



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 21, 2017

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San Francisco,
CA 94103-2479

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Date: December 14, 2017
Case No.: **2017-011859CUAENV**
Project Address: **1336 POST STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
130-E Height and Bulk District
Area Plan: N/A
Block/Lot: 0689/199
Project Sponsor: Presidio Surgery Center
c/o Jody Knight
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposed project is the conversion of a vacant grocery store (formerly “Bell Market”) located on the ground floor of the six-story mixed-use building to a health service use by a clinic providing primarily outpatient medical services (d.b.a. “Presidio Surgery Center”). The proposal involves tenant improvement work for approximately 34,600 square feet of ground floor area, and reconfiguration of the existing parking layout for 87 parking spaces and five Class 1 bicycle parking spaces. No exterior work is proposed except for minor repair and maintenance work. The on-site residential component would remain unchanged. The Presidio Surgery Center is currently located at 1635 Divisadero Street, where it has operated since 1989 in a 13,000-square-foot facility. The proposal is to vacate the current location and relocate to the Project site.

The proposal requires Conditional Use authorization for a change of use from a grocery store to health services.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Post Street between Franklin and Gough Streets, Block 0689, Lot 199. The site was previously under the jurisdiction of the Redevelopment Agency. When the Redevelopment Area Plan for Western Addition A-2 expired in 2009, the site came under the jurisdiction of the City and County of San Francisco. The property is located in an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 130-E Height and Bulk District.

The project site is a through lot located between Post and Sutter Streets. The irregularly-shaped lot has frontages on Post and Sutter Streets. The site occupies approximately 215 feet of frontage on Post Street and approximately 138 feet on Sutter Street with a lot area totaling approximately 48,361 square feet (approximately 1.1 acres). The site is occupied by the Sutterfield condominium complex. The 164-unit complex was constructed in 1993, with a 16-story main tower fronting on Sutter Street (at 1483 Sutter Street) and a 6-story, mixed use building fronting on Post Street. The mixed use building consists of an approximately 34,600-square-foot vacant retail space in the ground floor (formerly “Bell Market”) and residential units in the upper floors. There are 169 off-street parking spaces designated for the residential component and 72 off-street parking spaces (located on the ground floor outside the main entrance and second floor of the 6-story building) for the retail component.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is on Cathedral Hill in the Western Addition neighborhood. A three-story Victorian building, occupied by the Korean Center and a six-story apartment building (a.k.a. The Broadmoor) are located immediately west of the project site. A one-story Walgreens Pharmacy and parking lot, and a three-story Victorian, occupied by the Payne Mansion Hotel abut the project site to the east. At the southwest corner of Franklin and Sutter Streets is the Consulate General of Spain. The California Pacific Medical Center, currently under construction, is to the southeast of the project site at Franklin and Post Streets.

Buildings near the site include medium- to high-density residential apartments, commercial and institutional uses. Nearby high-rise residential towers include the 1 Daniel Burnham Court on Post Street between Franklin Street and Van Ness Avenue, the Carillon at 1100 Gough Street, the Cathedral Hill Tower at 1200 Gough Street, the Cathedral Hill Plaza at 1333 Gough Street, the Post International at 1388 Gough Street, and the Carlisle at 1450 Post Street. Churches and institutions in the vicinity include the First Unitarian Universalist Church and Center, the Hamilton Square Baptist Church, and the St. Mary’s Cathedral, one block south of the project site; and the Sacred Heart Preparatory School, three blocks south at Franklin and Ellis Streets.

ENVIRONMENTAL REVIEW

On December 11, 2017, the project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project (Case No. 2017-011859ENV).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 29, 2017	November 29, 2017	22 days
Posted Notice	20 days	December 1, 2017	December 1, 2017	20 days
Mailed Notice	20 days	December 1, 2017	December 1, 2017	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

The project sponsor held a community meeting at the St. Mary's Cathedral on August 15, 2017. According to the project sponsor, the meeting was well-attended by residents of the Sutterfield as well as other nearby residents. The attendees were in general supportive of the proposed project. As of the drafting of this motion, the Department has received seven letters in support of the project, including one support letter from the Goodwill store in San Francisco. The Department has not received any letters in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

According to the project sponsor, Bell Market vacated the site in 2009 and the site has been vacant since then. The former grocery store stopped operating largely due to a lack of demand by local residents. The Presidio Surgery Center (PSC) is currently located at 1635 Divisadero Street. The project sponsor asserts that the existing 13,000 square-foot space is insufficient to meet the demand for ambulatory surgery services as case volume continues to grow. The primary reason for relocation to a bigger facility is the growing demand for outpatient joint replacement. The larger space would allow two additional operating rooms (for a total of seven operating rooms) to accommodate the demand for surgeries, increase support space to allow for instrument processing and storage, and increase space to accommodate additional overnight rooms (less than 24-hour stays) for patients who may need to stay overnight after surgery.

URBAN DESIGN ADVISORY TEAM REVIEW

The proposed project was not reviewed by the Department's Urban Design Advisory Team (UDAT) since the proposed project is an interior renovation, which will maintain the existing building's envelope and height.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization under Planning Code Sections 303(c) and 303(l) for a change in use from a grocery store to health services.

BASIS FOR RECOMMENDATION

The project is necessary and desirable in that:

- The project will utilize a vacant (since 2009) retail space to provide health services that are in high demand by the residents of San Francisco and the Bay Area at large.
- The size and intensity of the use are compatible with the neighborhood, including the existing residential use on the upper floors of the building, while bringing activity to the vacant ground floor space.
- The project will not change the envelope of the building or affect traffic.
- All parking, including deliveries and passenger loading will take place on-site.
- The project is desirable for, and compatible with, the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion (includes Conditions of Approval - EXHIBIT A)

Assessor's Block Book Map

Sanborn Map

Zoning Map

Site Photo

Aerial Photos

CEQA Certificate of Determination

Health Care Services Master Plan Consistency Determination by the SF Department of Public Health

Project Sponsor Submittal, including:

- Affidavit for First Source Hiring Program
- Attorney Letter
- Reduced Plans (EXHIBIT B)
- Context Photos

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion for Conditional Use Authorization (includes EXHIBIT A) | Drawings: <u>Existing Conditions</u> (EXHIBIT B) |
| <input checked="" type="checkbox"/> Assessor's Block Book Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Site Photo | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Aerial Photos | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> CEQA Certificate of Determination | <input checked="" type="checkbox"/> Context Photos |
| <input checked="" type="checkbox"/> Health Care Services Master Plan Consistency Determination | <input checked="" type="checkbox"/> Affidavit for First Source Hiring Program |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Attorney Letter |
| | <input type="checkbox"/> |
| | <input type="checkbox"/> |
| | <input type="checkbox"/> |
| | <input type="checkbox"/> |

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

MW
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" 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"/> Transportation Sustainability Fee (Sec. 411A) |

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Planning Commission Draft Motion

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mary.woods@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303(C) AND 303(L) TO CONVERT A VACANT GROCERY STORE (FORMERLY “BELL MARKET”) IN THE GROUND FLOOR OF A SIX-STORY MIXED USE BUILDING TO A HEALTH SERVICE USE BY A CLINIC PROVIDING PRIMARILY OUTPATIENT MEDICAL SERVICES (D.B.A. “PRESIDIO SURGERY CENTER”). THE PROPOSAL INVOLVES TENANT IMPROVEMENT WORK FOR APPROXIMATELY 34,600 SQUARE FEET OF GROUND FLOOR AREA, AND RECONFIGURATION OF THE EXISTING PARKING LAYOUT FOR 87 PARKING SPACES AND FIVE CLASS 1 BICYCLE PARKING SPACES. NO EXTERIOR WORK IS PROPOSED EXCEPT FOR MINOR REPAIR AND MAINTENANCE WORK. THE PROJECT SITE IS WITHIN AN NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE-SCALE) ZONING DISTRICT, AND A 130-E HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 15, 2017, Presidio Surgery Center (hereinafter “Project Sponsor”) filed an application (Case No. 2017-011859CUA) with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303(c) and 303(l) to convert a vacant grocery store (formerly “Bell Market”) in the ground floor of a six-story mixed use building to a health service use by a clinic

providing primarily outpatient medical services (d.b.a. "Presidio Surgery Center"). The proposal involves tenant improvement work for approximately 34,600 square feet of ground floor area, and reconfiguration of the existing garage for 87 parking spaces and five Class 1 bicycle parking spaces. No exterior work is proposed except for minor repair and maintenance work. The Project site is located within an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 130-E Height and Bulk District.

On December 21, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-011859CUA.

On December 11, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project (Case No. 2017-011859ENV).

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. 2017-011859CUAENV, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project site is located on the north side of Post Street between Franklin and Gough Streets, Block 0689, Lot 199. The site was previously under the jurisdiction of the Redevelopment Agency. When the Redevelopment Area Plan for Western Addition A-2 expired in 2009, the site came under the jurisdiction of the City and County of San Francisco. The property is located in an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 130-E Height and Bulk District.

The Project site is a through lot located between Post and Sutter Streets. The irregularly-shaped lot has frontages on Post and Sutter Streets. The site occupies approximately 215 feet of frontage on Post Street and approximately 138 feet on Sutter Street with a lot area totaling approximately 48,361 square feet (approximately 1.1 acres). The site is occupied by the Sutterfield condominium complex. The 164-unit complex was constructed in 1993, with a 16-story main tower fronting on Sutter Street (at 1483 Sutter Street) and a 6-story, mixed use building fronting on Post Street. The mixed use building consists of an approximately 34,600-square-foot vacant retail space in the ground floor (formerly "Bell Market") and residential units in the upper floors. There are 169 off-street parking spaces designated for the residential component and 72 off-street parking spaces (located on the ground floor and second floor of the 6-story building) for the retail component.

3. **Surrounding Properties and Neighborhood.** The Project site is on Cathedral Hill in the Western Addition neighborhood. A three-story Victorian building, occupied by the Korean Center and a six-story apartment building (a.k.a. The Broadmoor) are located immediately west of the Project site. A one-story Walgreens Pharmacy and parking lot, and a three-story Victorian, occupied by the Payne Mansion Hotel abut the Project site to the east. At the southwest corner of Franklin and Sutter Streets is the Consulate General of Spain. The California Pacific Medical Center, currently under construction, is to the southeast of the Project site at Franklin and Post Streets.

Buildings near the site include medium- to high-density residential apartments, commercial and institutional uses. Nearby high-rise residential towers include the 1 Daniel Burnham Court on Post Street between Franklin Street and Van Ness Avenue, the Carillon at 1100 Gough Street, the Cathedral Hill Tower at 1200 Gough Street, the Cathedral Hill Plaza at 1333 Gough Street, the Post International at 1388 Gough Street, and the Carlisle at 1450 Post Street. Churches and institutions in the vicinity include the First Unitarian Universalist Church and Center, the Hamilton Square Baptist Church, and the St. Mary's Cathedral, one block south of the Project site; and the Sacred Heart Preparatory School, three blocks south at Franklin and Ellis Streets.

4. **Project Description.** The proposed Project would convert a vacant grocery store (formerly "Bell Market") located on the ground floor of the six-story mixed-use building to a health service use by a clinic providing primarily outpatient medical services (d.b.a. "Presidio Surgery Center"). The proposal involves tenant improvement work for approximately 34,600 square feet of ground floor area, and reconfiguration of the existing parking layout for 87 parking spaces and five Class 1 bicycle parking spaces. No exterior work is proposed except for minor repair and maintenance work. The on-site residential component would remain unchanged. The Presidio Surgery Center is currently located at 1635 Divisadero Street, where it has operated since 1989 in an 13,000-square-foot facility. The proposal is to vacate the current location and relocate to the Project site.

The proposal requires Conditional Use authorization for a change of use from a grocery store to health services.

5. **Public Comment.** The Project Sponsor held a community meeting at the St. Mary's Cathedral on August 15, 2017. According to the Project Sponsor, the meeting was well-attended by residents of the Sutterfield as well as other nearby residents. The attendees were in general supportive of the proposed Project. As of the drafting of this motion, the Department has received seven letters in support of the Project, including one support letter from the Goodwill store in San Francisco. The Department has not received any letters in opposition to the Project.
6. **First Source Hiring Program.** The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) for projects consisting of 25,000 gross square feet or more of commercial floor area. The Project Sponsor will comply with the requirements of this Program. Prior to the issuance of any Building Permit or a First Addendum to a Site Permit, the Project Sponsor will have an approved and signed First Source Hiring Memorandum of Understanding (MOU) from the First Source Hiring Administrator, which will be evidenced in writing. This MOU will include Exhibit A, Construction First Source Hiring Agreement, and

Exhibit B, End-Use First Source Hiring Agreement. Before the Commission can act on the Project, the Project Sponsor must complete the “Affidavit for First Source Hiring Program”.

The Project Sponsor has submitted a complete Affidavit for First Source Hiring Program, a copy of which is attached to the Draft Motion.

7. **Health Care Services Master Plan.** The Project is subject to the requirements of the City’s Department of Public Health relating to an Application for Consistency Determination for projects proposing health services programs.

The Project Sponsor has submitted a complete Application for Consistency Determination to the Department of Public Health. SFDPH, on December 4, 2017, issued a Memorandum of consistency determination for the proposed Project, a copy of which is attached to the Draft Motion.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Sales and Services, Retail.** Planning Code Section 102 defines a “Health Service” use as “Retail Sales and Services” that provides outpatient medical health services to individuals.

The proposed Project will be providing outpatient surgery services, including operating rooms, patient recovery rooms, support space for instrument processing and storage, and administrative space for physicians and nursing staff.

- B. **Street Frontages in Neighborhood Commercial (NC) Districts.** Planning Code Section 145.1 requires in NC Districts containing specific uses, including retail stores, that building lobbies do not exceed 40 feet of building frontage, that parking entrances are no more than 20 feet wide, that ground floors have a minimum 14-foot floor-to-floor height, active uses are provided within the first 25 feet of building depth on the ground floor, and that the ground floor non-residential street frontage be at least 60% transparent in order to allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind ground floor windows, shall be at least 75 percent open to perpendicular view.

The proposed Project will occupy the vacant (since 2009) grocery store space (formerly “Bell Market”) on the ground floor of the six-story building. No exterior work is proposed, except for minor repair work including removing window film and repairing awnings.

- C. **Off-Street Parking - Commercial.** Planning Code Section 151 requires one off-street parking space for each 300 square feet of occupied floor area where the occupied floor area exceeds 5,000 square feet for health service use.

The proposed health services space, at approximately 23,500 square feet of occupied floor area, would require 78 off-street parking spaces. The existing site contains 72 off-street parking spaces (located on

the ground floor outside of the main entrance and the second floor garage) for the former grocery store. The Project proposes to provide 87 off-street parking spaces, of which 20 are valet spaces. The Project was able to add 15 additional parking spaces through the provision of the valet service.

- D. **Off-Street Freight Loading - Commercial.** Planning Code Section 152 requires one off-street freight loading space for Retail Sales and Services where the occupied floor area of structure or use is over 10,000 square feet but less than 60,000 square feet.

The proposed health services space, at approximately 23,500 square feet, would require one off-street freight loading space. The existing vacant grocery store contains one off-street freight loading space, which will remain for use by the proposed Project.

- E. **Handicapped Parking.** Planning Code Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided.

The Project proposes a total of 87 off-street parking spaces. The required handicapped parking would be three spaces. The existing parking garage contains three handicapped parking spaces. The Project, however, proposes to provide four handicapped accessible parking spaces.

- F. **Bicycle Parking - Class 1.** Planning Code Section 155.2 requires one Class 1 space for every 5,000 square feet of occupied floor area for health service use. All bicycle parking must meet the standards set forth under Section 155.1.

The Project would be required to provide five Class 1 bicycle parking spaces for the proposed health services space, at approximately 23,500 square feet. The existing site contains no Class 1 bicycle parking spaces. The Project proposes five Class 1 bicycle parking spaces.

- G. **Bicycle Parking - Class 2.** Planning Code Section 155.2 requires one Class 2 space for every 15,000 square feet of occupied floor area, but no less than four located near each public pedestrian entrance. All bicycle parking must meet the standards set forth under Section 155.1.

The Project would be required to provide four Class 2 bicycle parking spaces for the proposed health services space, at approximately 23,500 square feet. The existing site contains no Class 2 bicycle parking spaces. The Project proposes four Class 2 bicycle parking spaces.

- H. **Car-Share Parking Spaces.** Planning Code Section 166 does not require any car-share spaces for projects in existing buildings with non-residential uses.

The Project with an existing non-residential use does not contain any car share space and none are proposed for the Project.

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

9. **Planning Code Section 303(c)** 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 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 Project is necessary and desirable because it will utilize a vacant (since 2009) retail space to provide health services that are in high demand by the residents of San Francisco and the Bay Area at large. The size and intensity of the use are compatible with the neighborhood, including the existing residential use on the upper floors of the building, while bringing activity to the vacant ground floor space. The Project will not change the envelope of the building or affect traffic. All parking, including deliveries and passenger loading will take place on-site.

The Presidio Surgery Center (PSC) is currently located at 1635 Divisadero Street since 1989. The Project Sponsor asserts that the existing 13,000 square-foot space is insufficient to meet the demand for ambulatory surgery services as case volume continues to grow. Patients come to PSC through referrals from private practice physicians. Typically, a physician would schedule and perform the surgery, while PSC would provide the necessary space, supplies, and nursing staff to supervise patient recovery. Some physicians are PSC partners, and some are not.

The primary reason for relocation to a bigger facility is the growing demand for outpatient joint replacement. Generally, patients would be able to go home the same day as surgery, avoiding the cost of having a surgery performed in a hospital. The Project Sponsor believes that there would be an average of 25 patients served per day, with a high of 40 and 10 on the low end.

Relocation of PSC to the Project site would allow two additional operating rooms (for a total of seven operating rooms) to accommodate the demand for surgeries, increase support space to allow for instrument processing and storage, and increase space to accommodate additional overnight rooms (less than 24-hour stays) for patients who may need to stay overnight after surgery.

The Project is desirable for the community of San Francisco because the City is in need of additional capacity for freestanding outpatient surgery centers for joint replacements, as no other facility in San Francisco makes joint replacement accessible through ambulatory surgery. Ambulatory surgery services are by definition more affordable than surgery provided in hospitals. Therefore, expansion of ambulatory surgery services will make surgery more affordable and accessible to San Francisco residents. When Medicare begins covering outpatient joint surgery in 2018, there will be no other facility to meet the demand by patients who previously did not have coverage for ambulatory joint replacement services. A larger facility at the Project site would make ambulatory joint replacement services accessible to patients across the economic spectrum, including underserved populations covered by Medicare.

In addition, PSC is exploring innovative ways to provide more care to underserved populations, including partnering with physicians providing surgery services to uninsured or underinsured

patients in need of ambulatory surgical services. PSC has previously partnered with doctors to coordinate donation of all supplies, surgical support services, and pro-bono time to conduct joint replacement for uninsured patients. However, in its current location, PSC is limited in its capacity to provide both covered and non-covered operations. With greater capacity in the new location, PSC would be able to serve more uninsured and under-insured patients.

The CU authorization is for a change of use from a vacant grocery store to a health service use. The Project would reactivate a long-vacant space and would provide employment opportunities for approximately 30 full-time employees. The Project would also provide a safe and secure area for on-site vehicle parking and passenger loading.

- B. 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:

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

The size and shape of the site are adequate for accommodating a health services facility. The site is currently underutilized, with a long-vacant ground floor space. The Project involves tenant improvement work for approximately 34,600 square feet of ground floor area, and reconfiguration of the existing ground floor and second floor garage for 87 parking spaces and five Class 1 bicycle parking spaces. No exterior work is proposed except for minor repair and maintenance work. The waiting area would be located at the first 25 feet of the building in order to provide active uses on the ground floor.

- 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code.

The Project will provide 87 parking spaces, including 20 valet spaces in order to minimize the demand for on-street parking. The 87 parking spaces are located at the ground floor outside the main entrance and the second floor garage. The existing loading dock fronting on Post Street would accommodate limited deliveries by FedEx or UPS. Deliveries would occur during non-peak hours between 10:00 a.m. and 2:00 p.m. Patient drop-off and pick-up will take place on-site at the entrance door, which is located at the side of the building so as to minimize effects on on-street traffic.

The Project will provide five Class 1 bicycle parking spaces and four Class 2 bicycle spaces located on the sidewalk, for a total of nine bicycle parking spaces where none currently exist. The site is also well-served by public transit with transit stops located near the site. Van Ness Avenue, one block to the east of the Project site, is a transit rich corridor with transit lines serving San

Francisco and Marin County. Local transit lines are also nearby and are within walking distance of the site.

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

The Project will not produce, nor include, any uses that would emit noxious or offensive emissions such as noise, glare, dust and odor, and will provide proper venting for the space in compliance with the San Francisco Building Code standards. As a surgical center, the space would be exceptionally clean. Ambulance visits to the site would be very rare, with an average of a few times per year, according to the Project Sponsor.

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

The Project would not change the exterior of the building, except for repairing awnings and removing film from the front windows to increase transparency between the street and the PSC. The first 25 feet of the building will contain a waiting room to provide an active use at the street front, with surgical areas pulled back from the street. Therefore, the Project would improve the pedestrian realm and add "eyes on the street" for security and safety purposes.

Existing parking is minimally visible from the street front. Passenger loading will be on-site next to the existing main entrance on the ground floor. The Project will provide street front lighting to increase safety near the Project site. All proposed lighting and signage would comply with the requirements of the Planning Code.

- C. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and

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 Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial District.

The proposed Project is consistent with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District in that the intended use is to occupy an existing vacant retail space located on the ground floor level. The larger use size is required to provide the desired health services for the immediately surrounding neighborhoods and the city at large.

- 10. **Planning Code Section 303(I)** requires Conditional Use authorization for change in use or demolition of general grocery uses. With respect to a change in use or demolition of General Grocery use which use exceeds 5,000 gross square feet pursuant to Section [202.3](#) of this Code, in addition to the criteria set forth in Section 303(c), the Commission shall make the following findings. On balance, the Project does comply with said findings in that:

1. Preservation of a General Grocery use is no longer economically viable and cannot effect a reasonable economic return to the property owner. The Commission may disregard the above finding if it finds that the change in use or replacement structure in the case of demolition will contain a General Grocery that is of a sufficient size to serve the shopping needs of nearby residents and offers comparable services to the former General Grocery store. For purposes of defining “reasonable economic return,” the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section [102](#); and

The Project site is vacant and hasn't contained a grocery store since 2009. The former grocery store stopped operating largely due to a lack of demand by local residents. According to the Project Sponsor, John Cumbelich and Associates had been marketing the vacant space since 2009. However, they were not able to find a new grocery tenant for the space. It would seem that the Project site's location is a substantial factor contributing to its economic unviability as a grocery store. The space is located mid-block on a three-lane, eastbound one-way street towards Downtown. During the morning hours, commuters use Post Street for travels to Downtown and the Financial District. Additionally, the proximity of other large grocery stores nearby, such as Whole Foods (at 1765 California and Franklin Street), Safeway (at 1335 Webster and Geary Boulevard), and Trader Joe's (at 1095 Hyde and California Street) make the Project site less viable to a potential new grocery store tenant. Besides these three major grocery stores, there are numerous smaller specialty food stores and corner markets within close proximity of the Project site.

Grocery stores and markets within one mile of the Project site include the following:

1. Walgreens Pharmacy at 1301 Franklin Street (immediately east of the Project site)
 2. A&M Liquor at 1600 Sutter Street (.19 mile)
 3. Franklin Market at 1528 Franklin Street (.19 mile)
 4. Whole Foods at 1765 California Street (.3 mile)
 5. California Produce at 986 Polk Street (.31 mile)
 6. Van Ness Market at 920 Van Ness Avenue (.31 mile)
 7. Bread and Butter Market and Deli at 888 O'Farrell Street (.35 mile)
 8. Super Mira at 1790 Sutter Street (.37 mile)
 9. Nijiya Market at 1737 Post Street (.38 mile)
 10. Mid-City Market and Deli at 868 Geary Street (.4 mile)
 11. Jai Jo Indian Grocery Store at 1462 Fillmore Street (.55 mile)
 12. Woori Market at 1528 Fillmore Street (.58 mile)
 13. Safeway at 1335 Webster Street (.59 mile)
 14. Trader Joe's at 1095 Hyde Street (.64 mile)
- a. The change in use or demolition of the General Grocery use will not undermine the economic diversity and vitality of the surrounding neighborhood.

The former grocery store space on the ground floor of the existing six-story building has been vacant since 2009 and has not contributed to the economic diversity and vitality of the surrounding neighborhood. The proposed Project will add vitality by providing active uses on the ground floor level and jobs to local residents.

11. **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 1:

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

Policy 1.1:

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

Policy 1.3:

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

The proposed Project will provide desirable health services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will retain and continue a health services facility from 1635 Divisadero Street to the Project site. The current facility, approximately 13,000 square feet, cannot accommodate the growing demand for ambulatory surgery services as case volume continues to grow. The Project site, at approximately 34,600 square feet, would allow for two additional operating rooms, increase support space to allow for instrument processing and storage, and increase space to accommodate additional overnight rooms for patients who may need to stay overnight after surgery. The Project would contribute positively to the diversity of commercial uses and services in the surrounding neighborhoods.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project will create job opportunities for unskilled and semi-skilled workers during both construction and operation. The Project will allow a desirable business to remain in the City, allow it to expand, and provide additional job opportunities to local residents.

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

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

No commercial tenant would be displaced and the Project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood.

12. **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 site is currently a vacant grocery store. The Project would enhance the district by providing new health services use, providing opportunities for local resident employment in and/or ownership of such businesses.

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

The existing housing in the Project site and surrounding neighborhood would not be affected. The Project reflects the mix of residential and retail uses in the area.

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

The Project site is currently a vacant grocery store. No housing is removed for this Project.

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

The Project will provide 87 parking spaces, including 20 valet spaces in order to minimize the demand for on-street parking. The existing loading dock fronting on Post Street would accommodate limited deliveries by FedEx or UPS. Deliveries would occur during non-peak hours between 10:00 a.m. and 2:00 p.m. Patient drop-off and pick-up will take place on-site at the entrance door, which is located at the side of the building so as to minimize effects on on-street traffic.

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

The Project will not displace any service or industrial establishment and is not a commercial office development. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

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

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

The proposed Project will maintain the existing building's envelope and height, and will not affect existing parks and open spaces.

13. 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.
14. 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. 2017-011859CUAENV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 7, 2017, and labeled "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. XXXXXXXXXXXX. 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 December 21, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 21, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to convert a vacant grocery store (formerly “Bell Market”) in the ground floor of a six-story mixed use building to a health service use by a clinic providing primarily outpatient medical services (d.b.a. “Presidio Surgery Center”). The proposal involves tenant improvement work for approximately 34,600 square feet of ground floor area, and reconfiguration of the existing parking layout for 87 parking spaces and five Class 1 bicycle parking spaces. No exterior work is proposed except for minor repair and maintenance work, located at 1336 Post Street, Block 0689, Lot 199, pursuant to Planning Code Sections 303(c) and 303(l) in an NC-3 (Neighborhood Commercial, Moderate Scale) District, and a 130-E Height and Bulk District; in general conformance with plans, dated December 7, 2017, and labeled “EXHIBIT B” included in the docket for Case No. 2017-011859CUA and subject to conditions of approval reviewed and approved by the Commission on December 21, 2017 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 December 21, 2017 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

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

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

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

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

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

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

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Signage.** The Project shall comply with the provisions of Article 6 of the Planning Code related to any new signage.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;

- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

11. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

12. **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

13. **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 if applicable as determined by the project planner. 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

PARKING AND TRAFFIC

14. **Bicycle Parking (Commercial).** Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than five Class 1 and four Class 2 bicycle parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Parking Maximum.** Pursuant to Planning Code Sections 151 and 151.1, the Project shall provide no more than 87 off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Freight Loading Parking Space.** Pursuant to Planning Code Section 152, the Project shall provide one off-street freight loading space.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
17. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

18. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org
19. **Health Care Services Master Plan.** The Project is subject to the City's Department of Public Health consistency determination for the proposed Project.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

20. **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
21. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

22. **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

OPERATION

23. **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>

24. **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>

25. **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

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, 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

26. **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 and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

27. **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

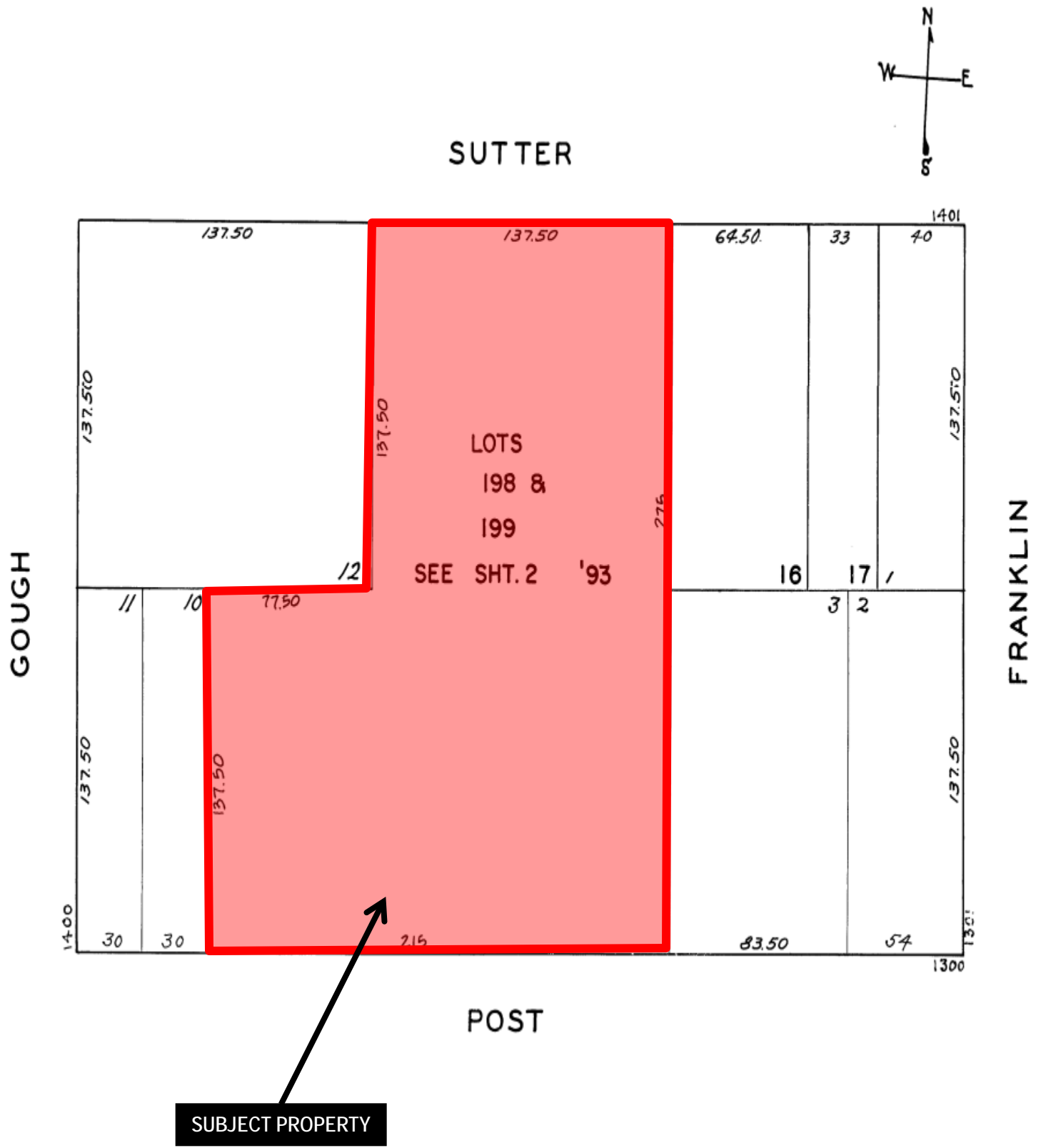
deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall 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

28. **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.

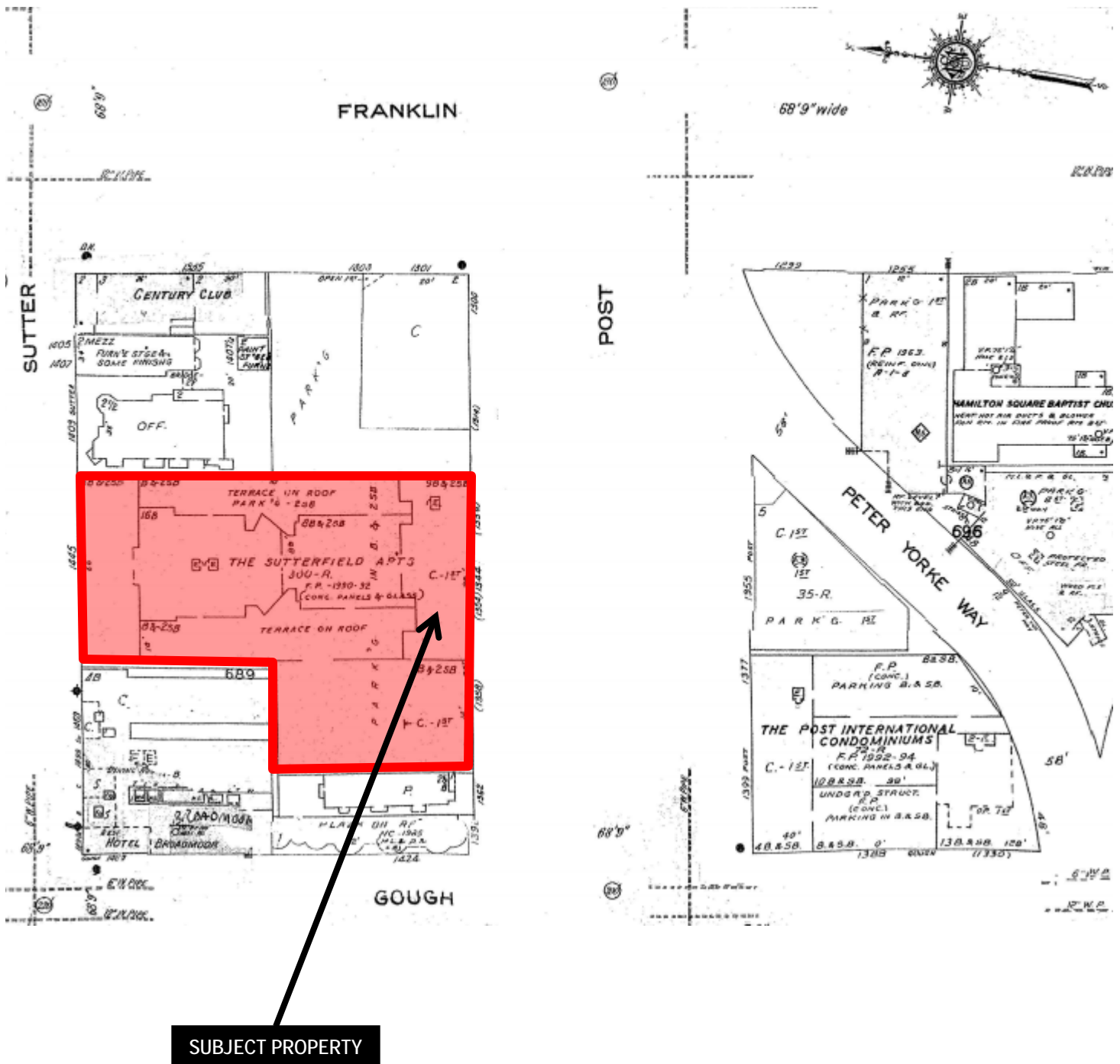
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Assessor's Block Book Map



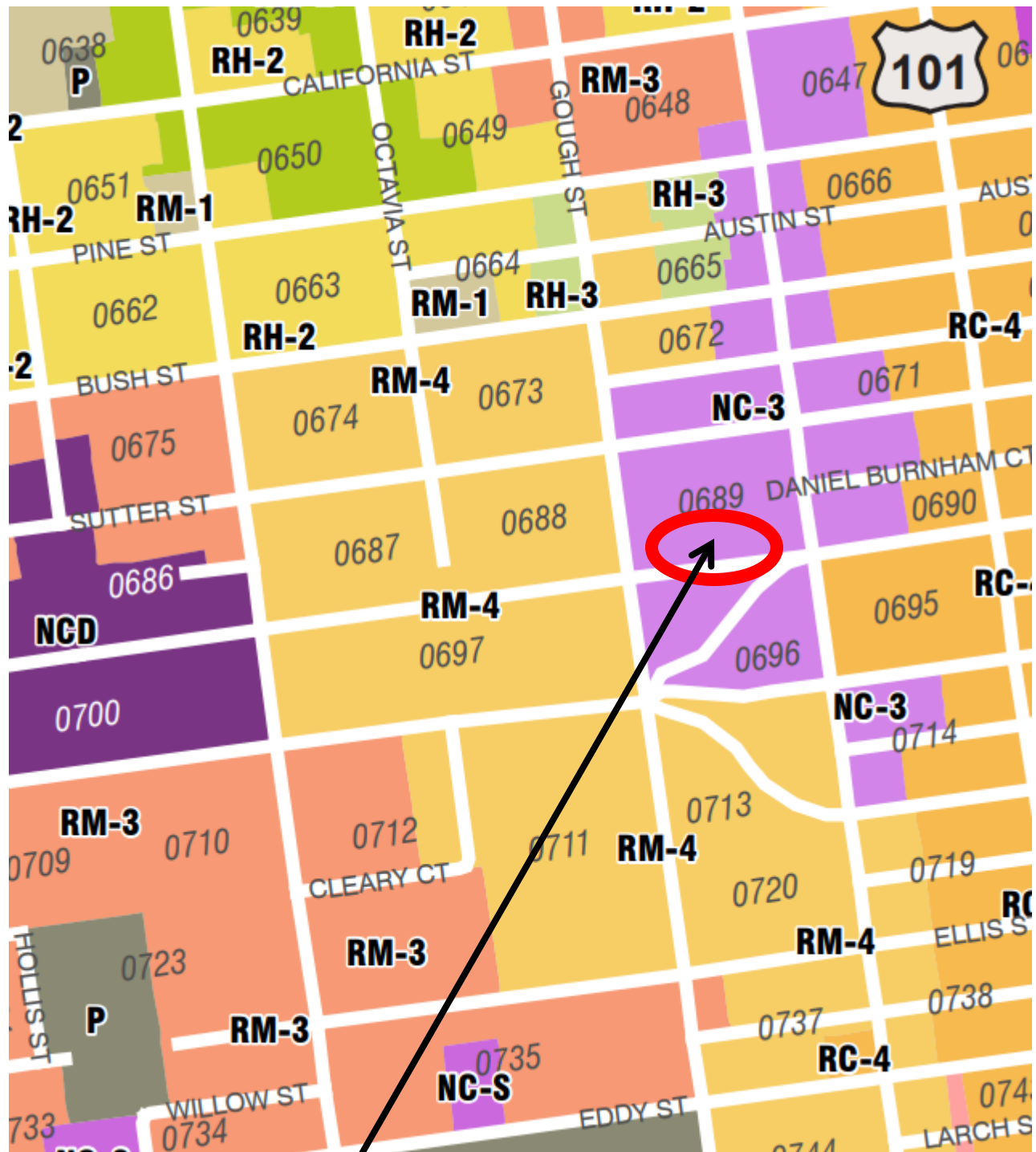
Sanborn Map*

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



Conditional Use Hearing
Case Number 2017-011859CUA
1336 Post Street

Zoning Map



PROJECT SITE



Conditional Use Hearing
Case Number 2017-011859CUA
1336 Post Street

Site Photo Looking West Toward Gough Street

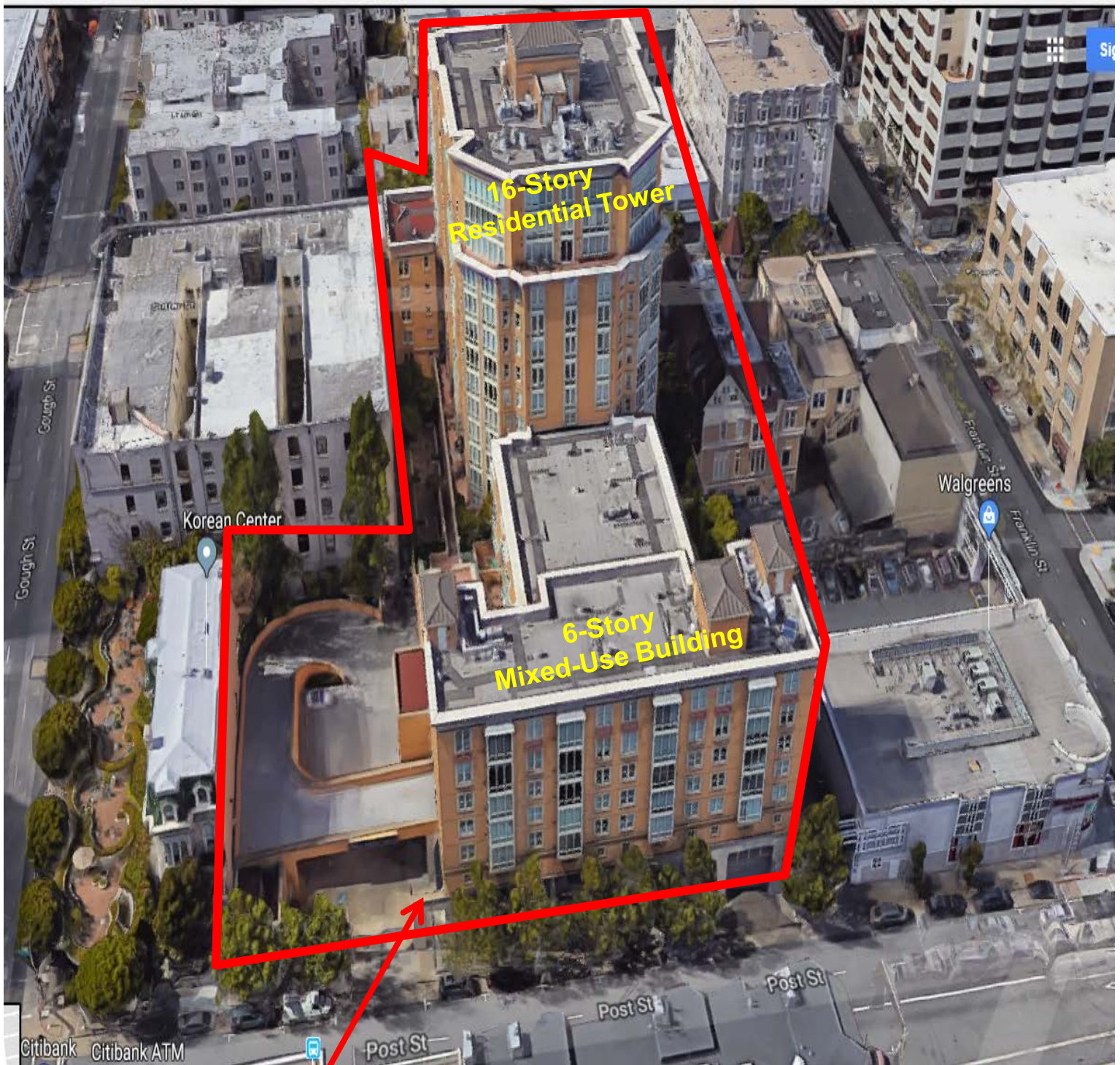


SUBJECT PROPERTY
Vacant Grocery Store
at Ground Floor Level



Conditional Use Hearing
Case Number 2017-011859CUA
1336 Post Street

Aerial Photo Looking East Toward Franklin Street

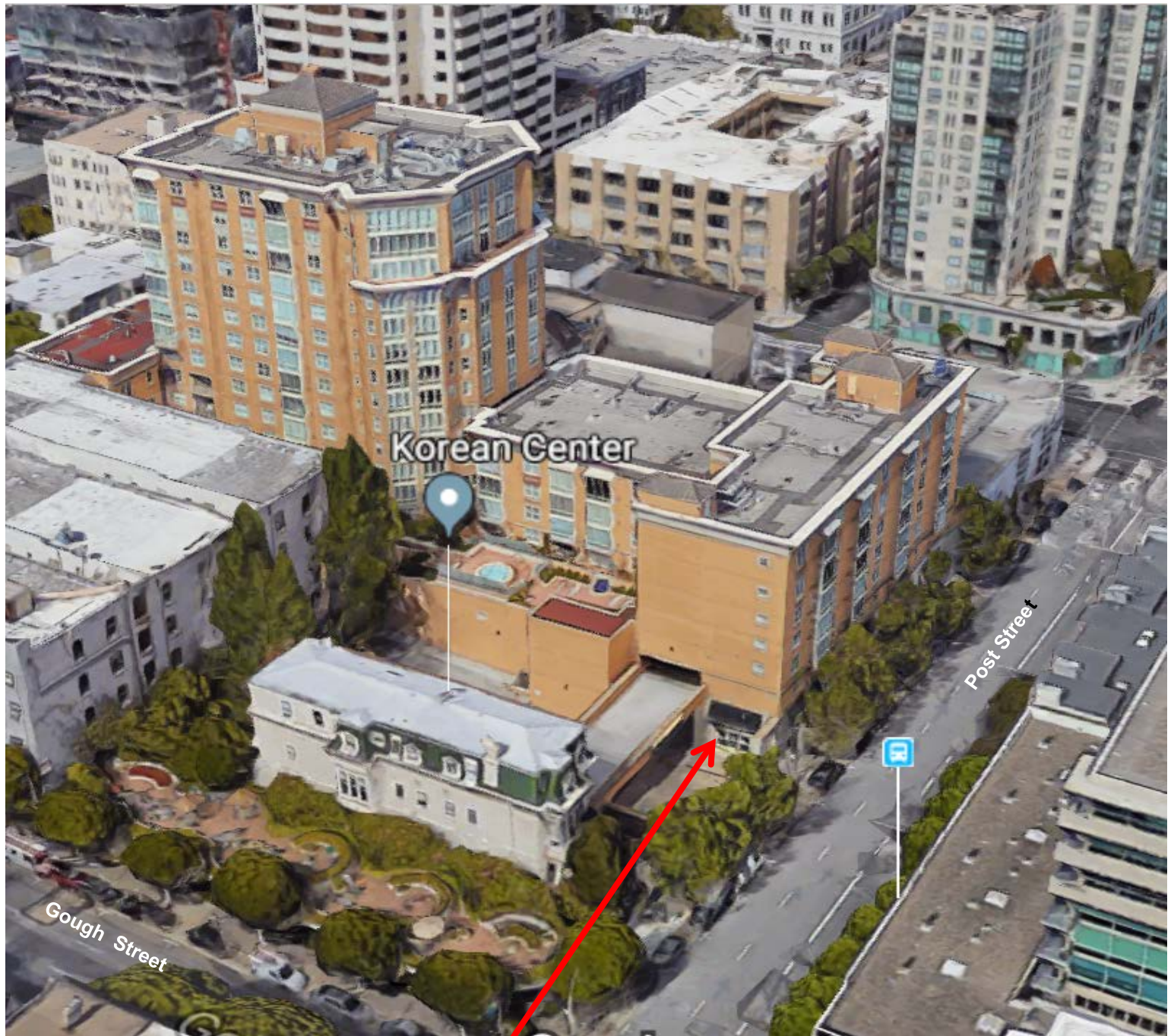


PROJECT SITE
Vacant Grocery Store
At Ground Floor Level



Conditional Use Hearing
Case Number 2017-011859CUA
1336 Post Street

Aerial Photo Looking East Toward Franklin Street



SUBJECT PROPERTY
Main Entrance at Side
of Ground Floor Level



Conditional Use Hearing
Case Number 2017-011859CUA
1336 Post Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1336 Post Street		0689/199	
Case No.	Permit No.	Plans Dated	
2017-011859ENV			
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from existing retail space to medical office/outpatient building. Parking and valet provided within building garage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. 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.
<input type="checkbox"/>	Class ___

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: 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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: 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 > Maher layer).</i>
<input type="checkbox"/>	Transportation: 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"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch <div style="float: right; font-size: small;"> Digitally signed by Laura Lynch DN: cn=org, o=San Francisco Department of Planning, email=loralynch@sfplanning.org, c=US Date: 2017.12.11 10:41:33 -0800 </div>	
Class 1(a): Changes of use are also included if the occupancy of the new use would not exceed the equivalent occupancy of the former use plus an addition to the former use, as exempted under Class 1(e). Class 1(e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet [in most areas of San Francisco]	

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

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

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

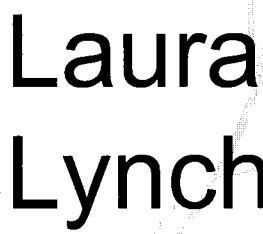
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	<p>9. Other work 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. Reclassification of property status. (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 style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. 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>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Laura C. Lynch</p>	<p>Signature:</p>
	<p>Project Approval Action:</p> <p style="padding-left: 40px;">Planning Commission Hearing</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<div style="text-align: center;">  <p style="font-size: small;">Digitally signed by Laura Lynch DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Laura Lynch, email=Laura.Lynch@sfgov.org Date: 2017.12.11 10:41:55 -08'00'</p> </div>
	<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>	

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



City and County of San Francisco
Edwin M. Lee
Mayor

San Francisco Department of Public Health

Barbara A. Garcia, MPA
Director of Health

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DEC - 4 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

MEMORANDUM

DATE: December 4, 2017

TO: Jessie Scott, Administrator, Presidio Surgery Center
Mary Woods, Planner, San Francisco Planning Department

FROM: Sneha Patil, Senior Health Program Planner, Office of Policy & Planning

RE: Health Care Services Master Plan: Presidio Surgery Center Consistency Determination Application

In September 2017, Presidio Surgical Center submitted a Health Care Services Master Plan (HCSMP) Consistency Determination Application for review by the San Francisco Department of Public Health (SFDPH). SFDPH staff has reviewed Presidio Surgery Center's application and recommends a finding of "Consistent" with the Health Care Services Master Plan recommendations and guidelines as specified below.

I. Presidio Surgery Center Consistency Determination Application

A. Project Description

Presidio Surgery Center ("Presidio") proposes to build out the currently vacant 34,590 square-foot ground floor of 1336 Post Street to create an ambulatory surgery center (the "Project"). Presidio's current location at 1635 Divisadero Street, where it has operated since 1989, is just over 13,000 square-feet and is insufficient to meet demand for ambulatory surgery service as case volume continues to grow.

Patients come to Presidio through referrals from private practice physicians. The physician schedules and conducts surgery, and Presidio provides space, supplies, and nursing staff to supervise patient recovery. Some physicians are Presidio partners, and some are not.

The biggest change triggering the need for relocation is the growing popularity of outpatient joint replacement. In contrast to hospital surgeries, patients are able to go home the same day as surgery, avoiding the cost of surgery in the hospital and the risk of hospital acquired infections. It is anticipated that Medicare will cover outpatient joint surgery in 2019, which will further increase the demand. No other ambulatory surgical centers in San Francisco currently offer outpatient joint replacement. Relocation of Presidio would allow the addition of an operating room to accommodate demand for surgery, increase support space to allow for instrument processing and storage, and increase space to accommodate additional overnight rooms, as occasionally patients need to stay overnight after surgery. Therefore, the Project allows for a much needed service demanded by residents of San Francisco and the Bay Area at large, including underserved populations in need of relatively affordable joint replacement services. The building is well suited for the Project, as it already contains sufficient off-street parking and off-street passenger loading, and, therefore, will not impact traffic or street parking. The ground floor of the building has been vacant for at least nine years since the grocery store that previously operated in the building moved out. The Project will

The mission of the San Francisco Department of Public Health is to protect and promote the health of all San Franciscans.

We shall ~ Assess and research the health of the community ~ Develop and enforce health policy ~ Prevent disease and injury ~
~ Educate the public and train health care providers ~ Provide quality, comprehensive, culturally-proficient health services ~ Ensure equal access to all ~

101 Grove Street, Room 308, San Francisco, CA 94102 ♦ (415) 554-2610

provide new life to the ground floor of the building. The Project is also compatible with the residential use of the rest of the building, as it will be clean, quiet and provide additional security and eyes on the street.

B. Applicability of Proposed Project to HCSMP Consistency Determination

Medical use projects that are subject to a HCSMP Consistency Determination include: 1) projects that require a change of use from non-medical to medical occupying more than 10,000 gross square feet; or 2) projects that expand an existing medical use by more than 5,000 gross square feet. Presidio Surgery Center's 1336 Post Street Project is applicable to the Consistency Determination Process because it is a change of use to a Medical Use greater than 10,000 gross square feet.

II. **SFDPH Review of Planned Presidio Surgery Center's Consistency Determination Application**

Below is a summary of Presidio Surgery Center's Consistency Determination Application and SFDPH's review of the application.

Guideline 3.1.10: Deliver and facilitate access to specialty care for underserved populations

SFDPH Staff Assessment: Presidio Surgery Center meets guideline 3.1.10. Presidio Surgery Center proposed project will delivery and facilitate access to specialty care.

Presidio Surgery Center provides ambulatory surgery services which are more affordable than surgery provided in hospitals. No other facility in San Francisco provides ambulatory surgery services including joint replacement. Medicare will begin covering outpatient joint surgery as soon as 2019, meaning that adults 65 and older will be able to access these services through their insurance if needed. The expansion of ambulatory surgery services will make ambulatory joint replacement services more affordable and accessible to San Francisco residents and the Bay Area. After this expansion, Presidio Surgery Center will provide services to an estimated 6,300 patients. In addition, Presidio is exploring innovative ways to provide care to underserved populations, including partnering with physicians providing surgery services to uninsured or underinsured patients in need of ambulatory surgical services. Presidio has previously facilitated surgery services to uninsured patients who would not otherwise receive ambulatory surgery services, and seeks to continue the relationships that allow them to provide those services. This will be facilitated by operation in a larger space than that available at the current facility.

III. **Conclusion**

SFDPH staff recommends a finding of "Consistent" for Presidio Surgery Center's application for 1336 Post Street. Presidio Surgery Center's Application for Consistency Determination has indicated a commitment to providing outpatient specialty services such as joint surgery for San Francisco and Bay Area residents. Presidio Surgery Center's proposed project at 1366 Post Street is consistent with the HCSMP guidelines and recommendations as specified in this application.



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS 1336 Post, ground floor only		BLOCK/LOT(S) 0689/199	
BUILDING PERMIT APPLICATION NO. Not yet filed	CASE NO. (IF APPLICABLE) 2017-011859	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR Presidio Surgery Center	MAIN CONTACT Jessie Scott	PHONE 415-659-3141	
ADDRESS 1635 Divisadero, Suite 200			
CITY, STATE, ZIP San Francisco, CA 94115		EMAIL	
ESTIMATED RESIDENTIAL UNITS 0 added	ESTIMATED SQ. FT. COMMERCIAL SPACE 34,600	ESTIMATED HEIGHT/FLOORS 17 feet ground floor	ESTIMATED CONSTRUCTION COST 14,000,000
ANTICIPATED START DATE TBD			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input checked="" type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input checked="" type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES: <ul style="list-style-type: none">If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.orgIf the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

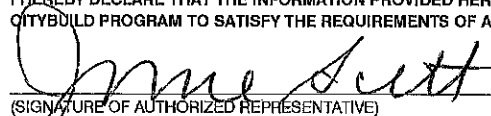
Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	We have not yet determined the general contractor so cannot speak to specific #'s yet. We are committed to a union labor pool & a percentage local residents			Laborer			
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer				Plumber and Pipefitter			
Electrician				Roofer/Water proofer			
Elevator Constructor				Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter			
Glazier				Taper			
Heat & Frost Insulator			Tile Layer/ Finisher				
Ironworker			Other:				
		TOTAL:				TOTAL:	

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?
3. Will hiring and retention goals for apprentices be established?
4. What is the estimated number of local residents to be hired?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Jessie Scott	jessie.scott@scosurgery.com	415 659-3141
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		12/8/17 (DATE)
FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG		
Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopment.org Email: CityBuild@sfgov.org		

REUBEN, JUNIUS & ROSE, LLP

December 5, 2017

Delivered By E-mail (mary.woods@sfgov.org)

President Rich Hillis and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Re: 1336 Post Street
Planning Case Number: 2017-011859
Hearing Date: December 21, 2017
Our File: 10735.01

Dear President Hillis and Commissioners:

This office represents Presidio Surgery Center (“**Presidio**”), which seeks conditional use approval to transform the long-vacant 34,600-square-foot ground floor of 1336 Post Street (“**Property**”) into an ambulatory surgery center (the “**Project**”). Presidio’s current location at 1635 Divisadero Street, where it has operated since 1989, is just over 13,000 square-feet and is insufficient to meet the demand for ambulatory surgery service as case volume continues to grow.

A. Overview of Presidio’s Services and Proposed Project

Patients come to Presidio through referrals from private practice physicians. The physician schedules and conducts surgery, while Presidio provides space, supplies, and nursing staff to supervise patient recovery. Some physicians are Presidio partners, and some are not.

The biggest change triggering the need for relocation is the growing popularity of outpatient joint replacement. Patients are able to go home the same day as surgery, or for most replacement patients less than 24 hours after surgery, avoiding the cost of surgery in the hospital, multiple days of hospital stay, and the risk of hospital-acquired infections. The City is in need of additional capacity for freestanding outpatient surgery for joint replacements, as no other facility in San Francisco makes joint replacement accessible through ambulatory surgery. Ambulatory surgery services are by definition more affordable than surgery provided in hospitals. Therefore, expansion of ambulatory surgery services will make surgery more affordable and accessible to San Francisco residents. When Medicare begins covering outpatient joint surgery, as soon as 2019, there will be no other facility to meet the demand of

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben¹
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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patients who will then qualify for ambulatory joint replacement services. Therefore, approval of Presidio's use of the larger space at 1336 Post Street will make ambulatory joint replacement services accessible to patients across the economic spectrum, including underserved populations covered by Medicare.

In addition, Presidio is exploring innovative ways to provide more care to underserved populations, including partnering with physicians providing surgery services to uninsured or underinsured patients in need of ambulatory surgical services. Presidio has previously partnered with doctors to coordinate donation of all supplies, surgical support services, and doctor-time to conduct joint replacement for uninsured patients. However, Presidio is currently limited in its capacity to provide both covered and non-covered operations. With greater capacity in the new location, Presidio will be more able to serve uninsured and under-insured populations.

Relocation of Presidio would allow the addition of two operating rooms to accommodate the demand for surgery, increase support space to allow for instrument processing and storage, and increase space to accommodate additional private recovery rooms, as occasionally patients need to be observed longer during recovery after surgery. It is expected that there will be an average of 30 patients served per day at the new space, an increase from the average of 25 patients served per day at the current space.

The Project needs conditional use approval under Planning Code Section 303(l) because the last permanent permitted use was for a grocery store. The ground floor of the building has been vacant for at least nine years, since the grocery store at the site closed, with the exception of the current temporary use by Goodwill as a holiday "pop-up" store. Since that time, the space has been marketed for a variety of uses, including as a grocery store and for other retail uses, but the location and space have not attracted traditional retail uses.

On the other hand, the building is perfectly suited for a medical service use, as it already contains sufficient off-street parking, off-street materials loading, and off-street passenger loading, as well as sufficient space for a state of the art surgery center. The Project is also compatible with the residential use of the upper stories of the building, as it will be clean, quiet and provide additional security and eyes on the street. Presidio has already been in discussion with residents of the building in order to address their security concerns—mostly stemming from the security risks associated with the long-vacant space. The Project will reactivate the space and provide employment opportunities for approximately 30 full-time employees. Build out of the state of the art space will also provide construction jobs to the City, and Presidio intends to use union labor for construction.

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B. Detailed Project Description

The Project proposes to convert the 34,600-square-foot ground floor of 1336 Post into a state-of-the-art ambulatory surgical center. There will be no changes to the envelope of the building, but the film on the front windows will be removed and the awnings repaired. Furthermore, the first 25 feet of the space will be active waiting room use. Additional lighting will also be added to the streetfront to increase the security of the area. The Project will add five Class-1 bike parking spaces in the garage and four Class-2 bike parking spaces on the sidewalk.

The facility will include approximately seven operating rooms, pre-op and recovery areas, staff areas, and a sterile processing room. Patient drop-off and pick-up will take place at the main door at the West side of the building through the gate at the streetfront. The block of Post where the Property is located has a fairly steep slope, so there is only one entrance at grade. Unloading of materials from FedEx and UPS trucks will take place in an internal offstreet loading area on the East side of the building. The Project will utilize the existing parking garage to include 87 parking spaces, including 20 valet spaces, which is sufficient to support patients, guests, and staff, without any impact on street parking. The residential units of the Sutterfield development in the building have a separate pedestrian and parking entrance on the Sutter Street side of the building and separate parking area.

C. Summary of Project Benefits

The benefits of the Project include the following:

1. **The Project will utilize a long-vacant space.** The space is known to have been vacant for at least nine years. There has not been demand for a grocery store or other retail use at the location, raising concerns by residents about site safety. In contrast, the proposed use has a clearly demonstrated demand and usefulness for the City, as Presidio's current location cannot accommodate demand for outpatient surgeries.
2. **The Project is perfectly suited to beneficial reuse as a medical service.** The Property contains an off-street door for patient pickup and drop-off, and a loading area to accommodate the minimal loading needs of an occasional FedEx or UPS truck. It has existing parking sufficient to meet the needs of both patients and staff, so there will be no impact on traffic or street parking. Medical service uses are necessarily clean and will be consistent with the residential uses already at the Property.

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3. **The Project allows an important service in high demand by the residents of San Francisco to not only remain in the City, but expand.** Relocation of Presidio would allow the addition of two operating rooms to accommodate the demand for surgery, increase support space to allow for instrument processing and storage, and increase space to accommodate additional overnight rooms, as occasionally patients need to stay overnight after surgery. Therefore, the Project allows for a much needed service demanded by residents of San Francisco and the Bay Area at large.
4. **Construction of the Project will provide union labor jobs to the City.** Presidio has a long history of investment in San Francisco, and seeks to continue that investment by using union labor to build out its state of the art medical facility.

D. Community Outreach and Neighborhood Support

Presidio has operated in San Francisco at its Divisadero location since 1989, and seeks to continue to invest in the City and its new neighborhood at 1336 Post Street. In anticipation of its new location, Presidio has been conducting neighborhood outreach with the residents in the building and the neighborhood beyond. On August 15, 2017, Presidio conducted a pre-application meeting at St. Mary's Cathedral. A number of people attended the meeting, including numerous residents of the building. The majority of those in attendance were supportive of the Project. Many residents expressed concern about noise and vermin associated with a grocery store use, but also said that they would like to see the space occupied with a clean and quiet tenant such as Presidio, which will increase site security.

Presidio has conducted follow up outreach with the homeowners' association of the Sutterfield and has received three support emails from tenants of the building, including Barbara Roush, Russell Stanaland, and Don Mariacher, attached as **Exhibit A**. The Project has also received a support letter from Goodwill, attached as **Exhibit B**. Goodwill is currently using the Property as a holiday "pop-up" location and also supports the mission of Presidio to provide accessible and affordable surgery services outside of a hospital setting. Presidio will continue to work with the Sutterfield and other surrounding neighbors to increase the security of the area and be a good neighbor to the residents of the building.

E. Conclusion

The Project proposes to transform a long-vacant building into a use that will bring life to the block. It will also allow for a much needed service demanded by residents of San Francisco

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President Rich Hillis and Commissioners
San Francisco Planning Commission
December 5, 2017
Page 5

and the Bay Area at large. We look forward to presenting this Project to you on December 21, 2017. Please let me know if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

cc: Dennis Richards, Commission Vice-President
Rodney Fong, Commissioner
Christine D. Johnson, Commissioner
Joel Koppel, Commissioner
Myrna Melgar, Commissioner
Kathrin Moore, Commissioner
Mary Woods, Project Planner

LIST OF EXHIBITS

Exhibit A	-	Sutterfield HOA Support Letters
Exhibit B	-	Goodwill Support Letter

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REUBEN, JUNIUS & ROSE, LLP

EXHIBIT A

Scott, Jessie

From: Koshka <koshka@gquan.com>
Sent: Sunday, September 03, 2017 10:29 PM
To: Scott, Jessie
Subject: RE: Presidio Surgery Center update

Dear Ms. Scott,

Thank you for your email updating your situation as a future tenant for our building.

My husband and I are, indeed, very enthusiastic about this possibility. I believe we can work together to make our building even better!

Please let me know if there is anything further I can do expedite your approval process.

Thank you again,
Barbara Roush
#302
1483 Sutter Street

From: Scott, Jessie [mailto:Jessie.Scott@scasurgery.com]
Sent: Friday, August 18, 2017 1:38 PM
To: Scott, Jessie <Jessie.Scott@scasurgery.com>; tom.christian@cushwake.com
Subject: Presidio Surgery Center update

Hello

First off, thank you for attending our neighborhood meeting earlier this week regarding our potential relocation to your neighborhood. It was very helpful to hear the concerns. Having a tenant who is quiet yet present and a deterrent to loitering seemed to be a strong message, as well as the need for a security gate across the parking entrance at night. I also heard the request to access the elevator just inside what would be our lobby. Think we will likely fit in well and be able to work with the concerns. I did also want to make sure I mentioned that we discussed the approximate 3 times a year an ambulance might come and did want to make it clear that those are usually transfers for continued pain management or something non emergent like that, and are not run with sirens. I wanted you all to have my email and phone number so if you have anything else you know how to get a hold of me.

Lastly I wanted to let you know that our board has decided to proceed despite the city permitting issues. We are hoping to be eligible for the 3 month expedited process rather than the full one year. If any of you feel disposed to support us actively, a letter from you might help with that. You could just reply to this email

Scott, Jessie

From: Russ Stanaland <rstanaland@sfcpalaw.com>
Sent: Thursday, August 17, 2017 10:27 AM
To: Scott, Jessie
Subject: Post Street Location

Hi Ms. Scott

I enjoyed the meeting at St. Mary's Tuesday night. It was very informative. I am a resident at the Sutterfield. I think the surgery center will make a good tenant for the vacant space. You have my support.

Russell Stanaland
1483 Sutter, #1105
San Francisco, California 94109
(415) 781-4000

Scott, Jessie

From: Don Mariacher <donmariacher@comcast.net>
Sent: Friday, August 18, 2017 1:49 PM
To: Scott, Jessie
Subject: Re: FW: Presidio Surgery Center update

You have my support for your plan.

On 8/18/2017 1:39 PM, Scott, Jessie wrote:

Hi... this came back undeliverable.. trying to read the email.. hope this makes it.

Jessie Scott, Administrator
Presidio Surgery Center
Office: 415-659-3141

From: Scott, Jessie
Sent: Friday, August 18, 2017 1:38 PM
To: Scott, Jessie <Jessie.Scott@scasurgery.com>; 'tom.christian@cushwake.com' <tom.christian@cushwake.com>
Subject: Presidio Surgery Center update

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I look forward to working with you all through this process and coming to a conclusion that works well for everyone.
Thanks for your time

EXHIBIT B

December 1, 2017

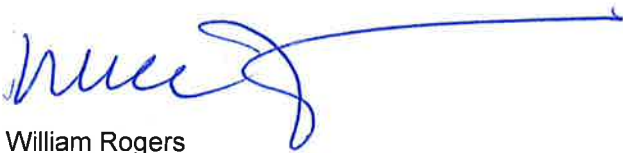
Ms. Jessie Scott
Administrator
Presidio Surgery Center
1635 Divisadero Street
San Francisco, CA 94115

Re: 1336 Post Street

Dear Ms. Scott,

On behalf of Goodwill Industries San Francisco, San Mateo, and Marin, I am pleased to write a letter of support for your Conditional Use application to move your ambulatory surgery center to 1336 Post Street. We are using the shuttered Cala Store as a temporary holiday "pop-up" retail location and wholeheartedly support your application to use this property. Your firm does great work, and at a much lower cost than a comparable hospital surgery, thereby helping patients save a significant amount of money.

Best Wishes!



William Rogers
President and CEO

Presidio Surgery Center

EXHIBIT B

BOULDER
ASSOCIATES

ARCHITECTS

1336 Post Street San Francisco California

Planning Submittal - 12.21.2017

PROJECT DESCRIPTION

INTERIOR REMODEL OF RETAIL STORE VACATED IN 2006 TO AN AMBULATORY SURGERY CENTER

PROJECT DATA

BLOCK & LOT: 0689 / 199
-LOTS 033-198 RESIDENTIAL

ZONING: NC-3

OCCUPANCY: I 2.1

CONSTRUCTION: TYPE 1A

GROSS SQFT: 34,600

PLANNING OCUPIABLE SQFT: 23,500

PLANNING EXCLUSIONS:

- CIRCULATION - STAIRS, ELEVATOR & EXITS
- CLINICAL: MECHANICAL SPACE, STORAGE & BATHROOMS
- ADMIN: LOCKERS, RECEPTION, STAFF & WAITING

SQFT OF GARAGE: 23,500

GROUND FLOOR CEILING HEIGHT 17'-0"

CEILING HEIGHT MEETS CODE REQUIREMENTS PER SECTION 145.1.

PARKING DATA

EXISTING PARKING SPACES:

1ST FLOOR STANDARD PARKING:	9
2ND FLOOR STANDARD PARKING:	22
COMPACT PARKING:	38
1ST FLOOR ACCESSIBLE PARKING:	2
2ND FLOOR ACCESSIBLE PARKING:	1
TOTAL EXISTING PARKING SPACES:	72

PARKING REQUIREMENTS NC-3 DISTRICT PER SECTION 151 :

PROPOSED OCCUPANCY FOR GENERAL HEALTH SERVICES REQUIRES 1 SPACE PER 300 SF = **78 REQUIRED SPACES**

PROPOSED PARKING SPACES:

1ST FLOOR STANDARD PARKING:	3
2ND FLOOR STANDARD PARKING:	22
COMPACT PARKING:	38
1ST FLOOR ACCESSIBLE PARKING:	3
2ND FLOOR ACCESSIBLE PARKING:	1
1ST FLOOR VALET PARKING:	4
2ND FLOOR VALET PARKING:	16
TOTAL PROPOSED PARKING SPACES:	87

ADMINISTRATIVE REDUCTION OF THE OFF STREET PARKING REQUIREMENT PER SECTION 161(f) AND 307(i) FOR WITH ADDITIONAL VALET SPACES ADDITIONAL VALET PARKING 23 SPACES

EXISTING BIKE PARKING: 0

PROPOSED BIKE PARKING:

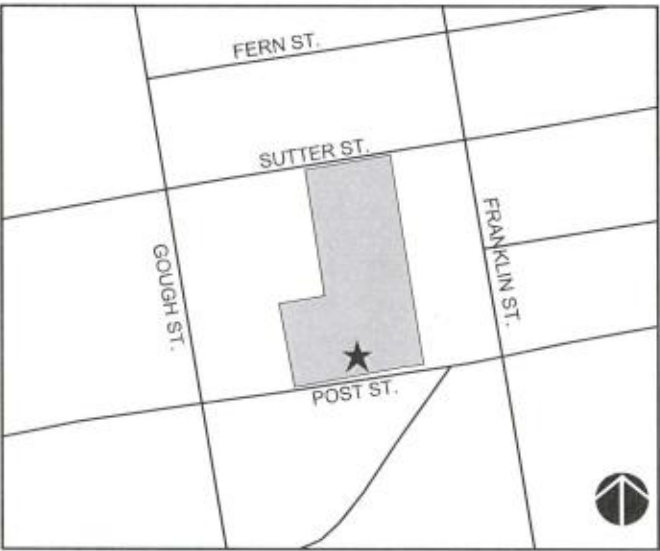
CLASS 1	5
CLASS 2	4
TOTAL BIKE SPACES:	9

BIKE PARKING PROPOSED MEETS CODE REQUIREMENTS PER SECTION 155.2

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING SITE PLAN
- 3 PROPOSED SITE PLAN
- 4 EXISTING 1ST FLOOR PLAN & PARKING
- 5 EXISTING 2ND FLOOR PLAN & PARKING
- 6 PROPOSED 1ST FLOOR PLAN & VALET PARKING
- 7 PROPOSED 2ND FLOOR PLAN & VALET PARKING
- 8 EXISTING & PROPOSED SOUTH BUILDING ELEVATION
- 9 EXISTING & PROPOSED EAST BUILDING ELEVATION
- 10 EXISTING WEST BUILDING ELEVATION
- 11 PROPOSED WEST BUILDING ELEVATION
- 12 EXISTING & PROPOSED NORTH BUILDING ELEVATION
- 13 OVERALL STREET NORTH ELEVATION SUBJECT BLOCK FACE
- 14 OVERALL STREET SOUTH ELEVATION SUBJECT BLOCK FACE
- 15 VIEWS OF ENTRANCE TO BUILDING

VICINITY MAP



RECEIVED

DEC - 7 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

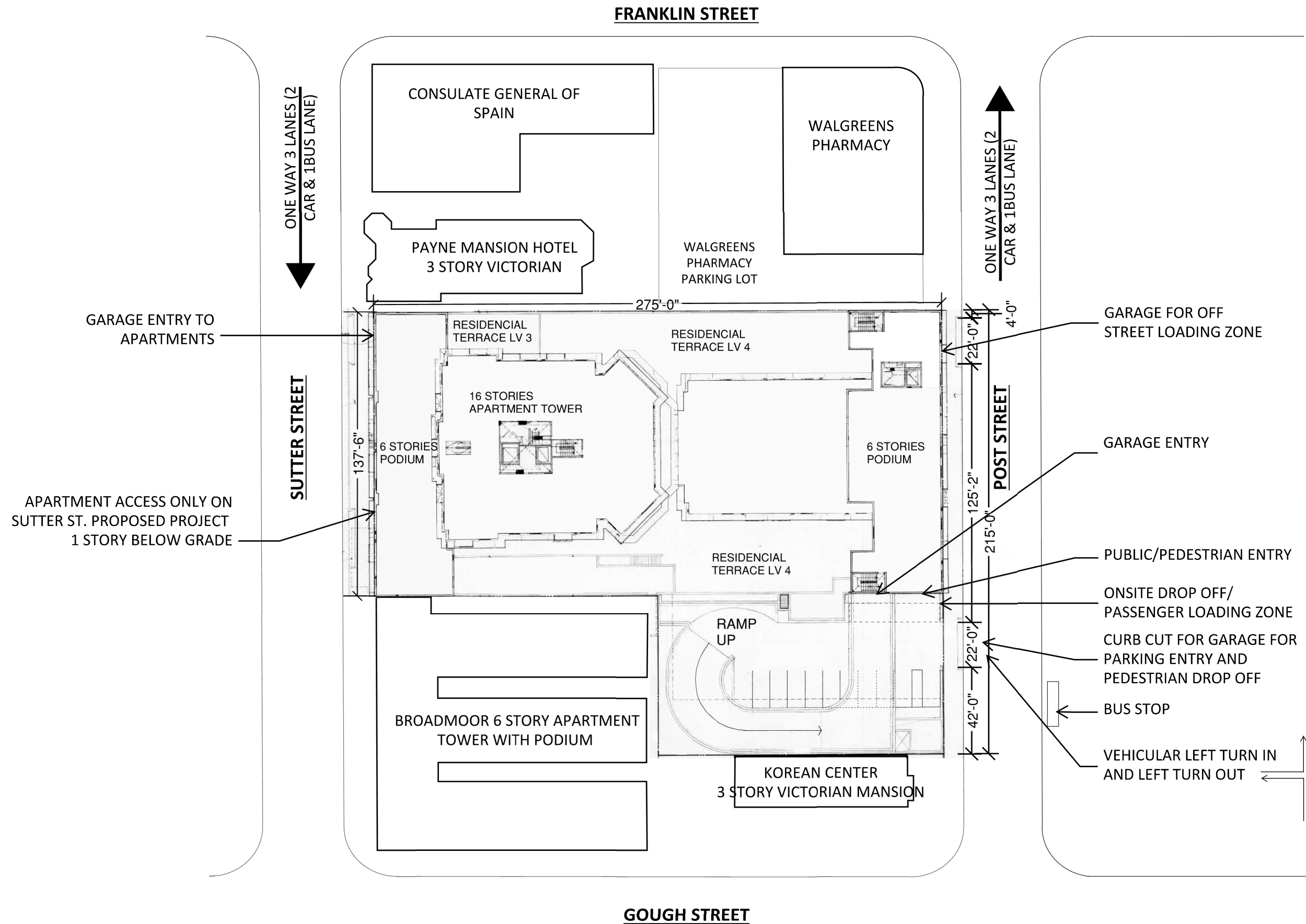
Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: 1



EXISTING SITE PLAN



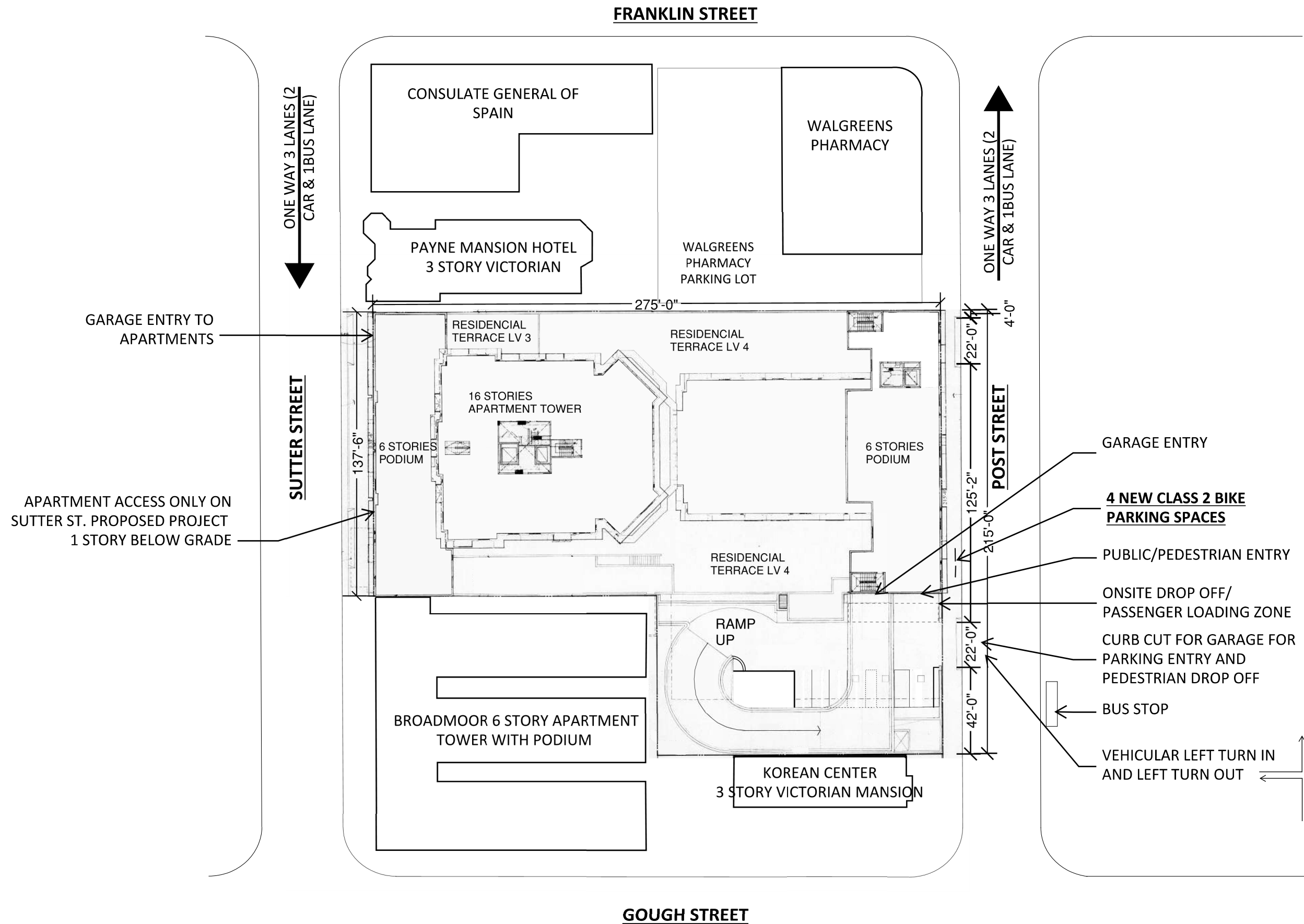
Boulder Associates, Inc.
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PROJECT:
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1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **2**



PROPOSED SITE PLAN



Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
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415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **3**

DEDICATED
RESIDENTIAL
PARKING ACCESS
FROM SUTTER ST.

EXIT STAIR TO
SUTTER ST.

EXISTING PARKING SPACES:

1ST FLOOR STANDARD PARKING:	9
2ND FLOOR STANDARD PARKING:	22
COMPACT PARKING:	38
1ST FLOOR ACCESSIBLE PARKING:	2
2ND FLOOR ACCESSIBLE PARKING:	1
TOTAL PARKING SPACES:	72

GREY AREAS
NOT IN PROJECT

EXISTING VACANT STORE
34,600 SQFT

RAMP UP TO
GARAGE

SITE PARKING

STORE
ENTRY

DRIVEWAY
ENTRY

SERVICE ENTRY FOR
OFF STREET
LOADING ZONE.
35'L x 12'W x 14'H

POST STREET

EXISTING 1ST FLOOR PLAN - 34,600 SF. & 11 PARKING SPACES



Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

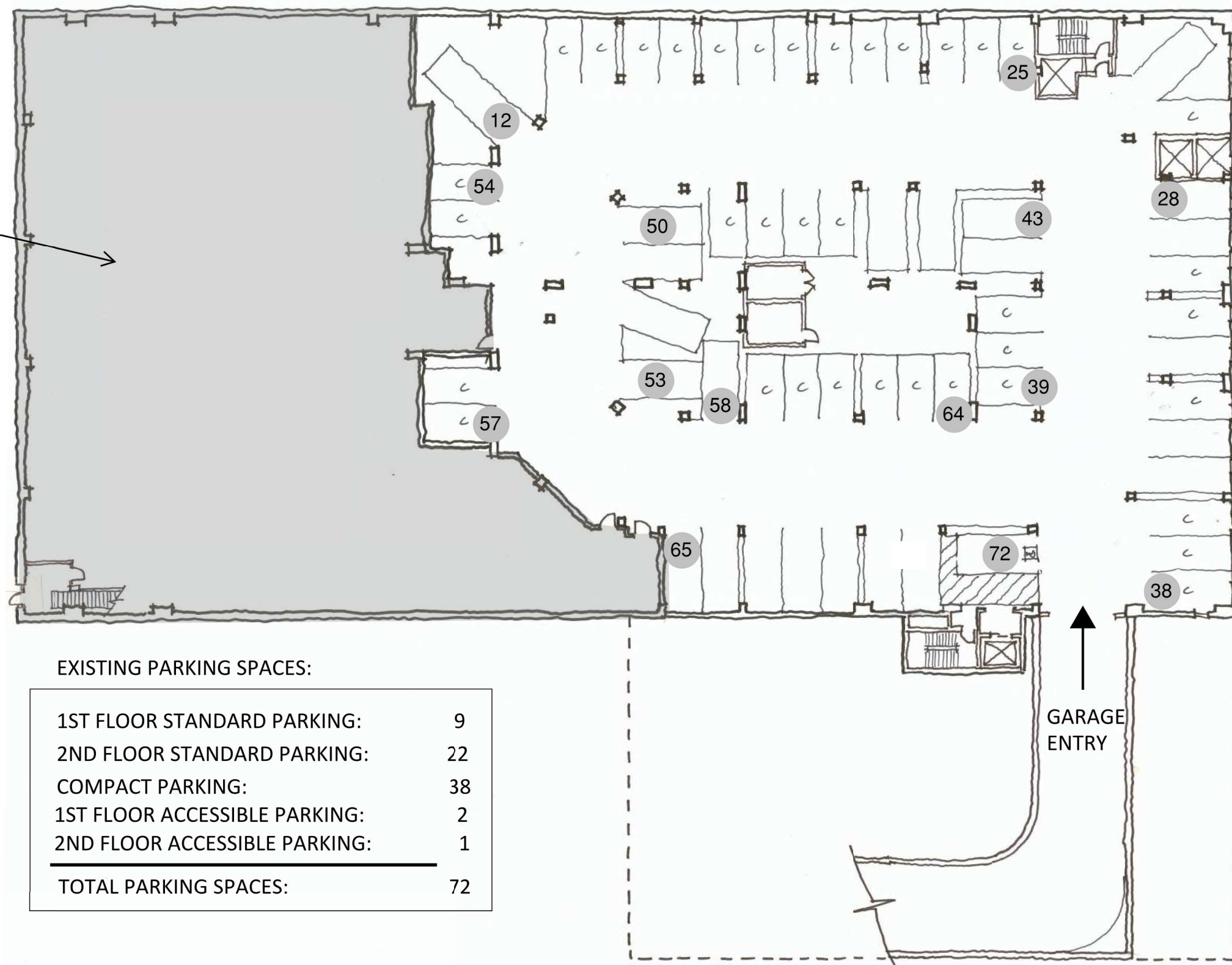
PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: 4

GREY AREAS
NOT IN PROJECT



GARAGE
ENTRY

EXISTING 2ND FLOOR GARAGE PLAN - 23,500 SF. & 61 PARKING SPACES



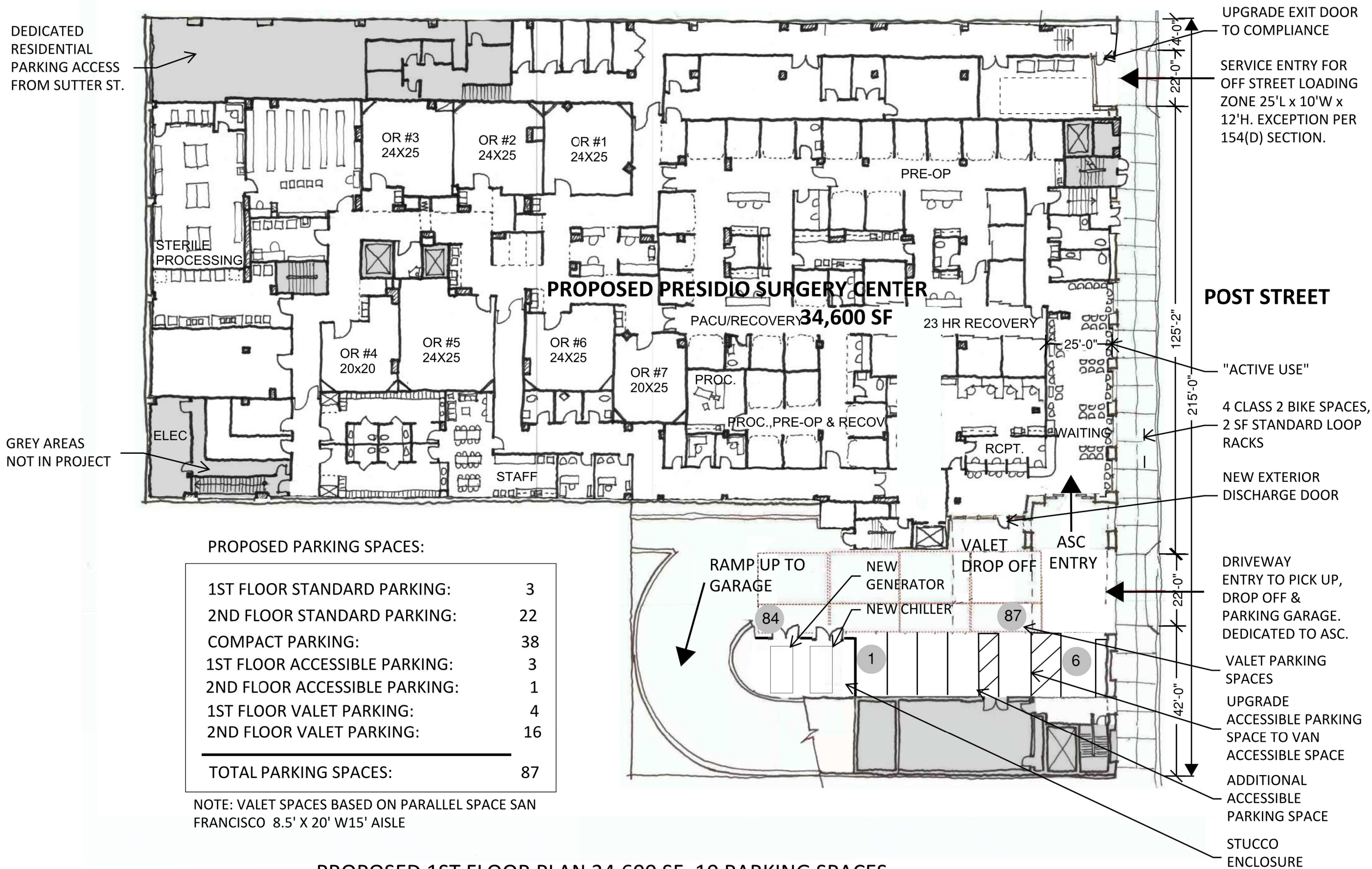
Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

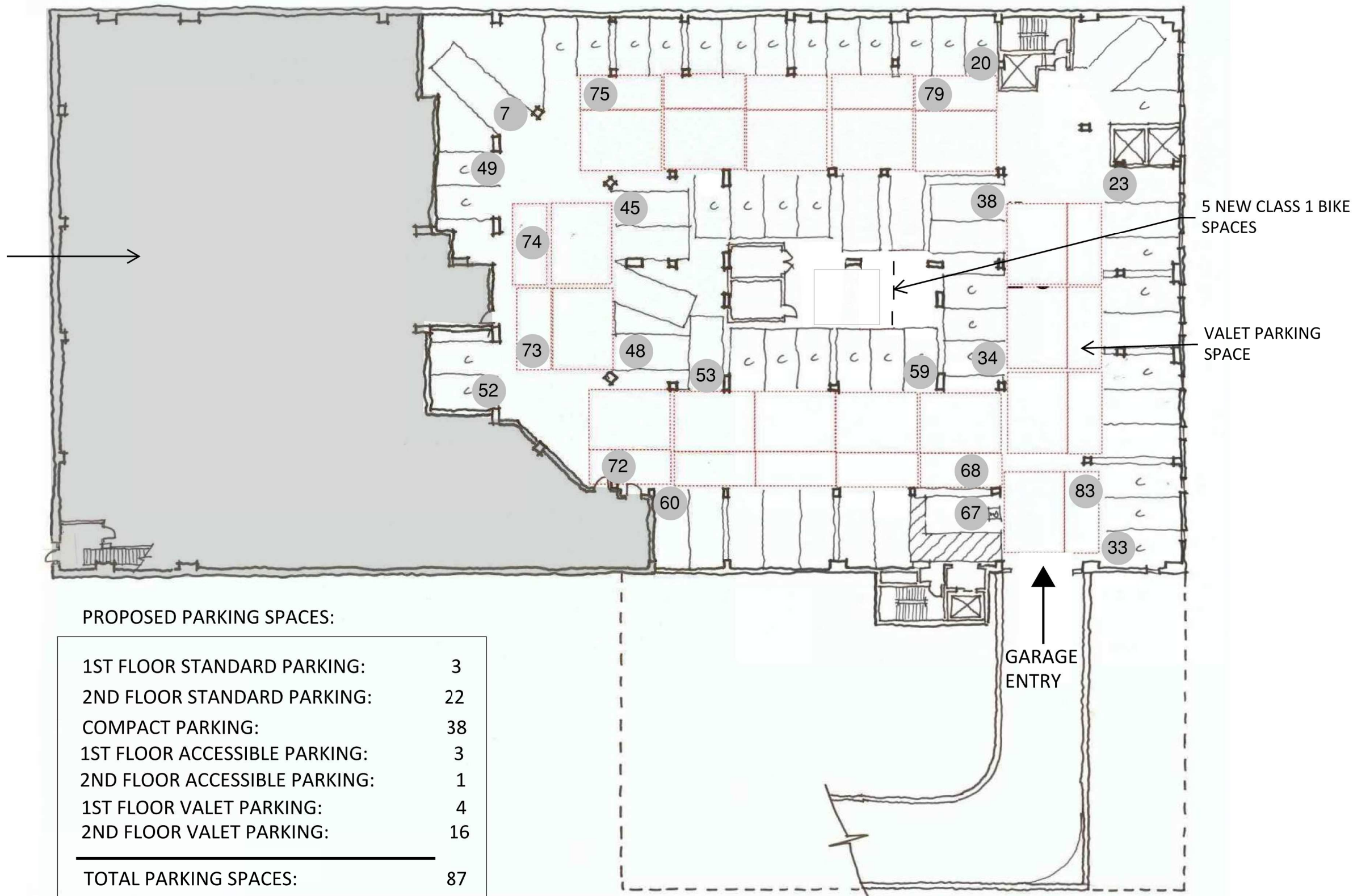
PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: 5



EXISTING RESIDENTIAL
LOBBY. GREY AREAS
NOT IN PROJECT



PROPOSED PARKING SPACES:

1ST FLOOR STANDARD PARKING:	3
2ND FLOOR STANDARD PARKING:	22
COMPACT PARKING:	38
1ST FLOOR ACCESSIBLE PARKING:	3
2ND FLOOR ACCESSIBLE PARKING:	1
1ST FLOOR VALET PARKING:	4
2ND FLOOR VALET PARKING:	16
<hr/>	
TOTAL PARKING SPACES:	87

NOTE: VALET SPACES BASED ON PARALLEL SPACE SAN
FRANCISCO 8.5' X 20' W15' AISLE

PROPOSED 2ND FLOOR GARAGE PLAN 23,500 SF, 77 PARKING SPACES



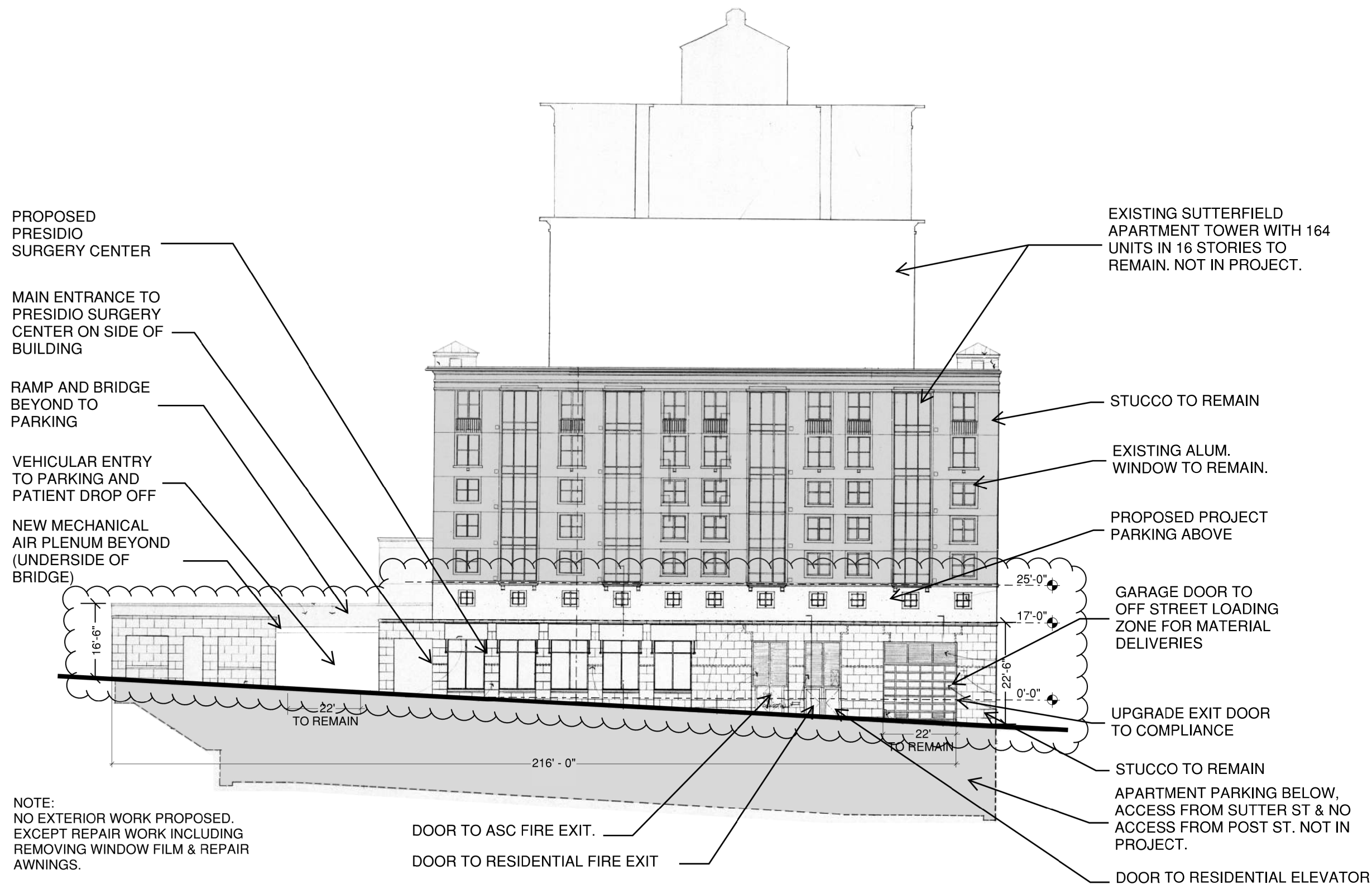
Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: 7



EXISTING & PROPOSED SOUTH BUILDING ELEVATION (POST STREET)

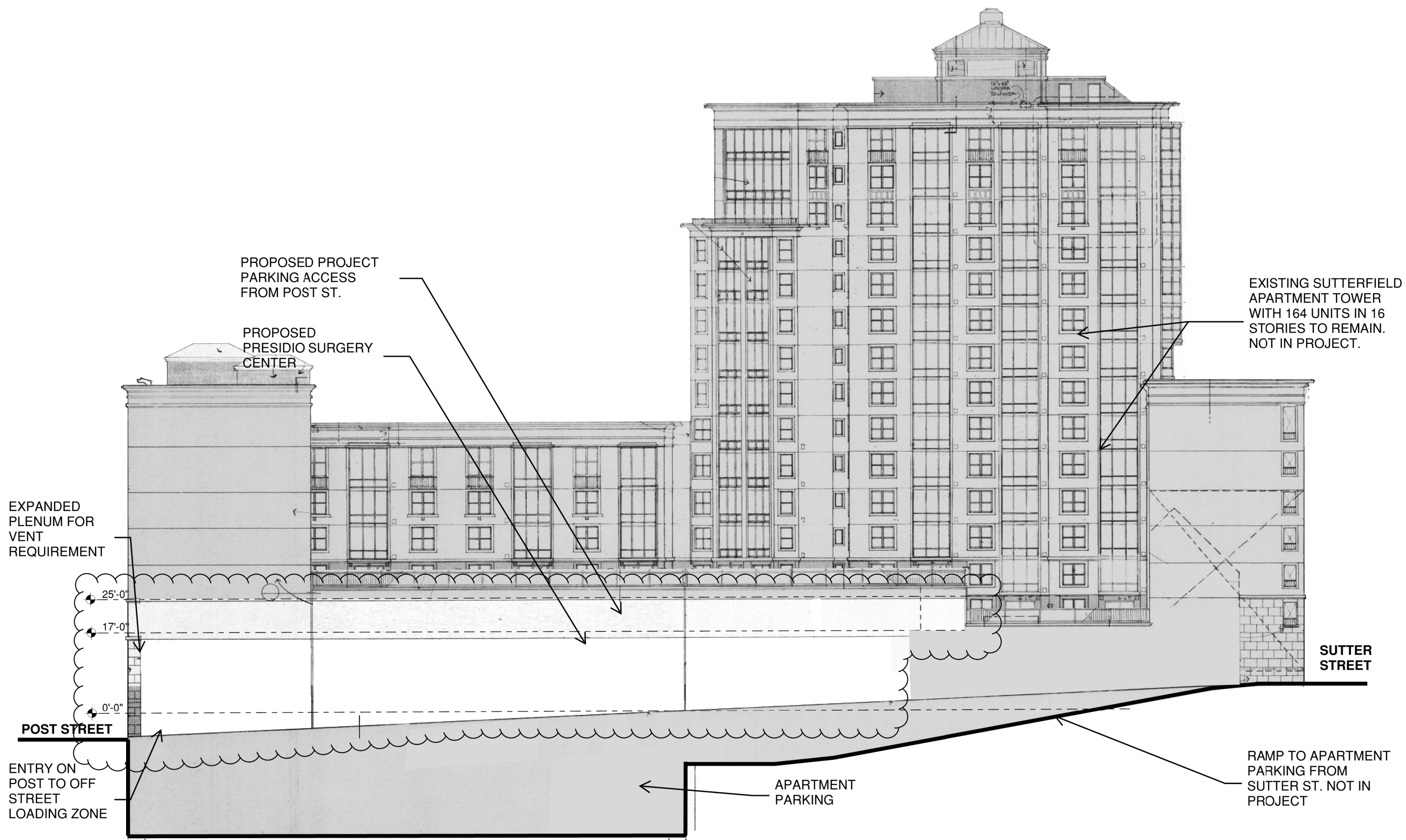
Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **8**



EXISTING & PROPOSED EAST BUILDING ELEVATION

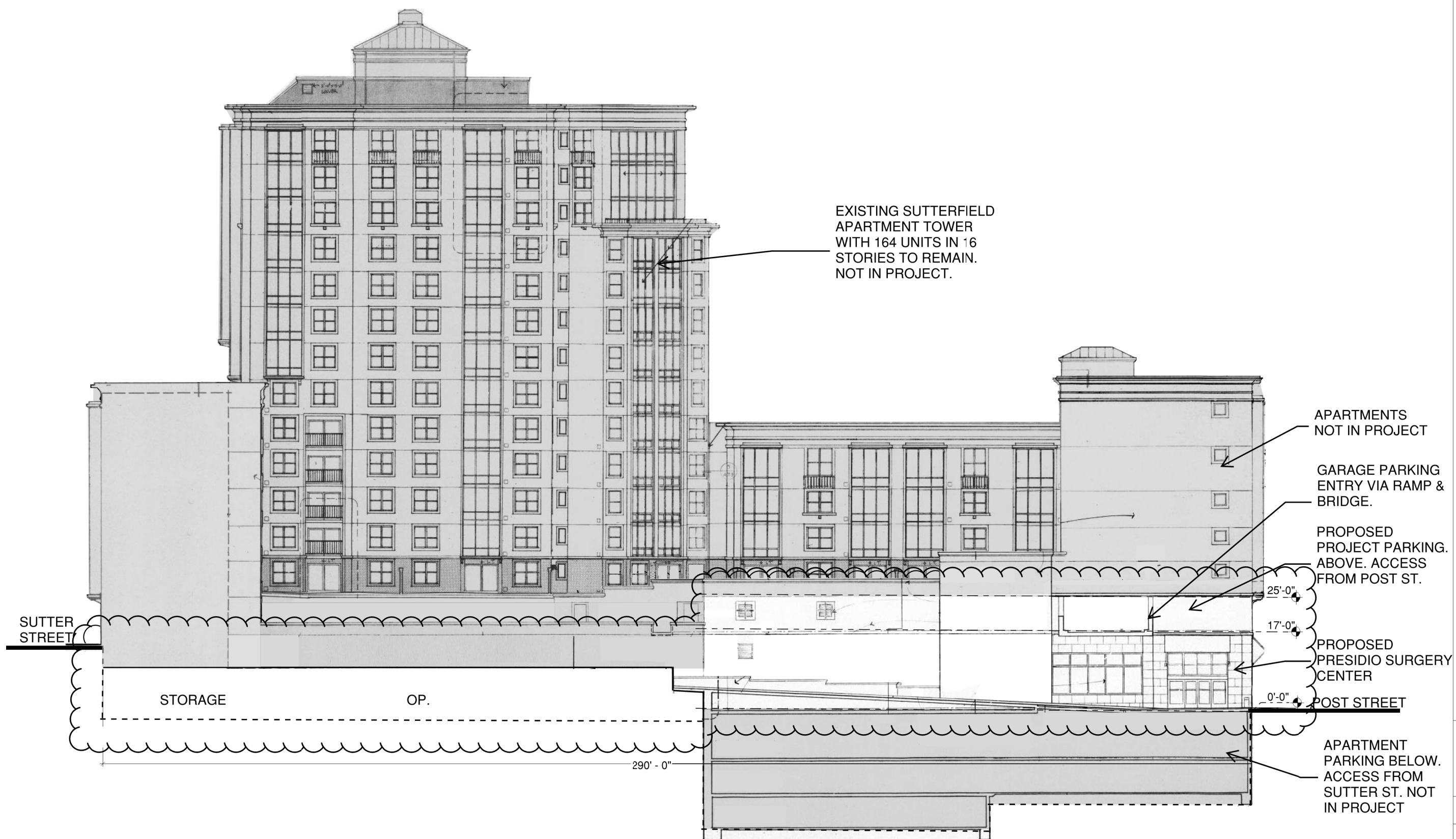
Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **9**



EXISTING WEST BUILDING ELEVATION

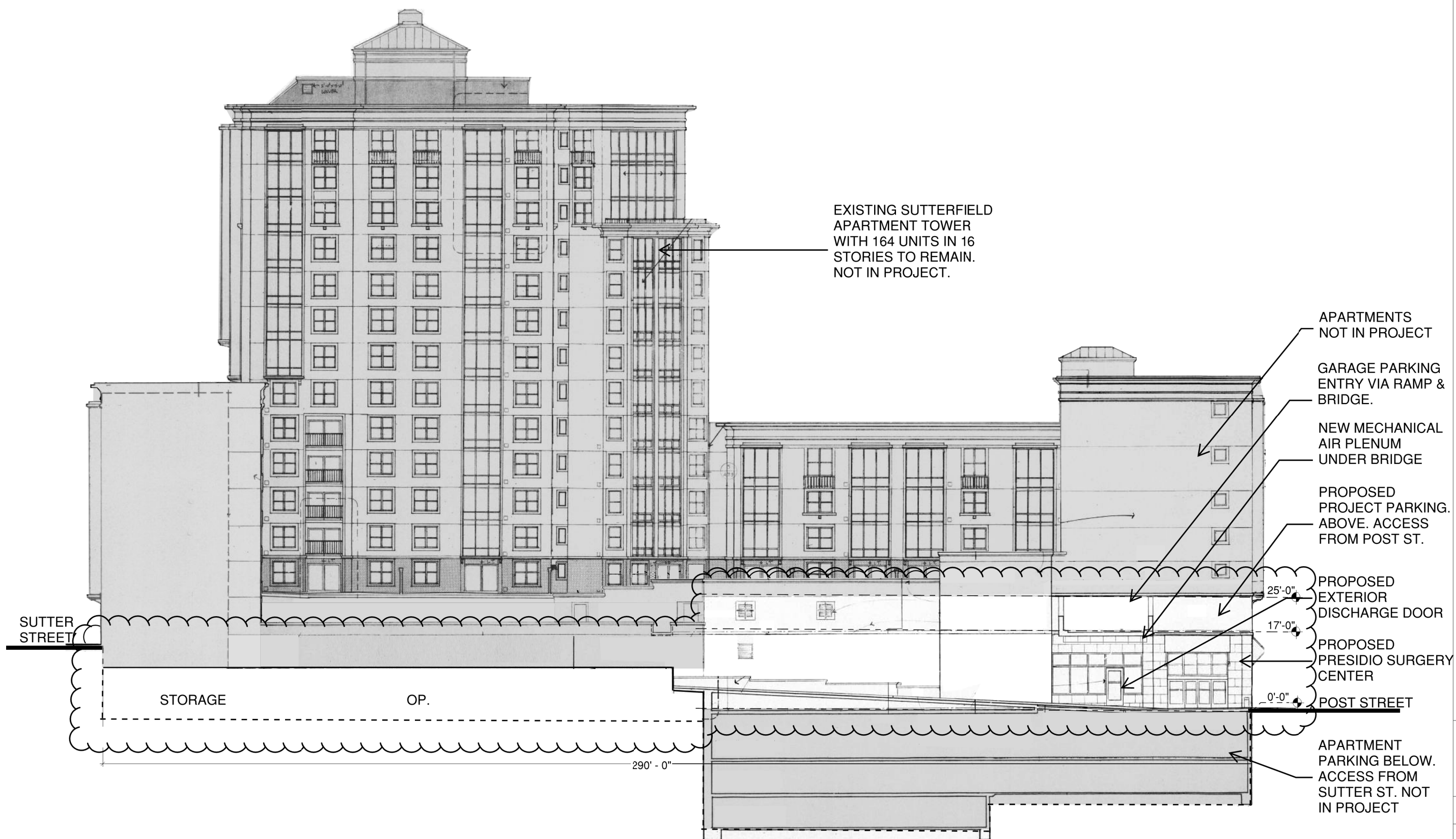
Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **10**



PROPOSED WEST BUILDING ELEVATION

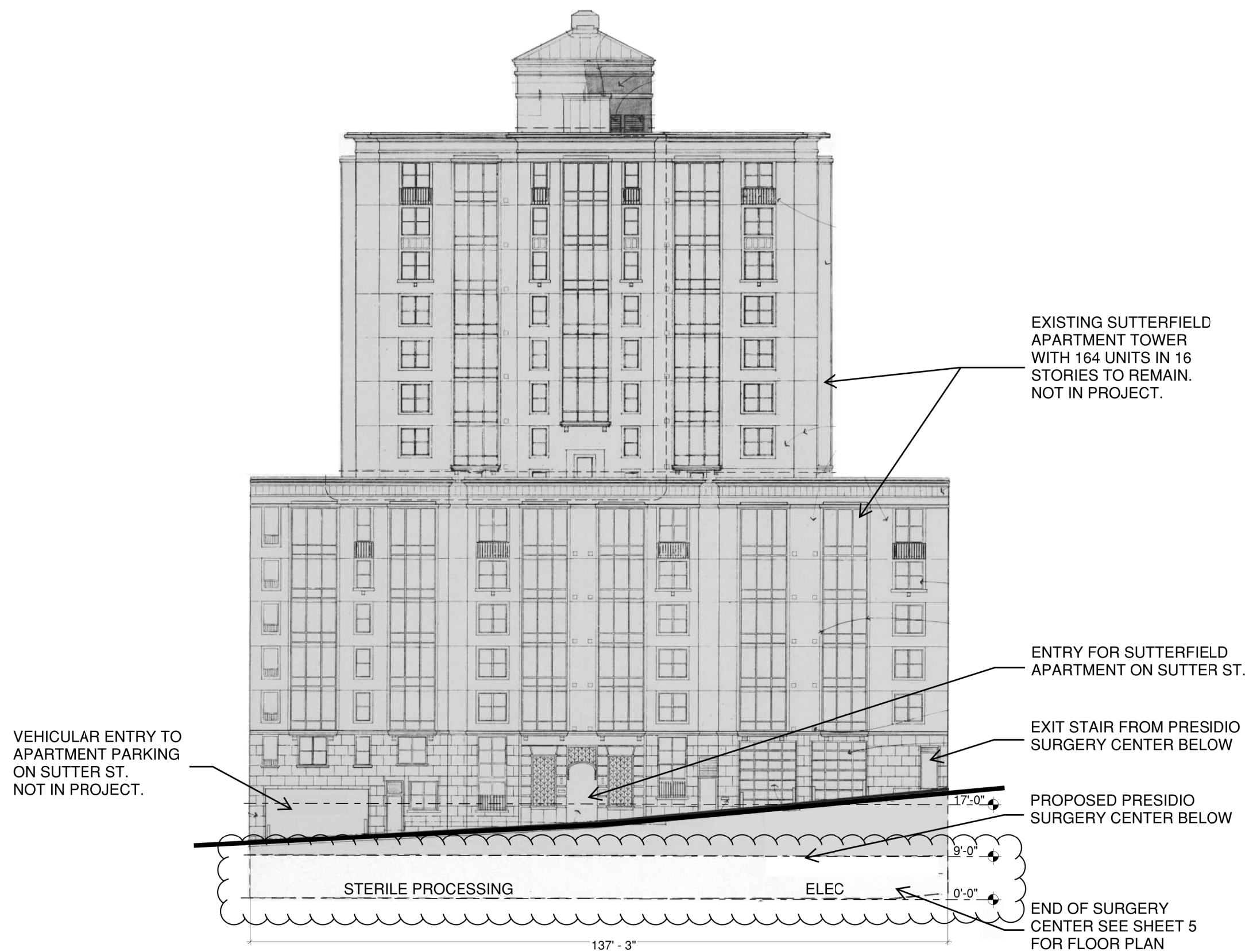
Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **11**



EXISTING/PROPOSED NORTH BUILDING ELEVATION (SUTTER STREET)

Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **12**

BOULDER
ASSOCIATES

ARCHITECTS



Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: 13

BOULDER
ASSOCIATES

ARCHITECTS

FRANKLIN ST.

GOUGH ST.

Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

PROJECT:
Presidio Surgery Center
1336 Post Street
San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: **14**



MECHANICAL
ENCLOSURE

VIEW NORTH OF DRIVEWAY AND ON-
SITE PASSENGER LOADING ZONE



SURGERY
CENTER
ENTRY

VIEW EAST OF MAIN ENTRY

Boulder Associates, Inc.
26 O' Farrell Street
Suite 700
San Francisco, CA 94108
415.796.67620

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Presidio Surgery Center
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San Francisco, CA 94109

PROJECT NO.: 163022

DATE: 12/21/17

SHEET
NUMBER: 15