



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 21, 2015

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

Reception:
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Planning
Information:
415.558.6377

Date: May 21, 2015
Case No.: **2015-001201CUA**
Project Address: **899 VALENCIA STREET**
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) Zoning District
55-X Height and Bulk District
Block/Lot: 3696/113
Project Sponsor: Henry Mahlstedt
444 Castro Street, Suite 1000
Mountain View, CA 94041
Staff Contact: Jonathan DiSalvo – (415) 575-9182
Jonathan.DiSalvo@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Proposed Project would establish a new medical services use (d.b.a. Sutter Health Pacific Medical Foundation) on the ground floor of an existing mixed-use building measuring approximately 7,100 square feet. The Proposed Project would occupy 94 feet of linear commercial frontage along Valencia Street, and approximately 77 feet of non-linear (in two separate linear sections) commercial frontage on 20th Street. The ground floor will contain areas for examination rooms, a radiation room, staff work areas, waiting area, a break room, and an outdoor patio (to be used only by staff). The proposed use will be open to the general public, including walk-ins, and its primary care physician services will accept most public and private insurance plans. A small retail component for medical merchandises is proposed in the lobby waiting area. The proposed operation consists of approximately 14 employees. No building expansion is proposed.

SITE DESCRIPTION AND PRESENT USE

The project site is located on an approximately 11,030 square-foot lot on the northeast corner lot at the intersection of Valencia Street and 20th Street, within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District. The Proposed Project would be located on the ground floor of an existing five-story building containing 18 dwelling units, 18 below-grade parking spaces, and approximately 7,100 square feet of commercial space on the ground floor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located toward the center of the Valencia Street Neighborhood Commercial Transit Zoning District. A number of neighborhood serving uses including bars, eating establishments, general grocery stores, liquor stores, automobile-related uses, professional and personal service uses and retail

sales and services uses characterize this neighborhood commercial district. In general, residential uses over ground floor commercial uses are found in the immediate vicinity. Properties in the vicinity are located within the RTO-M (Residential, Transit-Oriented, Mission Neighborhood), RH-3 (Residential-House, Three Family), and P (Public Use). The site is well served by transit. Immediately to the east of the project site is three-story residential building, and immediately to the north of the project site is a three-story residential building with ground floor retail.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 1, 2015	May 1, 2015	20 days
Posted Notice	20 days	May 1, 2015	May 1, 2015	20 days
Mailed Notice	20 days	May 1, 2015	May 1, 2015	20 days

PUBLIC COMMENT

- To date, the Department has received no public comment about the Proposed Project.

ISSUES AND OTHER CONSIDERATIONS

- On May 26, 2011, the Commission approved Conditional Use Authorization 2004.0891C for the existing approximately 50,000 square foot, five-story building at 899 Valencia Street containing 18 residential dwelling units, 18 below-grade parking spaces and 7,100 square feet of ground floor commercial space. Construction of the exterior of the building and the ground floor commercial space has been completed. The proposed Medical Services Use would occupy the entire 7,100 square feet of ground floor vacant commercial space within the existing subject building.
- The Proposed Project is desirable because it will increase access to primary care medical services to both residents of the Mission District, as well as citywide. The Proposed Project is also desirable because it adds to the City's economic base, creates new opportunities for jobs for City residents.
- The proposed medical center will employ approximately 14 full-time employees.
- The Conditional Use Authorization to establish a use size of 7,100 square feet will allow the business to provide 12 examination rooms, a radiation room, a mamogram room, lab rooms, staff work areas, a lobby waiting area, a break room, and an outdoor patio for staff.
- The Conditional Use Authorization for 94 feet of contiguous linear frontage on Valencia Street will allow the business to provide adequate interior space on the ground floor to accommodate medical equipment and circulation components appropriate for primary physician services at the

project site, while maintaining pedestrian-oriented, non-residential street-facing frontage, characteristic of the urban design characteristics of the Valencia Street NCT Zoning District.

REQUIRED COMMISSION ACTION

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

BASIS FOR RECOMMENDATION

- The Proposed Project is consistent with the stated purposed of the Valencia Street NCT District in that the intended use will provide a compatible service for the immediately surrounding neighborhoods.
- The Proposed Project meets all applicable requirements of the Planning Code.
- The Proposed Project is desirable for, and compatible with the surrounding neighborhood.
- The Proposed Project will enhance the neighborhood and it will attract individuals to patronize and strengthen other commercial activities in the area.

RECOMMENDATION:	Approval with Conditions
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Attachment Checklist

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

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

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: MAY 21, 2015

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Case No.: **2015-001201CUA**
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Mountain View, CA 94041
Staff Contact: Jonathan DiSalvo – (415) 575-9182
Jonathan.DiSalvo@sfgov.org

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

PREAMBLE

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

On May 21, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-001201CUA.

On May 21, 2015 the Project was determined to be categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-001201CUA, 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 an approximately 11,030 square-foot lot on the northeast corner lot at the intersection of Valencia Street and 20th Street, within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District. The proposed Project would be located on the ground floor of an existing five-story building containing 18 dwelling units, 18 below-grade parking spaces, and approximately 7,100 square feet of commercial space on the ground floor.
3. **Surrounding Properties and Neighborhood.** The project site is located toward the center of the Valencia Street Neighborhood Commercial Transit Zoning District. A number of neighborhood serving uses including bars, eating establishments, general grocery stores, liquor stores, automobile-related uses, professional and personal service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses over ground floor commercial uses are found in the immediate vicinity. Properties in the vicinity are located within the RTO-M (Residential, Transit-Oriented, Mission Neighborhood), RH-3 (Residential-House, Three Family), and P (Public Use). The site is well served by transit. Immediately to the east of the project site is three-story residential building, and immediately to the north of the project site is a three-story residential building with ground floor retail.
4. **Project Description.** The proposed Project would establish a new medical services use (d.b.a. Sutter Health Pacific Medical Foundation) on the ground floor of an existing mixed-use building measuring approximately 7,100 square feet. The proposed Project would occupy 94 feet of linear commercial frontage along Valencia Street, and approximately 77 feet of non-linear (in two separate linear sections) commercial frontage on 20th Street. The ground floor will contain areas for examination rooms, a radiation room, staff work areas, waiting area, a break room, and an outdoor patio (to be used only by staff). The proposed use will be open to the general public, including walk-ins, and its primary care physician services will accept most public and private insurance plans. A small retail component for medical merchandises is proposed in the lobby

waiting area. The proposed operation consists of approximately 14 employees. No building expansion is proposed.

5. **Public Comment.** The Department has received no public comment about the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

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

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

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

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

The Project provides facts in regard to the required criteria per Section 303(c) in Finding 7 of this Motion.

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

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

- E. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145 requires that within NC Districts, space for Active Uses shall be provided within the first 25 feet of building depth on the ground floor facing a street which is at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential Active Uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with Active Uses must be fenestrated with transparent

windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade. Per Section 145.4 of the Planning Code, on Valencia Street within the Valencia Street NCT, an individual ground floor nonresidential use may not occupy more than 75 contiguous linear feet for the first 25 feet of depth along a street-facing facade. Modifications to this requirement may be granted through the Conditional Use process.

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

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

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

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

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

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

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

The proposed Medical Services Use is desirable because it would expand community access to primary medical care for the residents living in the Mission District, as well as the surrounding neighborhoods, due to its location which is readily accessible by transit. The Medical Service Use will be open to the general public, including walk-ins, and its primary care physician services will accept most public and private insurance plans. The proposed Medical Services Use would be located within existing, recently constructed ground floor commercial space and would be at a size and intensity appropriate for a Medical Services Use within the Valencia Street NCT Zoning District. This will complement the mix of goods and services currently available in the Valencia Street NCT Zoning District and will contribute to the economic vitality of the neighborhood by adding a tenant to a recently-constructed, vacant storefront.

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

The Valencia Street NCT Zoning District is a vibrant and intense cluster of businesses and dwellings. The proposed use is for a medical facility that provides primary medical care. Other neighborhood serving uses could continue to locate in the Valencia Street NCT Zoning District; approval of the Proposed Project would not preclude this. The Project proposal supports the intention of the neighborhood commercial zoning districts in that it would promote the establishment of a permitted neighborhood-serving use.

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

The purpose of the Project is to provide medical services to the local residents who are currently underserved by this type of service in their neighborhood. The proposed Medical Services Use will offer such features as a lobby, a radiation room, a mammogram room, 12 patient exam rooms, and staff support space, and provide appropriate circulation with a functional layout for primary care clinical operations. The surrounding neighborhood is experiencing an influx of new development, and the proposed Medical Services Use would improve access to health care for the growing population of residents this neighborhood. The proposed Project will contribute to the evolving character of the surrounding neighborhood by providing a compatible ground floor use. Additionally, a larger-sized Medical Service Use would serve the growing number of patients living in the immediate neighborhood with a variety of medical services and facilities that are present in other neighborhoods.

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

The subject building, approved per Conditional Use Authorization 2004.0891C, was built in keeping with the intended character of the Valencia Street NCT District and Valencia Street corridor, where high density residential over a commercial ground floor uses are encouraged. The mixed-use development is characteristic of other existing mixed-use buildings located along Valencia Street. The proposed Medical Service Use provides a continuous commercial frontage at the ground floor, and includes storefront transparency totaling more than the required 60% for both the Valencia Street and 20th Street commercial street frontages. The Project will contribute to the character of the neighborhood by providing a compatible and active neighborhood-serving ground floor use, while providing transparent street frontages on both Valencia and 20th Streets.

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

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

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

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

The site of the proposed Medical Service Use would be readily accessible by transit for employees and patients due to its close proximity to both the Muni 14 and 49 lines, as well as the 16th and 24th Street BART stations. The Planning Code does not require parking or loading in the Valencia Street NCT Zoning District. However, 18 below-grade parking spaces were provided at the subject site per Conditional Use Authorization 2004.0891C; including 14 parking spaces for residential uses and 4 parking spaces for the ground floor commercial use. Conditional Use Authorization 2004.0891C also eliminated existing curb cuts along Valencia Street, and provided residential and vehicle entrances to the building along 20th Street.

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

The proposed use is subject to the standard conditions of approval regarding noise, glare, dust and odor. However, the proposed use is a medical service and is not expected to create such emissions.

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

Per Conditional Use Authorization 2004.0891C, the existing building has 11 street trees. The Project proposes a treatment that is intended to meet the transparency and fenestration requirements for active ground floor uses as required by Planning Code Section 145.

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

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

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

The Project is consistent with the stated purpose of the Valencia Street (Neighborhood Commercial Transit Zoning District in that the intended use is located at the ground floor, will provide a compatible service for the immediately surrounding neighborhoods during daytime hours.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

General/Citywide

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The Project will provide desirable services to the neighborhood and will provide employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial Transit 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 subject commercial space is vacant. Therefore, the Proposed Project will not displace an existing commercial or industrial activity. The addition of the proposed use will enhance the diverse economic base of the City.

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

Policy 3.1:

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

Policy 3.2:

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

The Proposed Project will provide employment opportunities. The proposed medical services facility will employ approximately 14 full-time employees.

Neighborhood Commerce

OBJECTIVE 6:

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

Policy 6.1:

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

Policy 6.2

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

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.2

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

Policy 3.3

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

The project site is located in a highly mixed urban area, with major arterial streets such as Mission and Valencia Streets dominated by commercial, light industrial, and office uses, while the smaller perpendicular streets are comprised mainly of residential uses, including multi-unit apartment and condominium buildings, and two and three unit buildings. The proposed Medical Service Use will be located on the ground floor of an existing building, and will not expand the exterior of the building. The ground floor commercial frontage will be complementary to the urban design character of the neighborhood, and will promote the pedestrian-oriented urban character of the Valencia Street NCT.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1:

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

Policy 1.1.3:

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

Policy 1.1.6:

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

The proposed Medical Services Use will allow physicians to provide medical services to the local residents who are currently underserved by this type of service in their neighborhood. The use will compliment this district the mixed-use character of this District, and is highly accessible by public transit. The location and size of the proposed medical service use will be compatible with the scale of commercial uses in the Valencia NCT Zoning District.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

Policy 1.8.2:

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

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

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The proposal would enhance the District by providing a medical service space for medical care in an area that is underserved by this type of service.

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

The existing housing and neighborhood character in the surrounding neighborhood would not be adversely affected.

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

No housing is removed for this Project.

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

12. The Project is 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.
13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-001201CUA** under Planning Code Sections 121.2, 145.4, 303, and 726.21 to establish a non-residential (medical service) use larger than 3,000 square feet and to allow a commercial frontage exceeding 75 contiguous linear feet at 899 Valencia Street within the Valencia St NCT (Neighborhood Commercial Transit) Zoning District, and a 55-X Height and Bulk District. The project is subject to the following conditions attached hereto as subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 3, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 21, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

Motion No. XXXXX
Hearing Date: May 21, 2015

CASE NO. 2015-001201CUA
899 Valencia Street

ADOPTED: May 21, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to allow a medical services use (d.b.a. Sutter Pacific Medical) and to allow a contiguous street frontage exceeding 75 feet at 899 Valencia Street, Block 3596, and Lot 113 pursuant to Planning Code Sections 121.2, 145.4, 303, and 726.21 within the Valencia Street Neighborhood Commercial Transit Zoning District and a 55-X Height and Bulk District; in general conformance with plans, dated February 3, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2015-001201CUA and subject to conditions of approval reviewed and approved by the Commission on May 21, 2015 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 May 21, 2015 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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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.

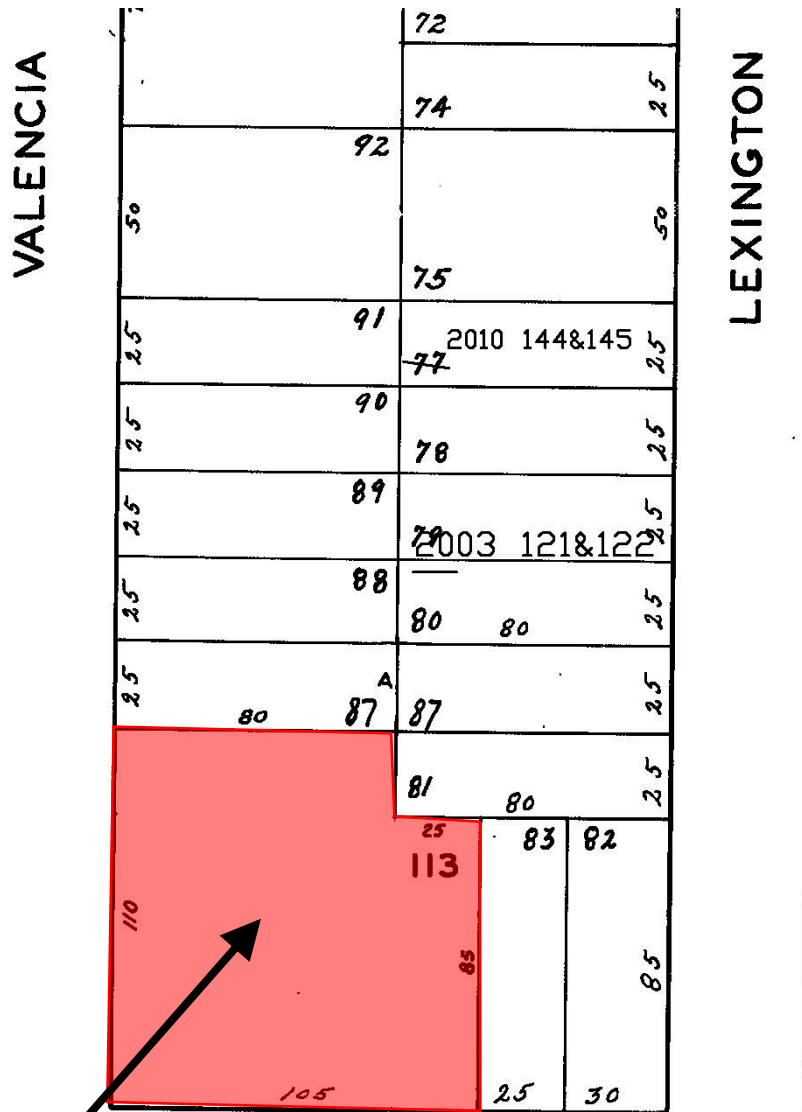
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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

Parcel Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2015-001201CUA
899 Valencia Street
3596/113

Sanborn Map*



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

SUBJECT PROPERTY



Aerial Photo

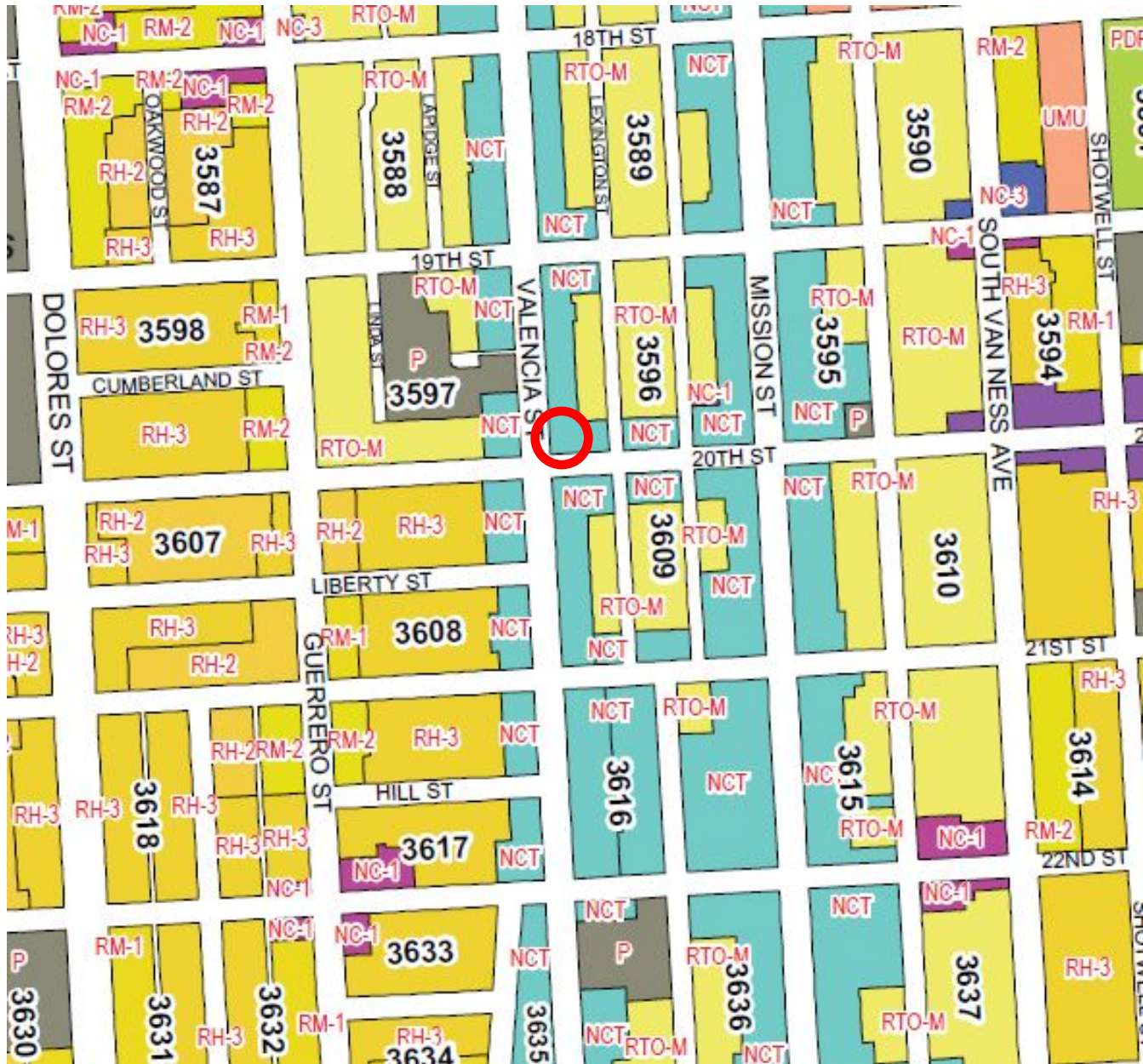


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2015-001201CUA
899 Valencia Street
3596/113

Zoning Map



Conditional Use Hearing
 Case Number 2015-001201CUA
 899 Valencia Street
 3596/113

Site Photo



View of 899 Valencia Street

Conditional Use Hearing
Case Number 2015-001201CUA
899 Valencia Street
3596/113



899 Valencia Street, San Francisco, CA - Planning Study - View of Corner Entry

02/03/2015





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

Scale: 1/8" = 1'-0" printed @ 11 x 17

02/03/2015



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

Scale: 1/8" = 1'-0" printed @ 11 x 17

02/03/2015



899 Valencia Street, San Francisco, CA - Planning Study - Corner Eye level View 1

02/03/2015



899 Valencia Street, San Francisco, CA - Planning Study - Corner Eye level View 2

02/03/2015



899 Valencia Street, San Francisco, CA - Planning Study - Valencia Street View

02/03/2015



899 Valencia Street, San Francisco, CA - Planning Study - Twentieth Street View

02/03/2015



20th Street looking East



899 Valencia & 20th Street looking Northwest



20th Street and Lexington looking West



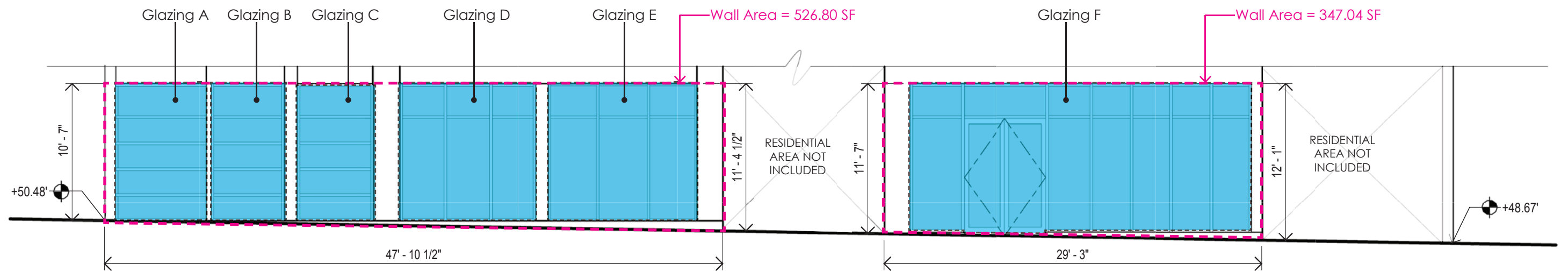
Valencia Street looking South



899 Valencia West Elevation

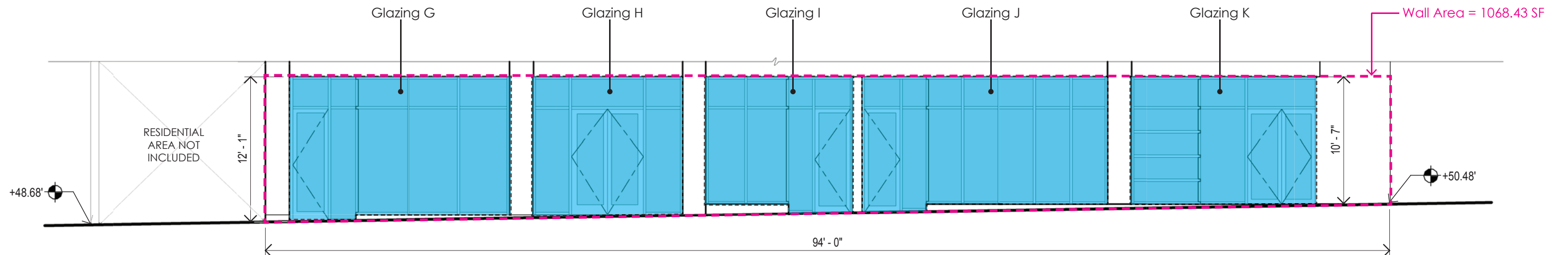


899 Valencia & 20th Street looking Northeast



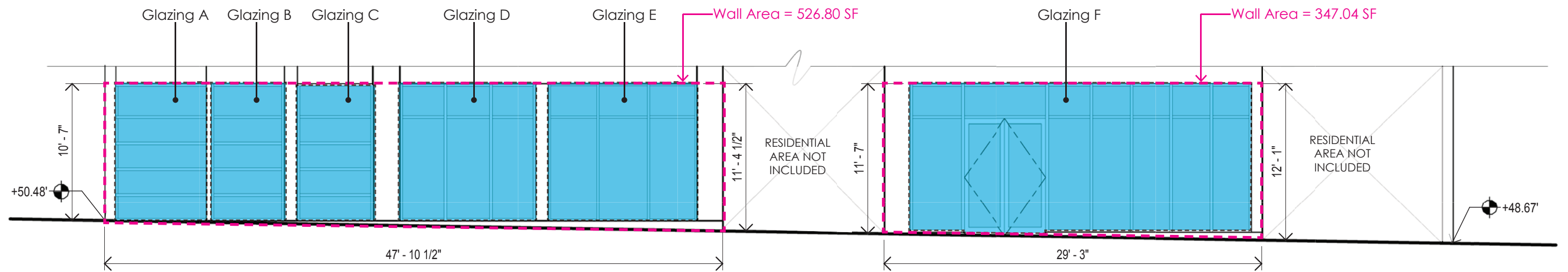
Label	Glazing Dimensions	Glazing Area
Glazing 'A'	10'-7" x 7'-0"	74.08 sq. ft.
Glazing 'B'	10'-7" x 5'-7"	59.09 sq. ft.
Glazing 'C'	10'-7" x 5'-11"	62.62 sq. ft.
Glazing 'D'	10'-7" x 10'-6"	111.13 sq. ft.
Glazing 'E'	10'-7" x 11'-6"	121.71 sq. ft.
Glazing 'F'	11'-5" x 26'-5"	301.59 sq. ft.
Total Area		730.22 sq. ft.

Glazing Area to Wall Ratio Calculations	
Total Commerical Wall Area:	873.84 sq. ft.
Total Glazing Area:	730.22 sq. ft.
Minimum Glazing Area Required:	873.84 sq. ft. * (0.6) = 524.3 sq. ft.
	524.3 sq. ft. < 730.22 sq. ft. O.K.



Label	Glazing Dimensions	Glazing Area
Glazing 'G'	11'-5" x 18'-4"	209.31 sq. ft.
Glazing 'H'	11'-5" x 12'-6"	142.71 sq. ft.
Glazing 'I'	10'-7" x 12'-2"	128.76 sq. ft.
Glazing 'J'	10'-7" x 20'-5"	216.08 sq. ft.
Glazing 'K'	10'-7" x 15'-5"	163.16 sq. ft.
Total Area		860.02 sq. ft.

Glazing Area to Wall Ratio Calculations	
Total Commerical Wall Area:	1068.43 sq. ft.
Total Glazing Area:	860.02 sq. ft.
Minimum Glazing Area Required:	1068.43 sq. ft. * (0.6) = 641.06 sq. ft.
	641.06 sq. ft. < 860.02 sq. ft. O.K.

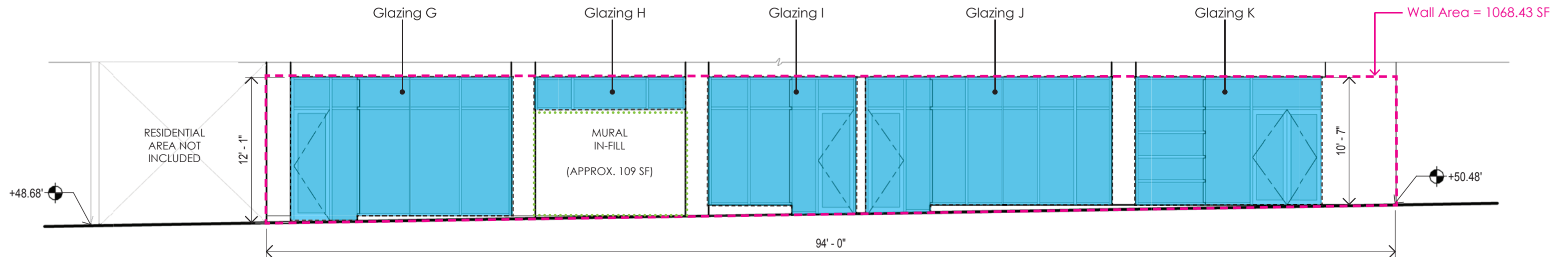


Label	Glazing Dimensions	Glazing Area
Glazing 'A'	10'-7" x 7'-0"	74.08 sq. ft.
Glazing 'B'	10'-7" x 5'-7"	59.09 sq. ft.
Glazing 'C'	10'-7" x 5'-11"	62.62 sq. ft.
Glazing 'D'	10'-7" x 10'-6"	111.13 sq. ft.
Glazing 'E'	10'-7" x 11'-6"	121.71 sq. ft.
Glazing 'F'	11'-5" x 26'-5"	301.59 sq. ft.
Total Area		730.22 sq. ft.

20TH STREET ELEVATION

Glazing Area to Wall Ratio Calculations

Total Commerical Wall Area: 873.84 sq. ft.
 Total Glazing Area: 730.22 sq. ft.
 Minimum Glazing Area Required: 873.84 sq. ft. * (0.6) = 524.3 sq. ft.
 524.3 sq. ft. < 730.22 sq. ft. O.K.



Label	Glazing Dimensions	Glazing Area
Glazing 'G'	11'-5" x 18'-4"	209.31 sq. ft.
Glazing 'H'	2'-8" x 12'-6"	33.33 sq. ft.
Glazing 'I'	10'-7" x 12'-2"	128.76 sq. ft.
Glazing 'J'	10'-7" x 20'-5"	216.08 sq. ft.
Glazing 'K'	10'-7" x 15'-5"	163.16 sq. ft.
Total Area		750.64 sq. ft.

VALENCIA STREET ELEVATION

Glazing Area to Wall Ratio Calculations

Total Commerical Wall Area: 1068.43 sq. ft.
 Total Glazing Area: 750.64 sq. ft.
 Minimum Glazing Area Required: 1068.43 sq. ft. * (0.6) = 641.06 sq. ft.
 641.06 sq. ft. < 750.64 sq. ft. O.K.