suess, Real Estate Division

I:\Citywide\General Plan\General Plan Referrals\2016\2016-006168GPR 752 Vallejo St\2016-006168GPR\_752 Vallejo St\_v2.docx



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# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Eric K Chung, Twiggy Tang	
PROPERTY OWNER'S ADDRESS:  364 30th Avenue San Francisco, CA 94121	TELEPHONE: (415 ) 264-2882  EMAIL: echungbien@gmail.com

APPLICANT'S NAME: John Updike Director of Property/ Real Estate Division CCSF	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:  25 Van Ness Street Suite 400 San Francisco, CA 94102	TELEPHONE: (415 ) 554-9860  EMAIL: John.Updike@sfgov.org

CONTACT FOR PROJECT INFORMATION: Jeff Suess	
Same as Above <input type="checkbox"/>	
ADDRESS:  25 Van Ness Street Suite 400 San Francisco, CA 94102	TELEPHONE: (415 ) 554-9873  EMAIL: Jeff.Suess@sfgov.org

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: 752 Vallejo Street	ZIP CODE:
CROSS STREETS: Emery Lane	

ASSESSORS BLOCK/LOT: 0130 / 012	LOT DIMENSIONS: 58.896 X 68	LOT AREA (SQ FT): 4,031.04	ZONING DISTRICT: NCD	HEIGHT/BULK DISTRICT: 40X
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### 3. Project Description

( Please check all that apply )		PRESENT OR PREVIOUS USE:	
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Rear	Retail	
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Front	PROPOSED USE:	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Height	SFPD Office space	
<input type="checkbox"/> Alterations	<input type="checkbox"/> Side Yard	BUILDING APPLICATION PERMIT NO.:	
<input type="checkbox"/> Demolition		DATE FILED:	
<input type="checkbox"/> Other Please clarify:			

### 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	4	4		
Hotel Rooms	0	0		
Parking Spaces	1	1		
Loading Spaces	0	0		
Number of Buildings	1	1		
Height of Building(s)	unknown	unknown		
Number of Stories	3	3		
Bicycle Spaces	unknown	unknown		
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential				
Retail				
Office				
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking				
Other (Specify Use)				
<b>TOTAL GSF</b>	10,686	10,686		

Please describe any additional project features that are not included in this table:

( Attach a separate sheet if more space is needed )

No changes in size to the current spaces will be made. The purpose of this requested change in use, is to allow for the SFPD Central Station to be able to use the currently vacant retail space as an office.

## 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;

There will be some impact on retail, as current use is designated retail and the proposed use is office. However this block, while in a retail corridor has large non retail elements. The North Beach Garage on the South side of the block and SFPD Central Station on the North. No impact for employment opportunities should be involved as SFPD hires locally.

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

There is no impact on housing. Existing building is ground floor retail with residential upstairs. Central Station has been a part of the neighborhood and the expansion into office space would be compatible with the existing station.

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

No impact on affordable housing.

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

No impact on commuter traffic, Muni transit or parking staff in the subject property are coming from the adjacent site.

CASE NUMBER:  
For Staff Use only

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;

No impact to service and industrial sectors. The site is currently retail

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

The expansion of SFPD should positively impact the City's preparedness for injury and loss of life in the event of an earthquake.

7. That landmarks and historic buildings be preserved; and

No impact. There will be minimal interior improvements made to the building, that will not impact the historical of landmark nature of the building (which is not known).

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

No Impact. the site is not near a park or open space and no exterior changes are proposed.

## Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE: Three story wood frame	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  750 square feet	BY PROPOSED USES: Build out of space as office space.
ESTIMATED CONSTRUCTION COST:  \$35,613	
ESTIMATE PREPARED BY:  DPW	
FEE ESTABLISHED:  \$1,735 <sup>00</sup> .	

## 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: 5/9/16

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

John Udick, Director of Property  
Owner / Authorized Agent (circle one)

## 5. Action(s) Requested (Include Planning Code Section which authorizes action)

reference section 722.83 change of use from retail to public.

## Conditional Use Findings

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.

See attached pages



## 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 checked="" 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 checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input type="checkbox"/> N/A
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/> N/A
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"/> N/A
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"/> N/A

### 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: \_\_\_\_\_



#### Conditional Use Findings:

Pursuant to the Planning Code Section 303 (c), the proposed project meets the conditional use requirements as follows:

Overview: The SFPD Central Station previously housed their investigative offices in the Central Station, using basement space. The DPH has determined that this basement space is not habitable and can no longer serve as office space in the Central Station. The SFPD desires to relocate this office space to the adjacent building 753 Vallejo Street, across from Emery Lane.

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.

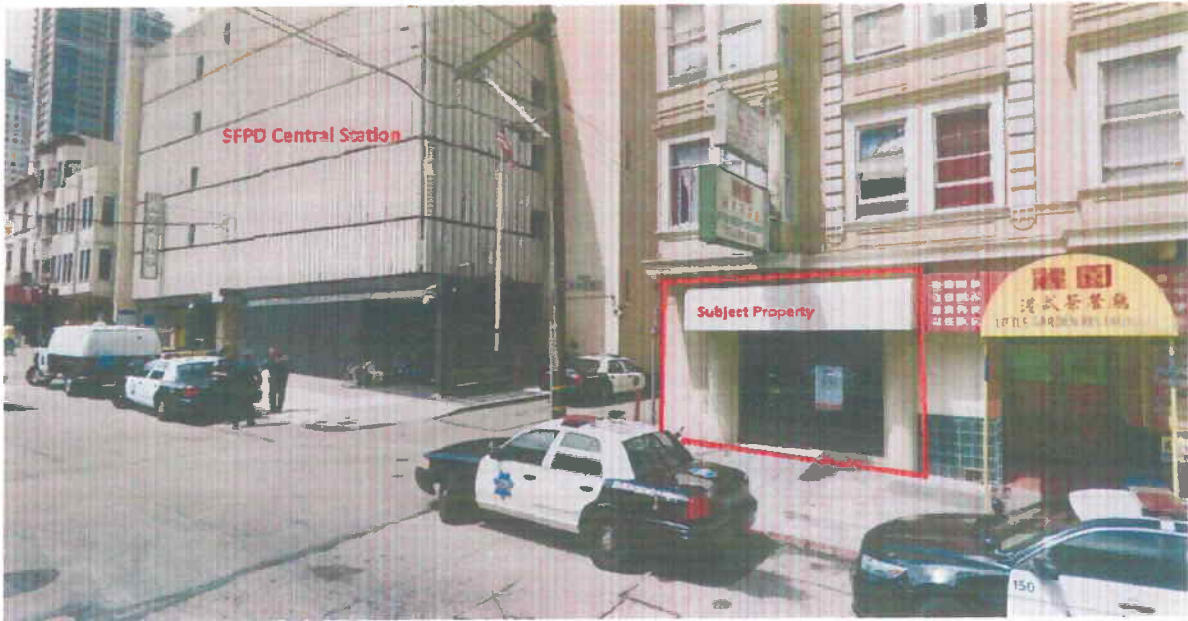
The proposed use will not change the feature or size of the adjacent building, only interior modifications to adapt the space to the proposed use is contemplated. Since the employees that will occupy the space, are currently in the SFPD Central Station, they are not adding any use to the neighborhood that does not already exist. The Central Station has been an integral part of the neighborhood and this will continue.

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 size and shape, and the proposed size and shape of the structures: No changes are proposed to the size and shape of any structures. The use of the space will not have any impact.
  - B. The accessibility and traffic patterns for persons and vehicle, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading: No impact on these issues as there are no additional vehicles or employees contemplated with this change in use. The current staff who commute to the site daily will continue as it exists today.
  - C. The safeguards afford to prevent noxious or offensive emissions such as noise, glare, dust, and odor: The proposed use is office space, which will not have any offensive emissions of any sort.
  - D. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs: No exterior modifications are contemplated, no landscaping exists within the footprint, nor parking or loading areas that would be required.
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.

The proposed conditional use, is the relocation of office space from the adjacent Central Station to 752 Vallejo. The SFPD Central Station has been an integral feature of this block for many years and the function of this office has been a part of this station, it is being relocated to allow

for a more conducive work environment for the employees of the station, who currently have had to locate outside of the old uninhabitable space, to temporary space that has functions that are currently displaced until this issue can be resolved.

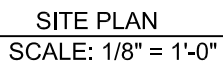
**752 Vallejo Street**  
**Proposed Office Space to support**



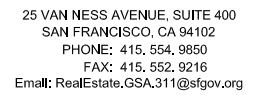
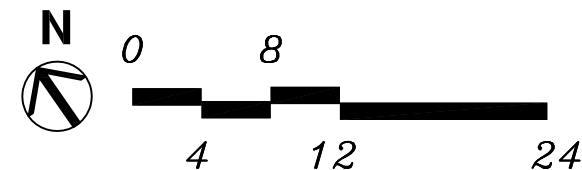
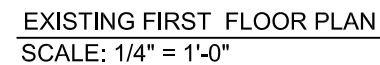
### Location Map



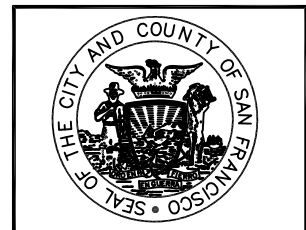
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JOB ADDRESS: 752 VALLEJO ST., SAN FRANCISCO, CA 94133  
BLOCK / LOT: 0130 / 012  
APARTMENT BUILDING /RESTAURANT /RETAIL  
ZONING: NORTH BEACH NCD/ 40-X  
BUILDING TYPE: V-B  
OCCUPANCY: R-2  
LOT SIZE: 59.09' x 68.00'  
LOT SQUARE FOOTAGE: 4,018 s.f.  
EXISTING GROUND FLOOR - M (RETAIL)  
PROPOSED GROUND FLOOR - P (PUBLIC)



752 VALLEJO ST.  
SAN FRANCISCO, CA

[illegible]

ISSUE: ISSUE

DATE: 07/20/2016

SCALE: AS NOTED

DRAWN BY: J.GELMAN

CHECKED BY: J.SUESS

PROJECT NUMBER: 0716

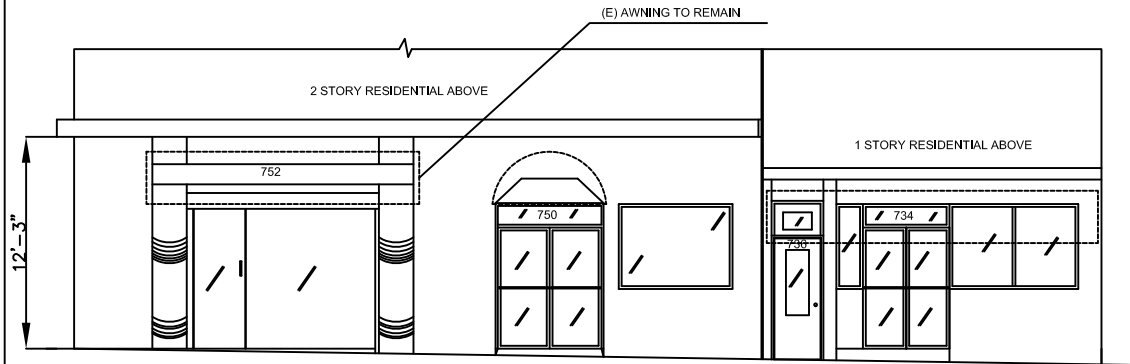
GENERAL NOTES  
VICINITY MAP, SITE PLAN  
EXISTING FIRST FL. PLAN  
TITLE:

A-1

SHEET:

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN  
CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE  
ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.





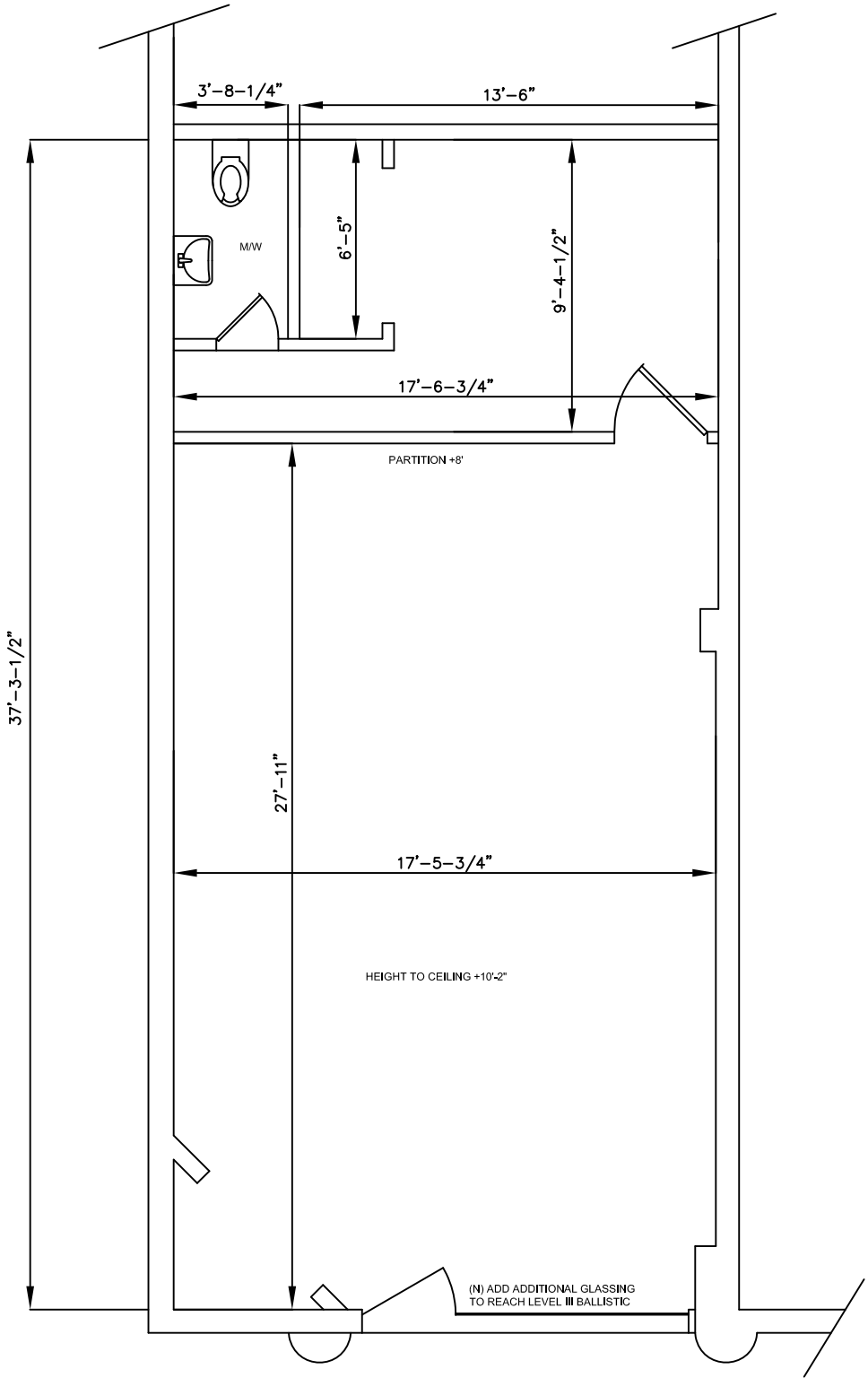
EXISTING FRONT ELEVATION @ VALLEJO STREET  
SCALE: 1/4" = 1'-0"



FRONT VIEW OF THE BUILDING  
NTS



WEST VIEW OF THE BUILDING  
NTS



752 VALLEJO ST. - PROPOSED FIRST FLOOR PLAN  
SCALE: 1/2" = 1'-0"

SCOPE OF WORK

- PAINT ENTIRE SPACE COLOR TBD
- REMOVE EXISTING WORN/ STAINED GLUED DOWN CARPET
- PREPARE PLYWOOD FLOOR FOR INSTALLATION OF NEW CARPET
- FURNISH AND INSTALL NEW SHAW MOMENTUM IV CARPET TILE, COLOR TBD
- FURNISH AND INSTALL RUBBER WALL BASE WHERE NEEDED
- ADD ADDITIONAL GLASSING TO FRONT GLASSING TO REACH LEVEL III BALLISTIC



25 VAN NESS AVENUE, SUITE 400  
SAN FRANCISCO, CA 94102  
PHONE: 415. 554. 9850  
FAX: 415. 552. 9216  
Email: RealEstate.GSA.311@sfgov.org

752 VALLEJO ST.  
SAN FRANCISCO, CA

REVISION			
NO.	DATE	BY:	DESCRIPTION



ISSUE: ISSUE

DATE: 07/20/2016

SCALE: AS NOTED

DRAWN BY: J.GELMAN

CHECKED BY: J.SUESS

PROJECT NUMBER: 0716

PROPOSED FIRST FL. PLAN  
EXISTING FRONT ELEVATION  
FRONT & WEST BLDG VIEWS  
TITLE:

A-2

SHEET:

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