



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: FEBRUARY 8, 2018

*Date:* January 29, 2018  
*Case No.:* **2016-004524CUA**  
*Project Address:* **900 CLEMENT STREET**  
*Zoning:* Inner Clement Street NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 1423 / 047  
*Project Sponsor:* Alan Tse, Charles Chan Architectural Studios Inc.  
1743 Union Street  
San Francisco, CA 94123  
*Staff Contact:* Christopher May – (415) 575-9087  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to convert approximately 2,273 square feet of vacant ground floor retail space to a dental office use and 1-car garage, legalize and remodel the existing non-conforming dental office use on the second floor, and excavate approximately 373 cubic yards beneath the building for an approximately 1,006 square-foot basement for storage and mechanical purposes. The two dental offices would be fully separate spaces with the ground floor space being accessed by a new entrance at the corner of Clement Street and 10<sup>th</sup> Avenue, and the upper space being accessed by a secondary entrance further along the 10<sup>th</sup> Avenue façade.

The project also proposes to construct a third floor vertical addition for a new, approximately 1,344 square-foot residential unit containing two bedrooms and two bathrooms. The proposed one-car garage would be for exclusive use of the proposed residential unit, and would be accessed by a new 10-foot wide curb cut on 10<sup>th</sup> Avenue towards the rear of the property. Private usable open space will be provided on two separate roof decks – one measuring approximately 568 square feet at the rear of the building above the existing second story, and one measuring approximately 494 square feet above the proposed new third floor vertical addition.

The project proposes significant alterations to both facades and proposes a total of six bicycle parking spaces for the residents, employees and visitors to the building.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the northwest corner of the intersection of Clement Street and 10<sup>th</sup> Avenue; Lot 047 in Assessor's Block 1423. The property is located within the Inner Clement Street NCD

(Neighborhood Commercial District) and a 40-X Height and Bulk district. The subject property has approximately 30 feet of frontage on Clement Street and is approximately 75 feet deep. The property is relatively flat and is currently occupied by a two-story building constructed circa 1979, which covers the entire lot. The building has a currently vacant retail space on the ground floor, and the upper floor is occupied by a non-conforming dental office use measuring approximately 2,273 square feet, which has been in operation for approximately 20 years.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in the Inner Richmond neighborhood at the intersection of Clement Street and 10<sup>th</sup> Avenue, along the Inner Clement Street Neighborhood Commercial District corridor which is characterized by a variety of neighborhood-serving food establishments, personal services, and small retail establishments in two- and three-story buildings. The surrounding properties to the north and south of the corridor are located within the RM-1 (Residential-Mixed, Low Density) District, which is characterized primarily by two- and three-story residential buildings.

## **ENVIRONMENTAL REVIEW**

On January 16, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Classes 1 and 3 Categorical Exemptions under CEQA.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 19, 2018	January 19, 2018	20 days
Posted Notice	20 days	January 19, 2018	January 19, 2018	20 days
Mailed Notice	20 days	January 19, 2018	January 19, 2018	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

The proposal requires a Section 312 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization notification process. The applicant also conducted a pre-application meeting prior to submission on January 28, 2016. As of January 29, 2018, in advance of the Planning Commission hearing on February 8, 2018, the Department has received no public comment regarding the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- Use Size Limits. The Project proposes a total of approximately 4,038 square feet of non-residential uses. Pursuant to Planning Code Sections 121.2 and 716, non-residential uses greater than 2,500 square feet shall be permitted only as Conditional Uses.
- Use Controls by Story. The project proposes to legalize an approximately 2,111 square-foot, non-conforming dental office use on the second story. Pursuant to Planning Code Section 716, retail sales and services uses shall be permitted on the second story only as Conditional Uses.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 121.2, 303 and 716, for non-residential uses in excess of 2,500 square feet and for retail sales and service uses on the second floor, to convert approximately 2,273 square feet of vacant ground floor retail space to a dental office use and 1-car garage, legalize and remodel the existing non-conforming dental office use on the second floor, construct a third floor vertical addition for a new, approximately 1,344 square-foot residential unit, and excavate approximately 373 cubic yards beneath the building for an approximately 1,006 square-foot basement for storage and mechanical purposes in the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District.

## **BASIS FOR RECOMMENDATION**

- The project will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by adding a dwelling unit to the neighborhood's housing stock.
- The proposed project represents the appropriate intensification of a building that can accommodate an additional family-sized residential unit within the maximum permitted building height and density controls.
- To encourage bicycling, the project will provide six bicycle parking spaces for residents of the residential portion and for employees and patrons of the dental office uses.
- The project represents the sensitive redevelopment of an underutilized site and is desirable for, and compatible with the surrounding neighborhood.
- The Project would not displace any existing housing or neighborhood serving small business.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
------------------------	---------------------------------

### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Site Photographs  
CEQA Categorical Exemption  
Reduced Plans

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Block 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"/> Site Photos                 | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Public Correspondence       | <input type="checkbox"/> RF Report   |
| <input type="checkbox"/> Previously-Approved Plans              | <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

\_\_\_\_\_  
CM  
Planner's Initials





# 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 checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other  |

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: FEBRUARY 8, 2018

*Date:* January 29, 2018  
*Case No.:* **2016-004524CUA**  
*Project Address:* **900 CLEMENT STREET**  
*Zoning:* Inner Clement Street NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 1423 / 047  
*Project Sponsor:* Alan Tse, Charles Chan Architectural Studios Inc.  
1743 Union Street  
San Francisco, CA 94123  
*Staff Contact:* Christopher May – (415) 575-9087  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.2, 303 AND 716 (NON-RESIDENTIAL USE SIZE AND RETAIL SALES AND SERVICE USES ON THE SECOND FLOOR), TO CONVERT APPROXIMATELY 2,273 SQUARE FEET OF VACANT GROUND FLOOR RETAIL SPACE TO A DENTAL OFFICE USE AND 1-CAR GARAGE, LEGALIZE AND REMODEL THE EXISTING NON-CONFORMING DENTAL OFFICE USE ON THE SECOND FLOOR, CONSTRUCT A THIRD FLOOR VERTICAL ADDITION FOR A NEW, APPROXIMATELY 1,344 SQUARE-FOOT RESIDENTIAL UNIT, AND EXCAVATE APPROXIMATELY 373 CUBIC YARDS BENEATH THE BUILDING FOR AN APPROXIMATELY 1,006 SQUARE-FOOT BASEMENT FOR STORAGE AND MECHANICAL PURPOSES IN THE INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 5, 2017, Alan Tse (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 121.2, 303 and 716 (non-residential use size and retail sales and service uses on the second floor), to convert approximately 2,273 square feet of vacant ground floor retail space to a dental office use and 1-car garage, legalize and remodel the existing non-conforming dental office use on the second floor, construct a third floor vertical addition for a new, approximately 1,344 square-foot residential unit, and excavate approximately 373 cubic yards beneath the building for an approximately 1,006 square-foot

basement for storage and mechanical purposes in the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District.

On February 8, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-004524CUA.

On January 16, 2018, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as Classes 1 and 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project.

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. 2016-004524CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northwest corner of the intersection of Clement Street and 10<sup>th</sup> Avenue; Lot 047 in Assessor’s Block 1423. The property is located within the Inner Clement Street NCD (Neighborhood Commercial District) and a 40-X Height and Bulk district. The subject property has approximately 30 feet of frontage on Clement Street and is approximately 75 feet deep. The property is relatively flat and is currently occupied by a two-story building constructed circa 1979, which covers the entire lot. The building has a currently vacant retail space on the ground floor, and the upper floor is occupied by a non-conforming dental office use measuring approximately 2,273 square feet, which has been in operation for approximately 20 years.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Inner Richmond neighborhood at the intersection of Clement Street and 10<sup>th</sup> Avenue, along the Inner Clement Street Neighborhood Commercial District corridor which is characterized by a variety of neighborhood-serving food establishments, personal services, and small retail establishments in two- and three-story buildings. The surrounding properties to the north and south of the corridor are located within the RM-1 (Residential-Mixed, Low Density) District, which is characterized primarily by two- and three-story residential buildings.
4. **Project Description.** The applicant proposes to convert approximately 2,273 square feet of vacant ground floor retail space to a dental office use and 1-car garage, legalize and remodel the existing

non-conforming dental office use on the second floor, and excavate approximately 373 cubic yards beneath the building for an approximately 1,006 square-foot basement for storage and mechanical purposes. The two dental offices would be fully separate spaces with the ground floor space being accessed by a new entrance at the corner of Clement Street and 10<sup>th</sup> Avenue, and the upper space being accessed by a secondary entrance further along the 10<sup>th</sup> Avenue façade.

The project also proposes to construct a third floor vertical addition for a new, approximately 1,344 square-foot residential unit containing two bedrooms and two bathrooms. The proposed one-car garage would be for exclusive use of the proposed residential unit, and would be accessed by a new 10-foot wide curb cut on 10<sup>th</sup> Avenue towards the rear of the property. Private usable open space will be provided on two separate roof decks – one measuring approximately 568 square feet at the rear of the building above the existing second story, and one measuring approximately 494 square feet above the proposed new third floor vertical addition.

The project proposes significant alterations to both facades and proposes a total of six bicycle parking spaces for the residents, employees and visitors to the building.

5. **Public Comment.** As of January 29, 2018, in advance of the February 8, 2018, Planning Commission hearing, the Department had not received any public comment with respect to the 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. **Use Size Limits.** Pursuant to Planning Code Sections 121.2 and 716, non-residential uses greater than 2,500 square feet shall be permitted only as conditional uses.

*The Project proposes a total of approximately 4,038 square feet of non-residential uses and therefore requires Conditional Use Authorization. The additional required findings are listed below under Subsection 7.*

- B. **Floor Area Ratio.** Planning Code Section 124 states that the non-residential floor area ratio limit shall be 1.8 to 1 in the Inner Clement NCD.

*The subject property is approximately 2,273 square feet in size. As such, the maximum permitted basic floor area ratio would allow for a total of 4,091 square feet of non-residential gross floor area. The total proposed non-residential gross floor area of the project is 4,038 square feet and therefore complies with this requirement.*

- C. **Use Controls by Story.** Pursuant to Planning Code Section 716, retail sales and services uses shall be permitted on the second story only as conditional uses.

*The project proposes to legalize an approximately 2,111 square-foot, non-conforming dental office use on the second story. Therefore, Conditional Use Authorization is required.*

- D. **Rear Yard.** Planning Code Section 134 requires that the project provide a rear yard equal to 25 percent of the total lot depth, but in no case less than 15 feet, at the second floor and above.

*The existing building does not maintain a Code-complying rear yard at the second floor. The proposed third floor vertical addition, however, will provide a rear yard of approximately 18 feet, representing 25% of the lot depth.*

- E. **Usable Open Space.** Planning Code Section 135 requires that the project provide a minimum of 80 square feet of open space per dwelling unit.

*The project meets the requirements of Planning Code Section 135 by providing usable open space areas on two rooftop decks totaling approximately 918 square feet.*

- F. **Off-Street Parking.** Section 151 of the Planning Code requires a minimum of one (1) off-street parking space for every dwelling unit and a minimum of one (1) off-street parking space for every 500 square feet of retail uses, where the occupied floor area exceeds 5,000 square feet, for the first 20,000 square feet plus one (1) space for every 250 square feet for the portion of retail uses exceeding 20,000 square feet.

*The project proposes less than 5,000 square feet of retail uses. As such no off-street parking is required for the existing and proposed dental office uses. One (1) off-street parking space for the residential dwelling unit is proposed.*

- G. **Bicycle Parking.** Planning Code Section 155.2 requires the provision of Class 1 and Class 2 bicycle parking spaces when an addition of a dwelling unit to an existing building where off-street vehicle parking exists is proposed or when a change of occupancy or increase in intensity of use is proposed which would increase the gross square footage by more than 20 percent.

*The project proposes to increase the gross square footage by less than 20 percent of the existing gross floor area, and therefore no additional bicycle parking spaces are required. Nevertheless, the project sponsor proposes two (2) Class 1 bicycle parking spaces and four (4) Class 2 bicycle parking spaces.*

- H. **Street Frontage in Neighborhood-Commercial Districts.** Section 145.1 of the Planning Code requires that, with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. 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. No more than one-

third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to parking ingress or egress. Ground floor non-residential uses in Neighborhood Commercial districts with a 40-foot height limit shall have a minimum ground floor ceiling height of 10 feet.

*The building fronts both Clement Street and 10th Avenue and active uses are required along both frontages. Approximately 13 feet of the 10<sup>th</sup> Avenue frontage is dedicated to parking ingress/egress, and approximately 10 feet is occupied by the secondary building ingress/egress corridor, both of which are exempted from the provisions of Planning Code Section 145.1. The remainder of the 10<sup>th</sup> Avenue frontage is occupied by the proposed dental office use for the entire 30-foot depth of the building with a ground floor ceiling height of approximately 13 feet. Approximately 60% of the ground floor along the 10<sup>th</sup> Avenue frontage will be fenestrated with transparent windows.*

*The entire Clement Street frontage is occupied by the proposed dental office use, and approximately 60% of the frontage will be fenestrated with transparent windows. As such, the proposed uses and ground floor layout along the two street frontages complies with the requirements of Planning Code Section 145.1.*

- I. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 40 feet.

*The proposed vertical addition would increase the existing building height from 22 feet to 39 feet.*

- J. **Entertainment Commission Outreach.** Planning Code Section 314 requires that the Planning Department and Planning Commission consider the compatibility of uses when approving residential uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential development project takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development.

*The subject property is not located within 300 feet of an active place of entertainment.*

- K. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

*The Project proposes 1 new dwelling unit and will be required to pay a fee for each net new gross square foot of residential development, which will be paid before the issuance of the first construction document.*

7. **Non-Residential Use Size Limits.** Planning Code Section 121.2 provides that the Planning Commission shall consider the extent to which the following criteria are met:

- 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-serving uses in the area.

*In the Inner Clement Street NCD within which the subject property is located, Conditional Use Authorization is required for all projects proposing a non-residential use exceeding 2,500 square feet. The project proposes to convert approximately 1,769 square feet of vacant ground floor retail space for a new dental office use, and to legalize the existing second floor dental office space such that the total amount of non-residential floor area would be approximately 4,038 square feet. The proposed project is not displacing any existing businesses and would not preclude other smaller-scale neighborhood serving commercial uses from continuing to operate along the Clement Street neighborhood commercial corridor.*

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

*The vacant ground floor retail space and the existing second floor spaces are ideal for smaller, independent businesses offering dental services for local residents.*

- 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 ground and second floor dental office spaces are proposed to be operated separately, as two independently-owned dental office uses. Both dental office spaces are designed to have separate entrances, which will reduce the overall scale of the uses to be consistent with neighboring small businesses.*

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

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

*The use and size of the proposed project is compatible with the immediate neighborhood. The proposed vertical addition will result in a building that is similar in height and scale to the surrounding mixed-use buildings and is consistent with the density requirements of the Inner Clement Street NCD. The project will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by adding a dwelling unit to the neighborhood's housing stock.*

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

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

*The proposed size, shape and arrangement of the proposed building would not be detrimental to persons residing or working in the vicinity, as the building, in general, is consistent with the massing and height of other buildings found within the immediate vicinity and within the wider Inner Richmond neighborhood. The proposed project represents the appropriate intensification of a building that can accommodate an additional residential unit within the maximum permitted building height and density controls.*

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

*The project would provide one (1) off-street parking space for the residential use in an at-grade garage located beside the proposed ground floor dental office space. The Planning Code does not require parking or loading for the combined 4,038 square feet of dental office uses.*

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

*The project is not expected to cause any negative noise, glare, dust or odor impacts.*

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

*The project locates residential parking on the ground floor beside the entrance to the residential unit and ground floor dental office space. The project proposes approximately 918 square feet of usable open space on two rooftop decks. The project sponsor has identified that five street trees are required by the project. The feasibility of planting the required number of street trees at the project will be determined by the Department of Public Works, Urban Forestry Division.*

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

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

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

*The proposed project is consistent with the stated purposes of the Inner Clement NCD in that it proposes neighborhood-serving uses on the ground and second floors that are compatible with other uses nearby, and residential uses above.*

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

## HOUSING

### Objectives and Policies

#### **OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

#### **Policy 1.2:**

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas.

#### **Policy 1.10:**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*The project is located in the Inner Clement Street Neighborhood Commercial District, where existing and planned infrastructure can support residential and commercial growth. Future residents of the proposed dwelling unit will be able to rely on public transit, walking and bicycling for the majority of their daily trips.*

#### **OBJECTIVE 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFESTYLES.

#### **Policy 4.1:**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

*The residential portion of the project will provide two bedrooms and two bathrooms which would be suitable for families with children.*

#### **OBJECTIVE 12:**

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

#### **Policy 12.1:**

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

#### **Policy 12.2:**

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.



**Policy 12.3:**

Ensure new housing is sustainably supported by the City's public infrastructure systems.

*The subject site is already adequately served by the City's water, and sewer systems, electricity and gas utilities, MUNI public transit, and receives solid waste and recycling collection.*

**OBJECTIVE 13:**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.3:**

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

*To encourage bicycling, the project will provide six bicycle parking spaces for residents of the residential portion and for employees and patrons of the dental office uses. The site is located within walking distance to several public transit lines. Additionally, Clement Street is designated as a Key Walking Street as designated by the Planning Department's WalkFirst program.*

## NEIGHBORHOOD COMMERCE

### 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 1.2:**

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 proposed project will provide approximately 4,356 square feet of dental office space on the ground and second floors, which will contribute positively to the diversity of commercial uses and services found in the surrounding neighborhood.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will retain existing ground floor space for neighborhood-serving businesses and will enhance the diverse economic base of the City.*

**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.

*The project is proposing to legalize the existing second floor dental office use that has served the neighborhood for over 20 years. The project would also convert vacant ground floor retail space for additional dental office uses that would also serve the local neighborhood.*

**Policy 6.2:**

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

*An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. No Formula Retail use is being proposed.*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

**Policy 2.1:**

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

*The project proposes to add a dwelling unit within walking distance of MUNI lines 1, 1AX, 2, 28, 28R, 31AX, 38, 38AX, 38BX, 38R, , 44 and NX. The project would provide one (1) off-street parking space for*

*the proposed dwelling unit, and will not provide any parking for the proposed commercial uses which will encourage transit usage amongst residents and patrons of the ground and second floor dental office spaces.*

**OBJECTIVE 11:**

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

**Policy 11.3:**

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*The project is located within a neighborhood well-served by public transportation and, with no customer parking proposed for the dental office uses, patrons are expected to rely heavily on public transit, cycling or walking to get to and from the ground and second floor spaces.*

**OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

**Policy 28.1:**

Provide secure bicycle parking in new governmental, commercial, and residential developments.

**Policy 28.3:**

Provide parking facilities which are safe, secure, and convenient.

*The project will provide two (2) Class 1 bicycle parking spaces within a secure, weather protected area within the building as well as four (4) Class 2 bicycle parking spaces along the 10<sup>th</sup> Avenue frontage that will accommodate both employees and patrons of the building's dental office uses as well as guests of the residential unit above.*

**OBJECTIVE 34:**

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

**Policy 34.1:**

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

**Policy 34.3:**

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

**Policy 34.5:**

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

*A minimum of one off-street parking space is required (one for every dwelling unit) in the Inner Clement Street NCD. The existing and proposed dental office uses do not require nor propose any off-street parking or loading. As such, the project is consistent with the objectives of the General Plan for parking reduction for new buildings in residential and commercial areas well served by transit.*

**URBAN DESIGN**

**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 3.6:**

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*In order to respond to the surrounding context in terms of bulk and massing, the project proposes to inset a portion of the ground floor facade along the south and east elevations, thus creating a more articulated facade. The proposed third floor vertical addition is focused on the corner of Clement Street and 10<sup>th</sup> Avenue and features large windows, which replicates the scale of the windows found on adjacent building, and continues the rhythm of the street façade.*

10. **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 subject site is located along the Inner Clement Street neighborhood commercial corridor. The Project will introduce new residents who will visit and shop at the existing neighborhood retail and commercial establishments, thereby enhancing their businesses. The Project will also legalize the existing second floor dental office use which has served the community for over 20 years, and will convert the existing vacant ground floor retail space for additional dental office uses which will serve neighborhood residents.*

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

*The Project would not displace any existing housing or negatively affect the existing neighborhood character. The project would improve the existing character of the neighborhood by intensifying an underutilized building with a new residential unit that will add economic diversity to the neighborhood. The proposed ground floor dental office space is consistent with the pedestrian-oriented uses in the immediate area.*

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

*There is currently no housing on the subject property, and therefore no affordable housing is proposed to be removed for this Project.*

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

*The Project is well-served by public transit. With one off-street parking space for the proposed dwelling unit and no parking spaces for the dental office uses, the Project is not expected to generate much commuter traffic that would overburden local streets or affect neighborhood parking.*

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

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

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

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

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

*A shadow analysis was prepared and the Project's shadow does not reach any parks or open spaces under the jurisdiction of the Department of Recreation and Parks. The Project will have no negative impact on existing parks and open spaces.*

11. 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.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-004524CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 4, 2018, 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 February 8, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 8, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to convert approximately 2,273 square feet of vacant ground floor retail space to a dental office use and 1-car garage, legalize and remodel the existing non-conforming dental office use on the second floor, construct a third floor vertical addition for a new, approximately 1,344 square-foot residential unit, and excavate approximately 373 cubic yards beneath the building for an approximately 1,576 square-foot basement for storage and mechanical purposes located at 900 Clement Street; Lot 047 in Assessor's Block 1423, pursuant to Planning Code Sections 121.2, 303 and 716 within the Inner Clement Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 4, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2016-004524CUA and subject to conditions of approval reviewed and approved by the Commission on February 8, 2018, 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 February 8, 2018, under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than one (1) Class 1 bicycle parking space as required by Planning Code Sections 155.1 and 155.2.

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

9. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide one (1) independently accessible off-street parking space.

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

10. **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](http://www.sf-planning.org)*

## PROVISIONS

11. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

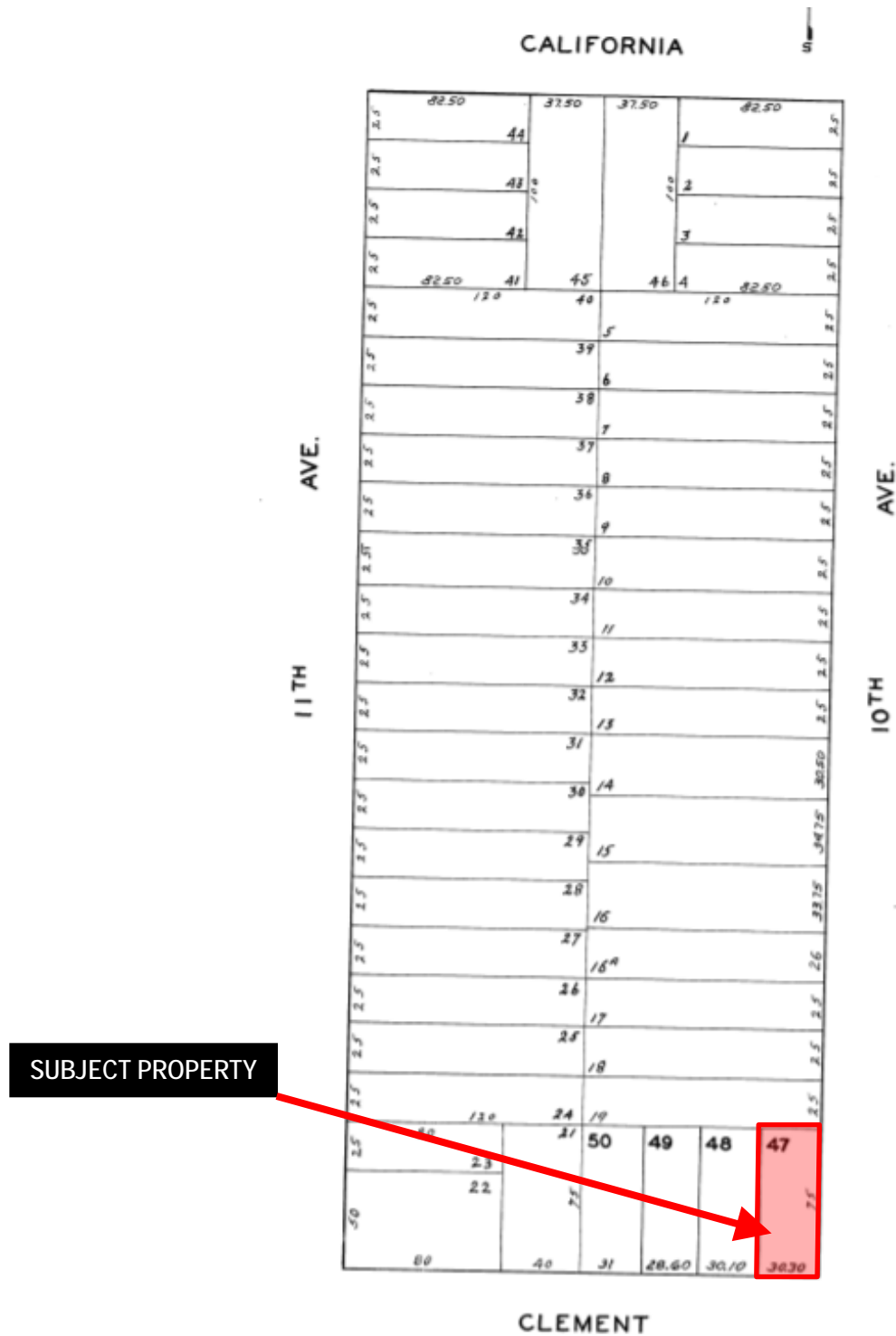
12. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements 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](http://www.onestopSF.org)*

13. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

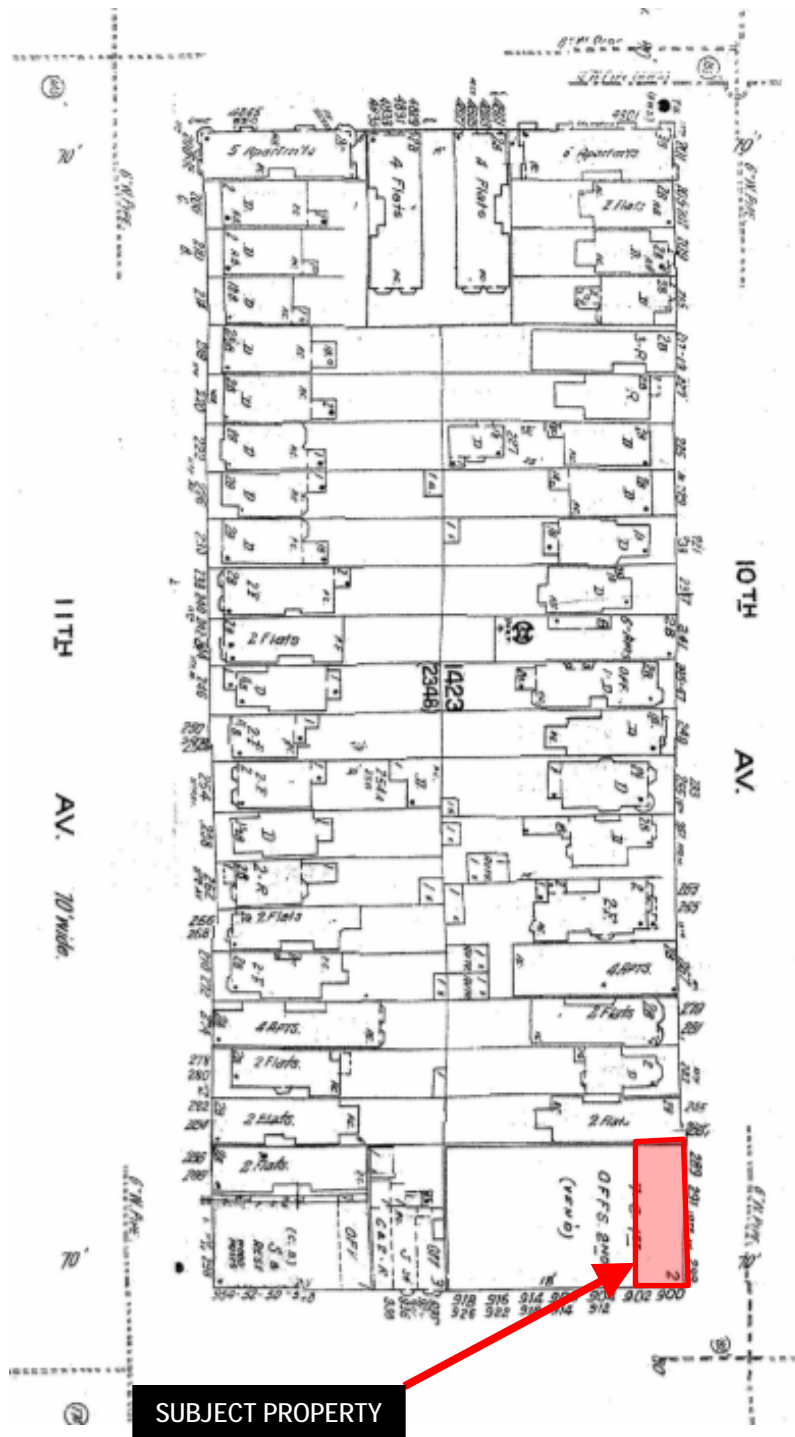
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map



Conditional Use Authorization Hearing  
Case Number 2016-004524CUA  
900 Clement Street

# Sanborn Map\*

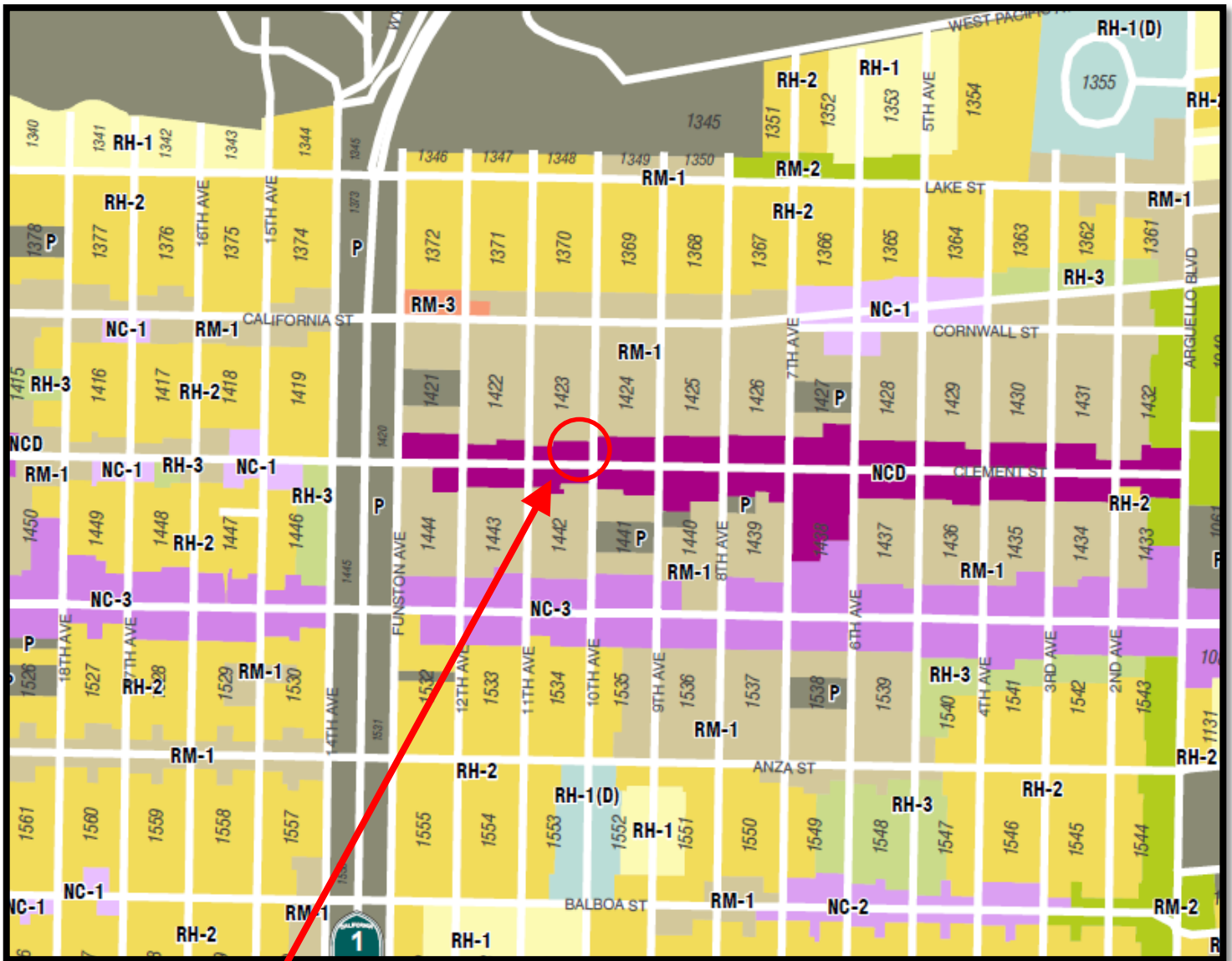


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing  
Case Number 2016-004524CUA  
900 Clement Street

# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-004524CUA  
900 Clement Street

# Height & Bulk Map



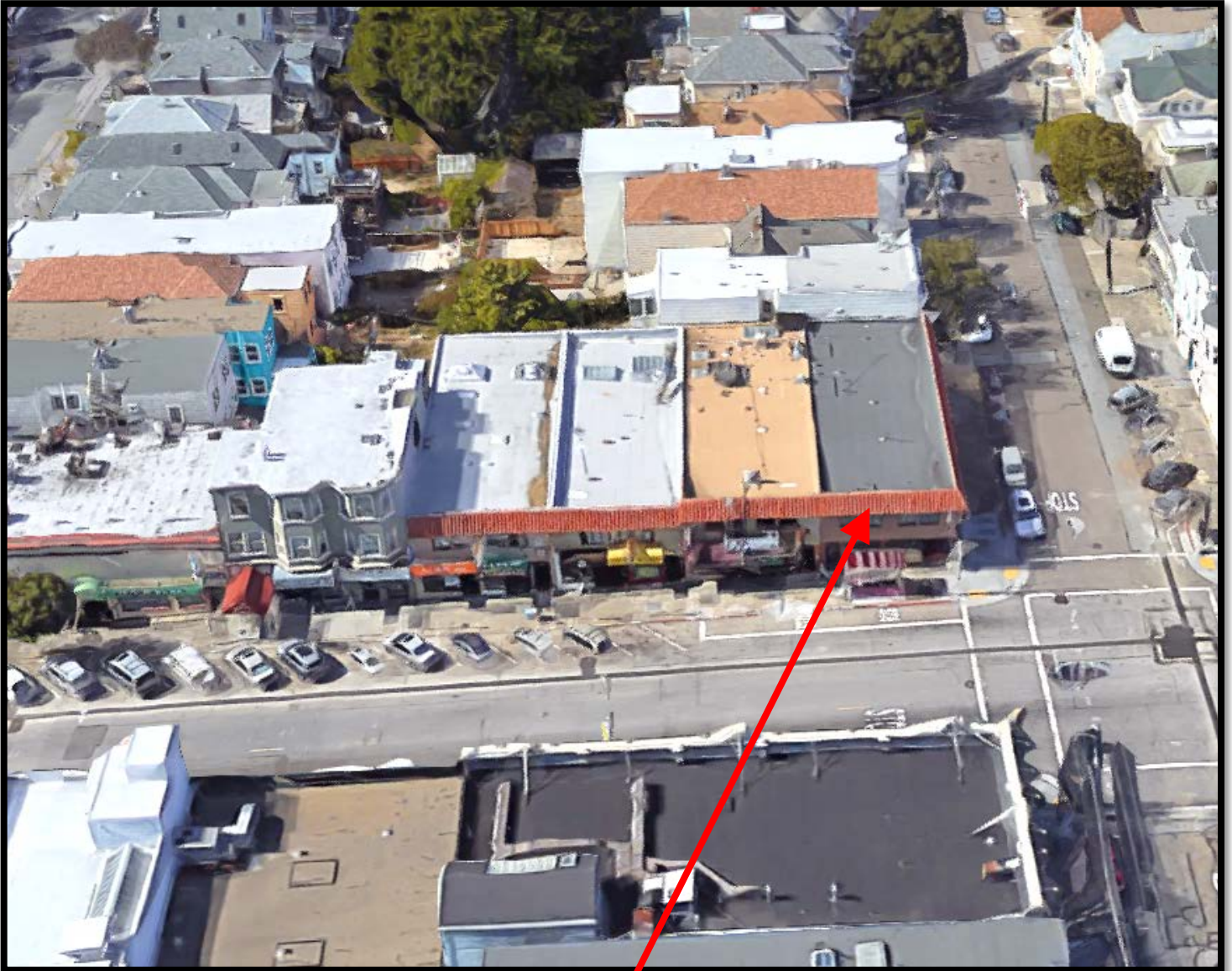
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-004524CUA  
900 Clement Street



# Aerial Photo (Facing North)



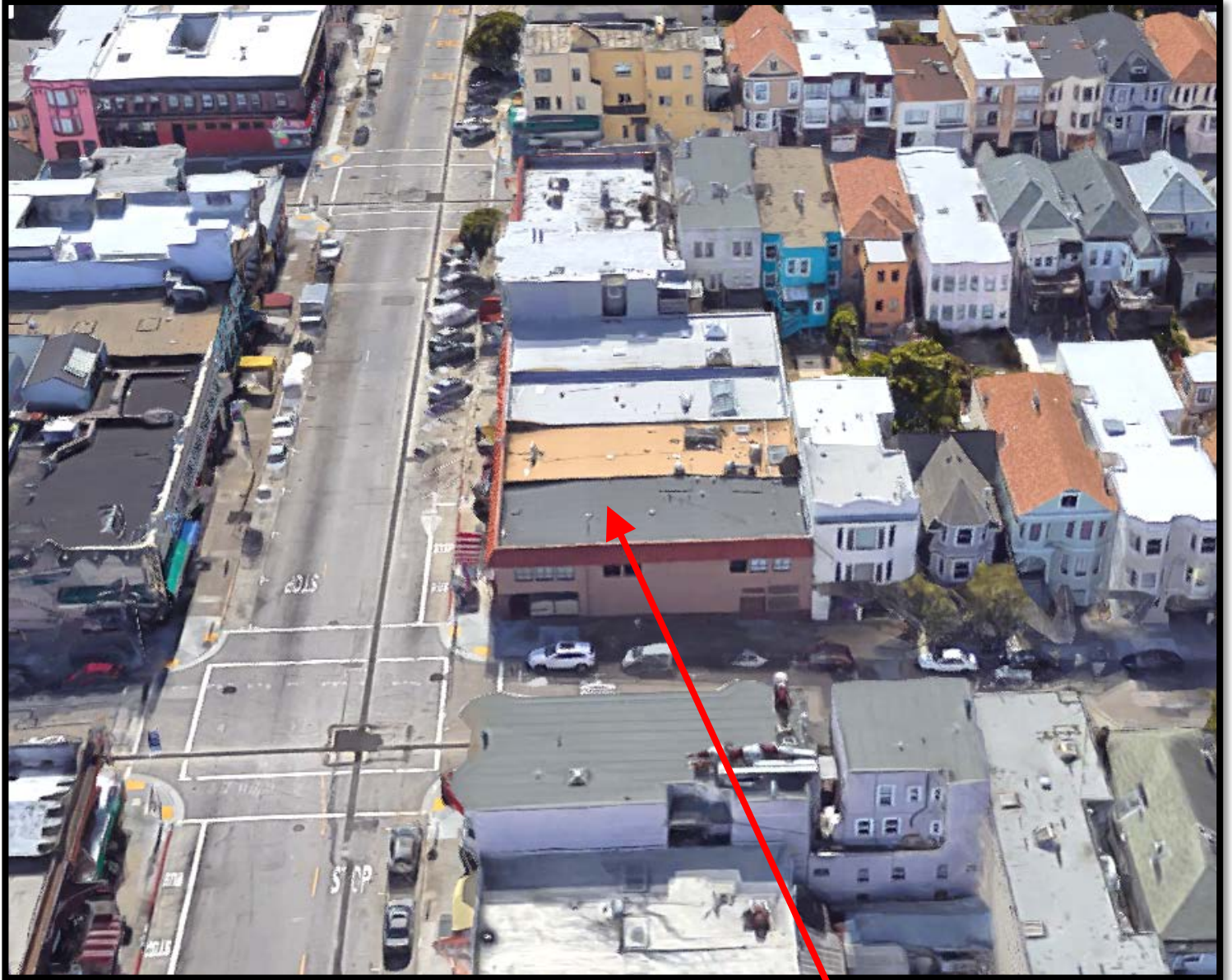
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-004524CUA  
900 Clement Street



# Aerial Photo (Facing West)



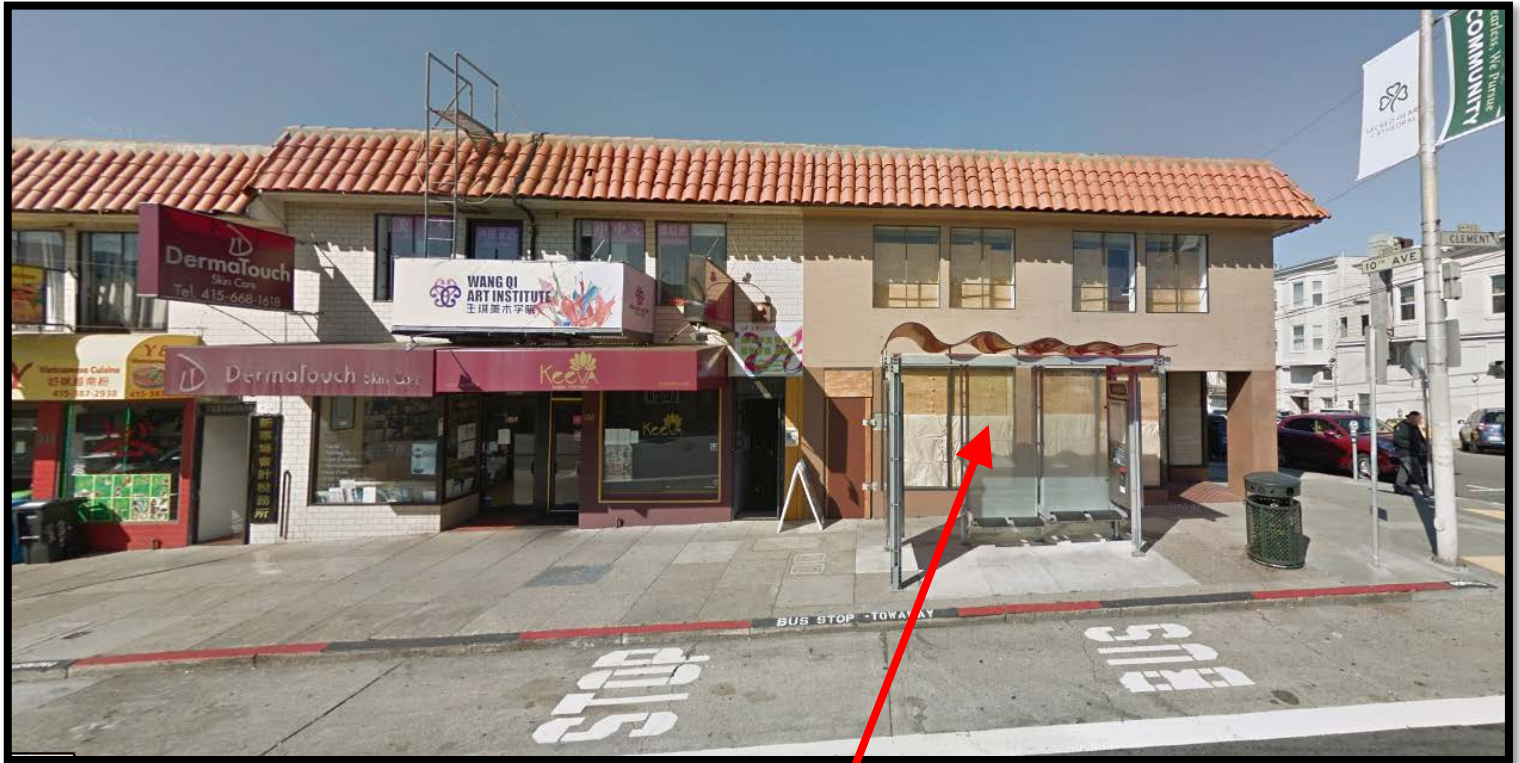
SUBJECT PROPERTY



SAN FRANCISCO  
PLANNING DEPARTMENT

Conditional Use Authorization Hearing  
Case Number 2016-004524CUA  
900 Clement Street

# Site Photo (Facing North)



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-004524CUA  
900 Clement Street



# Site Photo (Facing West)



SUBJECT PROPERTY





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

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

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

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p> 	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></p>    <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Signature:</b></p>     </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



<div>ADDRESS: 900 CLEMENT ST. SAN FRANCISCO CA, BLOCK &amp; LOT: BLOCK 1423 LOT 047 ZONING: NCD – CLEMENT NEIGHBORHOOD COMMERCIAL STORIES: (E): 2 (N): 3 HEIGHT LIMIT: 40–X YEAR BUILT: 1979 LOT AREA: 2,273 SF BLDG. TYPE: VB –SPRINKLER THROUGHOUT</div> <div>BLDG. AREA:<table><tr><th>FLOOR</th><th>(E) AREA/USE–OCC. GROUP() GROSS AREA (SF)</th><th>(N) AREA/USE–OCC. GROUP() GROSS AREA (SF)</th></tr><tr><td>BASEMENT</td><td>0 SF</td><td>1,006 SF/STORAGE &amp; MECH.–(S2)</td></tr><tr><td>1ST FLOOR</td><td>2,210 SF/RETAIL–(B)</td><td>2,111 SF/CLINIC A &amp; GARAGE – (B &amp; S2)</td></tr><tr><td>2ND FLOOR</td><td>2,252 SF/DENTAL OFFICE–(B)</td><td>2,245 SF/CLINIC B – (B)</td></tr><tr><td>3RD FLOOR</td><td>0 SF</td><td>1,704 SF/RESIDENTIAL UNIT–(R3)</td></tr><tr><td>TOTAL:</td><td>4,462 SF</td><td>7,066 SF</td></tr></table></div> <div>OPENSOURCE: 568SF – REAR YARD ON 3RD FL. 494SF – ROOF DECK</div> <div>SCOPE OF WORK:<div>–CHANGE OF USE: CONVERT (E) RETAIL SPACE ON 1ST FLOOR TO (N) DENTAL OFFICES –REMODEL (E) DENTAL OFFICES ON 2ND FLOOR –VERTICAL ADDITION – ADD 1 (N) 3RD FLOOR FOR 1 RESIDENTIAL UNIT –ADD (N) BASEMENT FOR RESIDENTIAL STORAGE &amp; MECH. ROOMS –ADD (N) RESIDENTIAL ROOF DECK</div></div> <div>PERMITS: FIRE PROTECTION, LIFE SAFETY, SPRINKLER, FIRE ALARM AND SIGNAGE ARE UNDER SEPARATE PERMITS</div>		FLOOR	(E) AREA/USE–OCC. GROUP() GROSS AREA (SF)	(N) AREA/USE–OCC. GROUP() GROSS AREA (SF)	BASEMENT	0 SF	1,006 SF/STORAGE & MECH.–(S2)	1ST FLOOR	2,210 SF/RETAIL–(B)	2,111 SF/CLINIC A & GARAGE – (B & S2)	2ND FLOOR	2,252 SF/DENTAL OFFICE–(B)	2,245 SF/CLINIC B – (B)	3RD FLOOR	0 SF	1,704 SF/RESIDENTIAL UNIT–(R3)	TOTAL:	4,462 SF	7,066 SF					<div>ARCHITECT: ALAN TSE   CHARLES CHAN ARCHITECTURAL STUDIO 3150 18TH ST. SUITE 272 SAN FRANCISCO, CA. 94110 T – 415.307.9865 E – ALAN@TC–ARCHSTUDIO.COM</div> <div>2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 SAN FRANCISCO AMENDMENT 2016 SAN FRANCISCO FIRE CODE 2016 TITLE – 24</div>	
FLOOR	(E) AREA/USE–OCC. GROUP() GROSS AREA (SF)	(N) AREA/USE–OCC. GROUP() GROSS AREA (SF)																							
BASEMENT	0 SF	1,006 SF/STORAGE & MECH.–(S2)																							
1ST FLOOR	2,210 SF/RETAIL–(B)	2,111 SF/CLINIC A & GARAGE – (B & S2)																							
2ND FLOOR	2,252 SF/DENTAL OFFICE–(B)	2,245 SF/CLINIC B – (B)																							
3RD FLOOR	0 SF	1,704 SF/RESIDENTIAL UNIT–(R3)																							
TOTAL:	4,462 SF	7,066 SF																							
PROJECT DATA		CONTEXT PHOTO		VICINITY MAP		CONTACT INFORMATION		BUILDING CODE REF.																	
<div><u>GENERAL INFORMATION</u> A0.1 COVER SHEET A0.1A RENDERING A0.1B RENDERING A0.4 EXISTING BUILDING PLANS A0.5 EXISTING BUILDING ELEVATIONS &amp; SECTIONS A0.6 F.A.R. CALC. A0.10 EXISTING SITE PLAN A0.11 PROPOSED SITE PLAN <u>DEMOLITION PLANS</u> A1.1D DEMOLITION PLANS <u>FLOOR PLANS</u> A1.1 PROPOSED BASEMENT &amp; GROUND FLOOR PLANS A1.2 PROPOSED SECOND &amp; THIRD FLOOR PLANS A1.3 PROPOSED ROOF LEVEL A1.4 PROPOSED ROOF PLAN <u>SECTIONS</u> A2.1 PROPOSED LONGITUDINAL SECTION A2.2 PROPOSED CROSS SECTIONS <u>ELEVATIONS</u> A3.1 PROPOSED EAST ELEVATION A3.2 PROPOSED SOUTH ELEVATION A3.3 PROPOSED WEST ELEVATION PROPOSED NORTH ELEVATION</div>																									
SHEET INDEX																									
<div>1. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ANY AND ALL CITY, STATE, AND FEDERAL BUILDING LIFE SAFETY CODES, INCLUDING BUT NOT LIMITED TO 2013 CALIFORNIA BUILDING CODE, AND 2013 SAN FRANCISCO HOUSING CODE WITH APPROPRIATE UPDATES SUCH THAT. A. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL BE IN ACCORDANCE WITH ALL ORDINANCES OF THE VARIOUS BUREAUS HAVING JURISDICTION INCLUDING THE FIRE UNDERWRITERS. B. ANY WORK SHOWN ON THE DRAWINGS OR DESCRIBED TO BE INSTALLED, IS SUBJECT TO THE LAWS, ORDINANCES OR REGULATIONS OF ANY OF THE AUTHORITIES HAVING JURISDICTION, SHALL BE MODIFIED TO BRING IT INTO CONFORMITY WITH THESE LAWS, ORDINANCES AND REGULATIONS WITHOUT ANY ADDITIONAL COST TO THE OWNER. 2. THE OWNER AND ARCHITECT SHALL BE FREE OF HARMFUL CAUSING BY CONTRACTOR'S DEFECTIVE WORK. 3. BY PERFORMING WORK UNDER THIS CONTRACT, THE CONTRACTOR AGREES TO GUARANTEE ALL WORK AND EQUIPMENT PROVIDED BY HIM OR HIS SUBCONTRACTORS AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE. IF SPECIFICATIONS PROVIDE FOR ANY OTHER OR ADDITIONAL GUARANTEE, SUCH GUARANTEE SHALL BE INCLUDED IN A WRITTEN STATEMENT, UPON RECEIPT OF NOTICE FROM THE OWNER, AND AT NO EXPENSE TO THE OWNER, THE CONTRACTOR SHALL PROPERLY COMPLY WITH THE PROVISIONS OF SUCH GUARANTEE. 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON-SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS, FOR CONCEPT ONLY. 5. ALL WORK SHALL BE PERFORMED BY THE CONTRACTOR IN A CLEAN AND PROFESSIONAL MANNER BY PERSONS QUALIFIED AND EXPERIENCED IN THE PARTICULAR WORK IN WHICH THEY ARE INVOLVED. 6. ALL EXISTING EQUIPMENT, FURNISHING AND CONSTRUCTION SHALL BE PROTECTED AT ALL TIMES BY THE CONTRACTOR. 7. ALL MATERIALS SHALL BE PROPERLY PROTECTED FROM DAMAGE AND / OR WEATHER UNTIL FINAL ACCEPTANCE OF THE WORK. 8. AT THE TIME OF PROJECT COMPLETION, THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL RUBBISH, AND PRESENT THE PREMISES FREE OF EQUIPMENT AND SURPLUS MATERIAL. ALL SURFACES SHALL BE DUST AND GREASE FREE, AND ALL GLAZING SHALL BE WASHED TO OWNER'S SATISFACTION. 9. ALL DIMENSIONS SHOWN FROM FINISH SURFACE TO FINISH SURFACE UNLESS NOTED. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF FINISHED FLOOR UNLESS NOTED. 10. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK. 11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS. 12. MECHANICAL, PLUMBING AND ELECTRICAL SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS. 13. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS. 14. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS. 15. PENETRATIONS MADE IN THE BUILDING ENVELOPE SHALL BE PROPERLY / TEMPORARILY SEALED FOR PROTECTION FROM WEATHER.</div>																									
GENERAL NOTES																									
<div><div><div>SECTION TAG DRAWING NUMBER SHEET NUMBER</div><div><div>X AX.X</div><div>AX.X</div></div></div><div><div>INT. ELEVATION TAG DRAWING NUMBER SHEET NUMBER</div><div><div>X AX.X</div><div>AX.X</div></div></div><div><div>WALL SECTION TAG DRAWING NUMBER SHEET NUMBER</div><div><div>X AX.X</div><div>AX.X</div></div></div><div><div>ELEVATION TAG ELEVATION PT.</div><div><div>X'–X"</div><div>X'–X"</div></div></div><div><div>CASEWORK TAG CASEWORK #</div><div><div>CE#</div><div>CE#</div></div><div><div>ROOM TAG FUNCTION ROOM #</div><div><div>XXX</div><div>XXX</div></div></div><div><div>FUNRITURE TAG FURNITURE #</div><div><div>FE#</div><div>FE#</div></div><div><div>DOOR TAG DOOR TYPE</div><div><div>D#</div><div>D#</div></div></div><div><div>WINDOW TAG WINDOW TYPE</div><div><div>GW</div><div>GW</div></div></div></div></div></div>		<div><div>(E) BUS STOP</div><div>(E) ADA CURB RAMP</div><div>CLEMENT STREET</div><div>10TH AVENUE</div><div>918 CLEMENT STREET 2 STORY COMMERCIAL</div><div>912 CLEMENT STREET 2 STORY COMMERCIAL</div><div>906/908/910 CLEMENT STREET 2 STORY COMMERCIAL</div><div>283 10TH AVE. 3 STORY RESIDENTIAL</div><div>279 / 281 10TH AVE. 3 STORY RESIDENTIAL</div><div>900 CLEMENT STREET SUBJECT PROPERTY 2 STORY COMMERCIAL</div><div>REAR YARD</div><div>REAR YARD</div><div>FRONT YARD</div><div>N</div><div>NOT WITHIN SCOPE OF WORK</div><div>N.T.S.</div><div>1</div></div>																							
SYMBOLS		(E) PLOT PLAN																							

REVISIONS

04.17.17  
NOPDR 2

△

PLANNING COMM.  
01.04.18

ALAN TSE | CHARLES CHAN  
ARCHITECTURAL STUDIO  
3150 18TH ST. - SUITE 272  
SAN FRANCISCO, CA. 94110  
T 415.279.4203  
415.307.9865  
E INFO@TC-ARCHSTUDIO.COM  
W WWW.TC-ARCHSTUDIO.COM

<

DHSF  
900 CLEMENT ST. SAN FRANCISCO, CA

COVER SHEET

DESIGN DEVELOPMENT

Date 04.30.17

Scale AS NOTED

Drawn AT, GL

Job 900 CLEMENT

File 900 CLEMENT

Sheet

A0.1  
Of Sheets





VIEW FROM 10TH AVE



VIEW @ CORNER OF CLEMENT STREET / 10TH AVE

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	
ALAN TSE   CHARLES CHAN ARCHITECTURAL STUDIO	
3150 18TH ST. - SUITE 272 SAN FRANCISCO, CA, 94110	
T 415.279.4203	
F 415.387.8865	
E INFO@TC-ARCHSTUDIO.COM	
W WWW.TC-ARCHSTUDIO.COM	

DHSF  
900 CLEMENT ST. SAN FRANCISCO, CA

RENDERING	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	
A0.1a	
Of	Sheets





RENDERING — BUILDING ELEVATION ON 10TH AVE



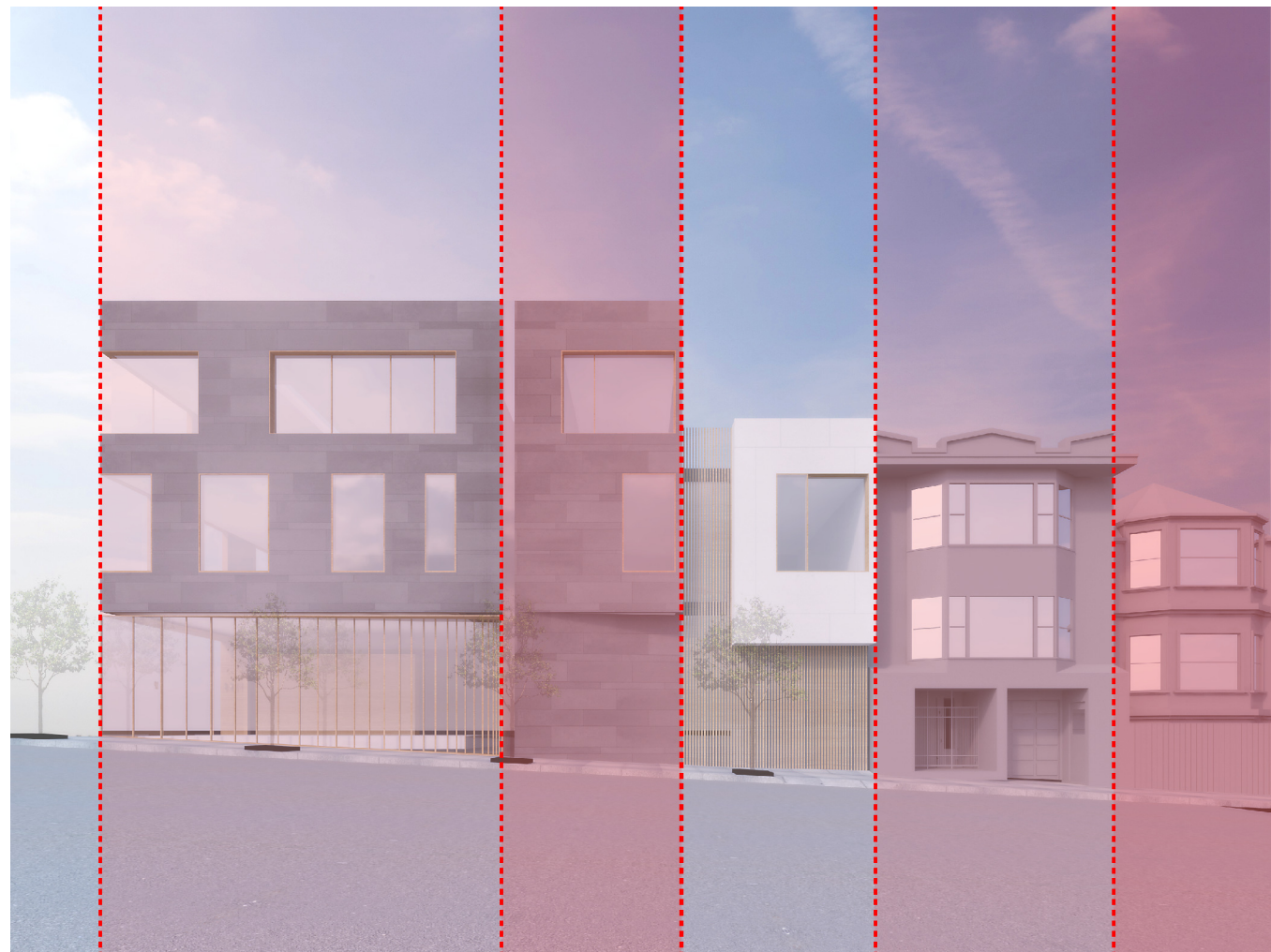
WINDOW SYSTEM STUDY



MASSING STUDY



STREET SLOPE ARTICULATIONS



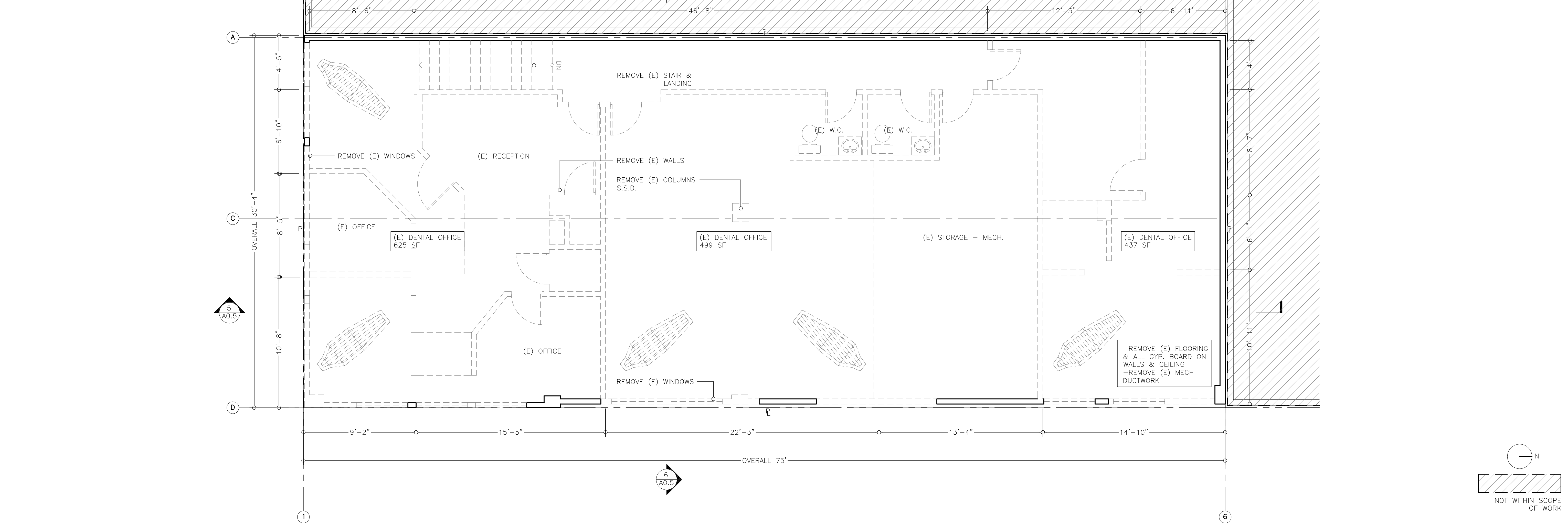
BLDG. FACADE PATTERN STUDY

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	
ALAN TSE   CHARLES CHAN ARCHITECTURAL STUDIO	
3150 18TH ST. - SUITE 272 SAN FRANCISCO, CA. 94110	
T 415.279.4203	
F 415.387.8865	
E INFO@TC-ARCHSTUDIO.COM	
W WWW.TC-ARCHSTUDIO.COM	

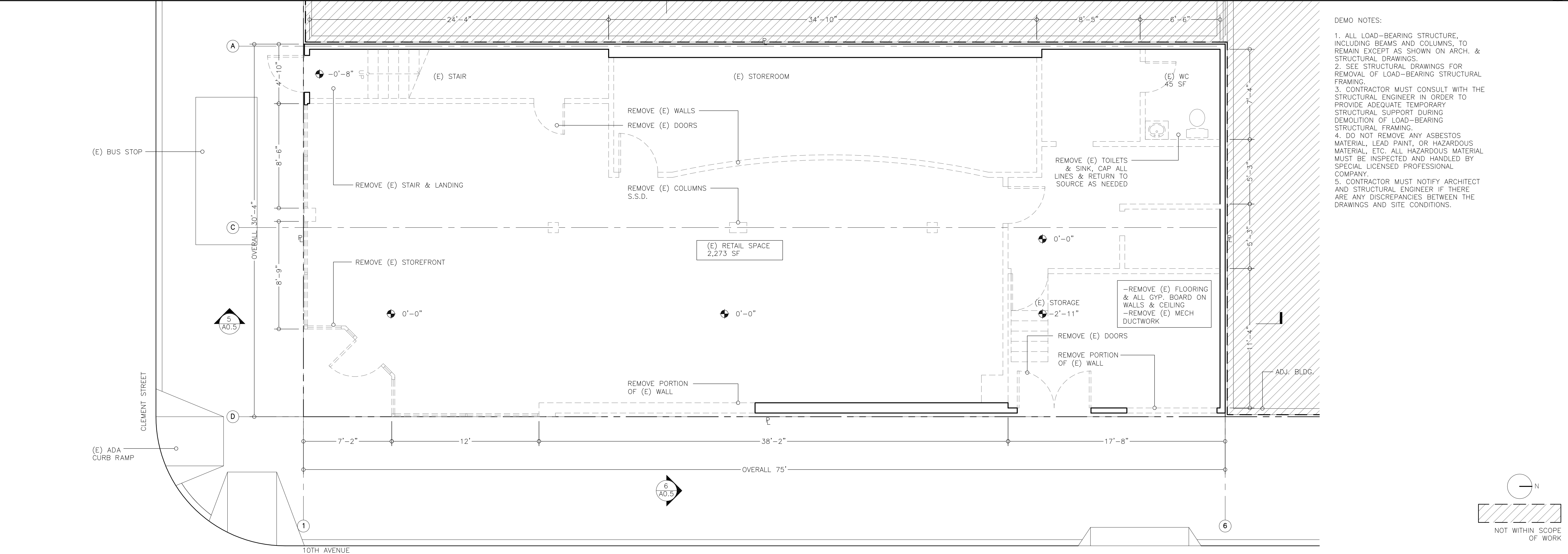
DHSF  
900 CLEMENT ST. SAN FRANCISCO, CA

RENDERING	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	A0.1b
Of	Sheets



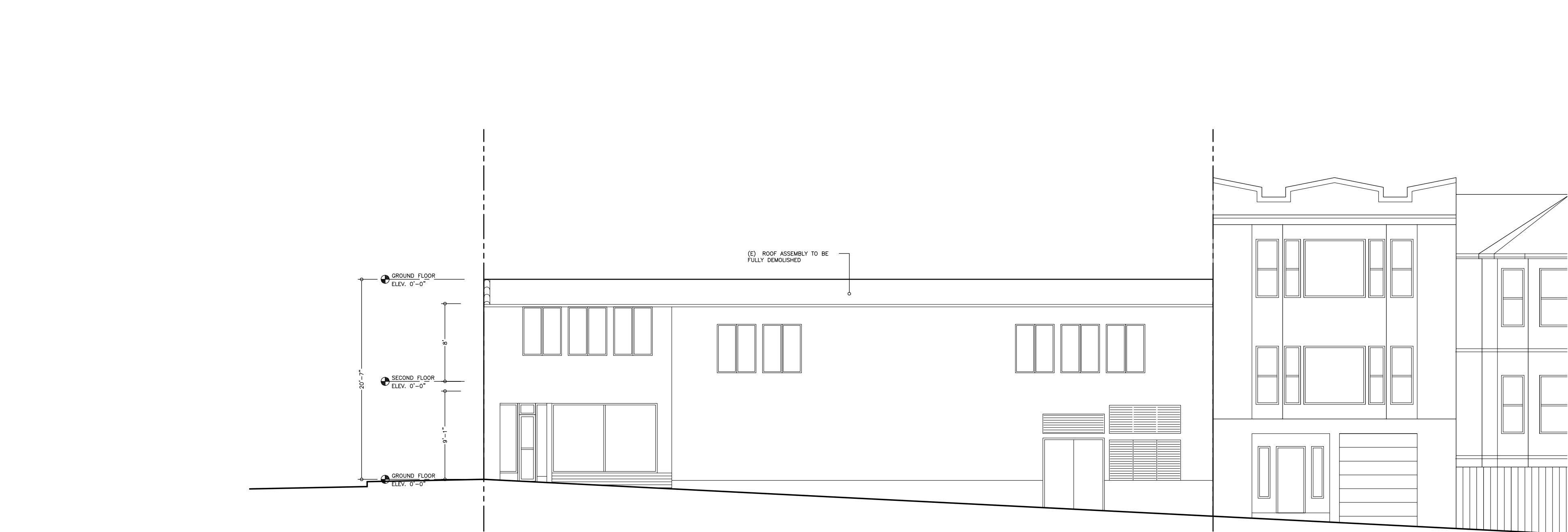


EXISTING 2ND FLOOR PLAN

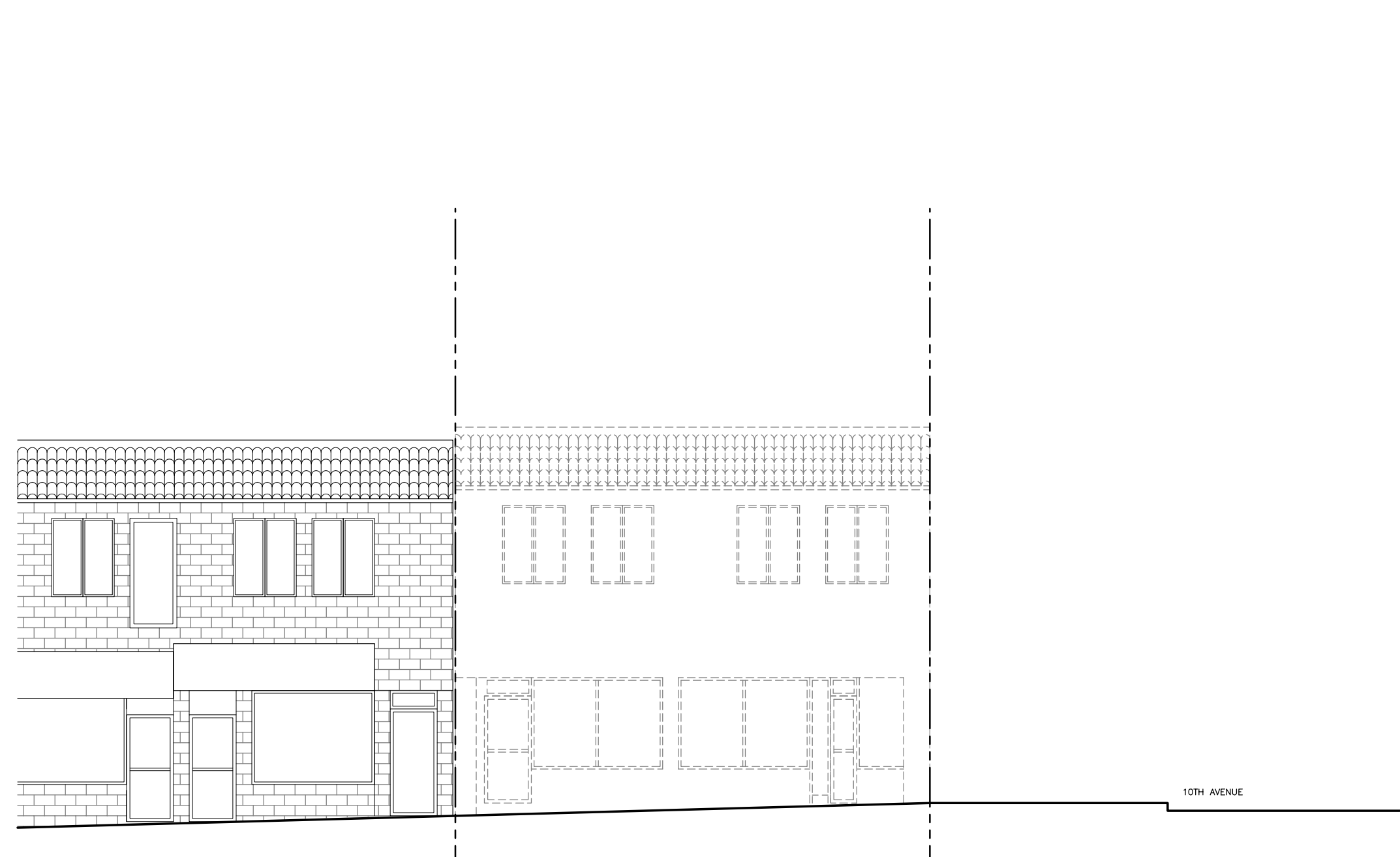


EXISTING 1ST FLOOR PLAN

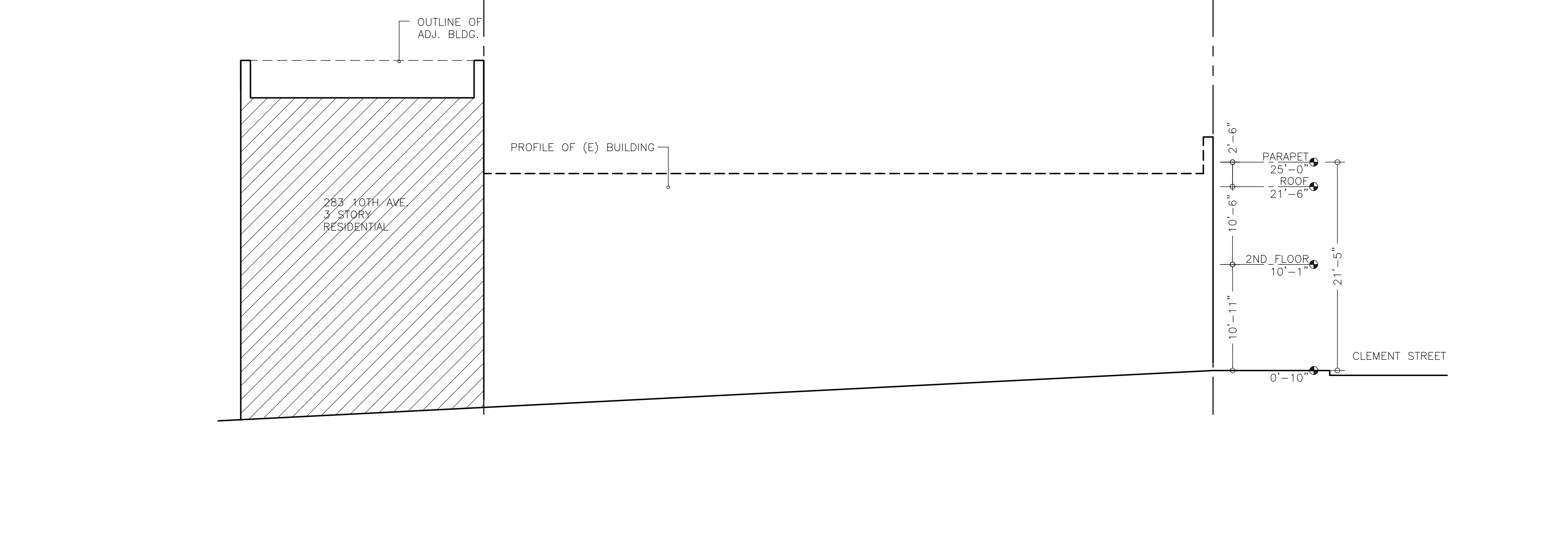
REVISIONS	
04.17.17 NOPDR 2	Δ
PLANNING COMM. 01.04.18	
ALAN TSE   CHARLES CHAN ARCHITECTURAL STUDIO	
3150 18TH ST., SUITE 272 SAN FRANCISCO, CA 94110	
T 415.379.4203 415.307.9855 E INFO@T-C-ARCHSTUDIO.COM W WWW.T-C-ARCHSTUDIO.COM	
DHSF	
900 CLEMENT ST. SAN FRANCISCO, CA	
EXISTING FLOOR PLANS	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	A0.4
Of	Sheets



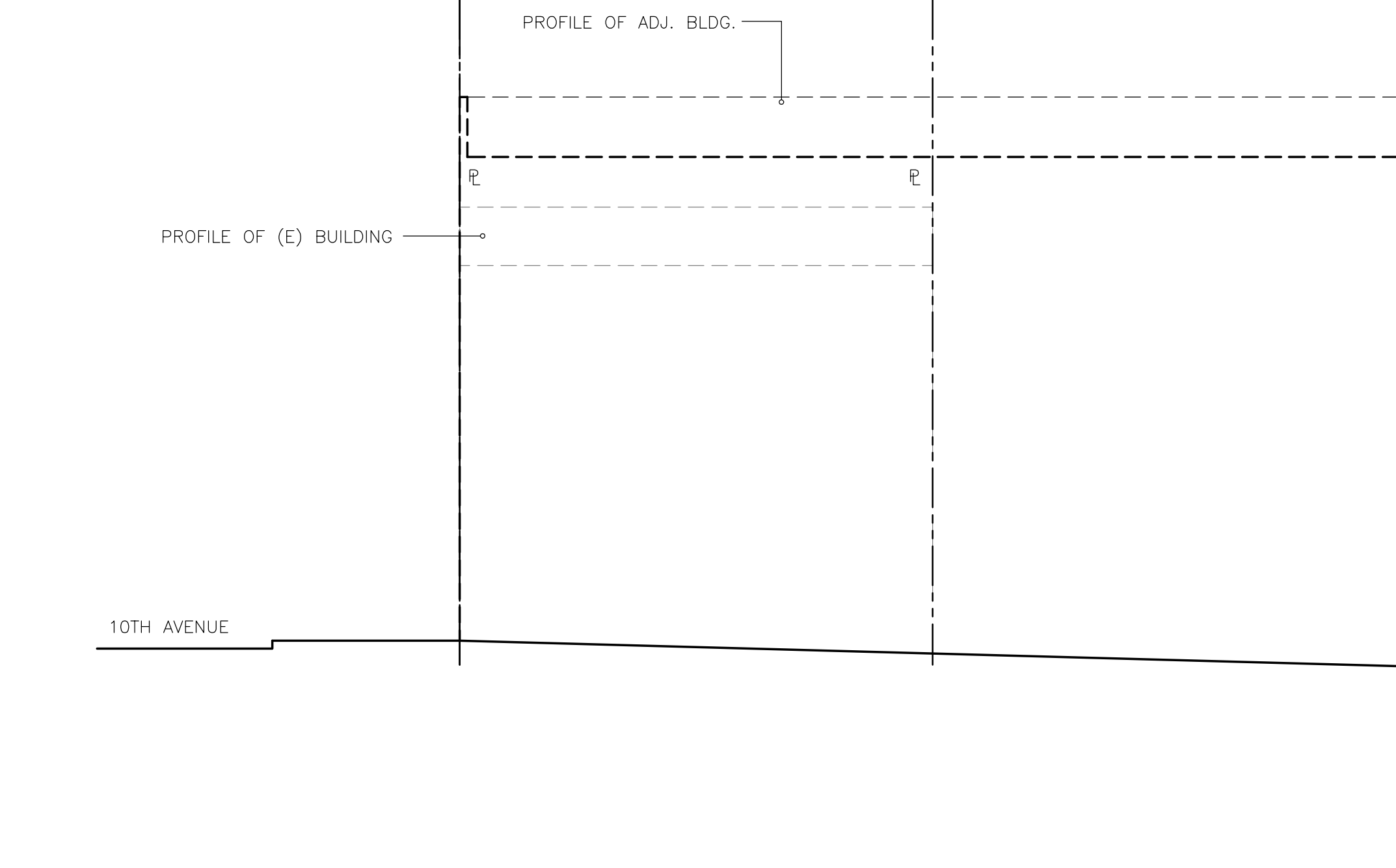
EXISTING EAST ELEVATION – 10TH AVENUE



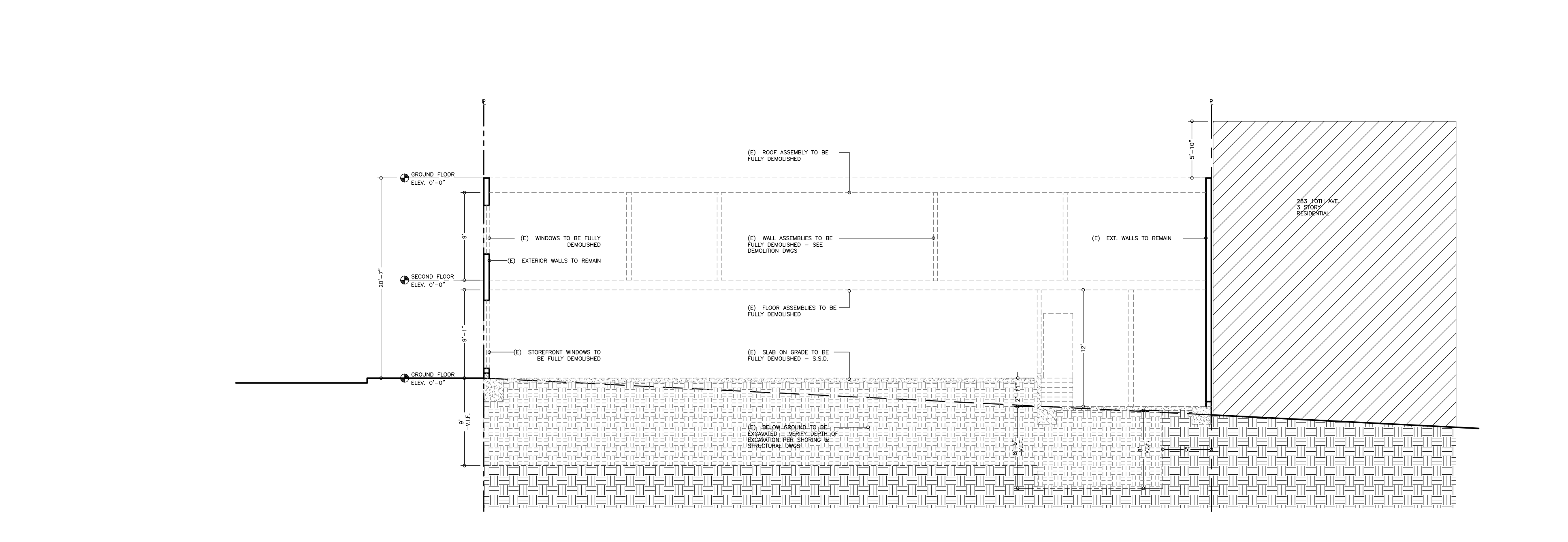
EXISTING SOUTH ELEVATION – CLEMENT ST.



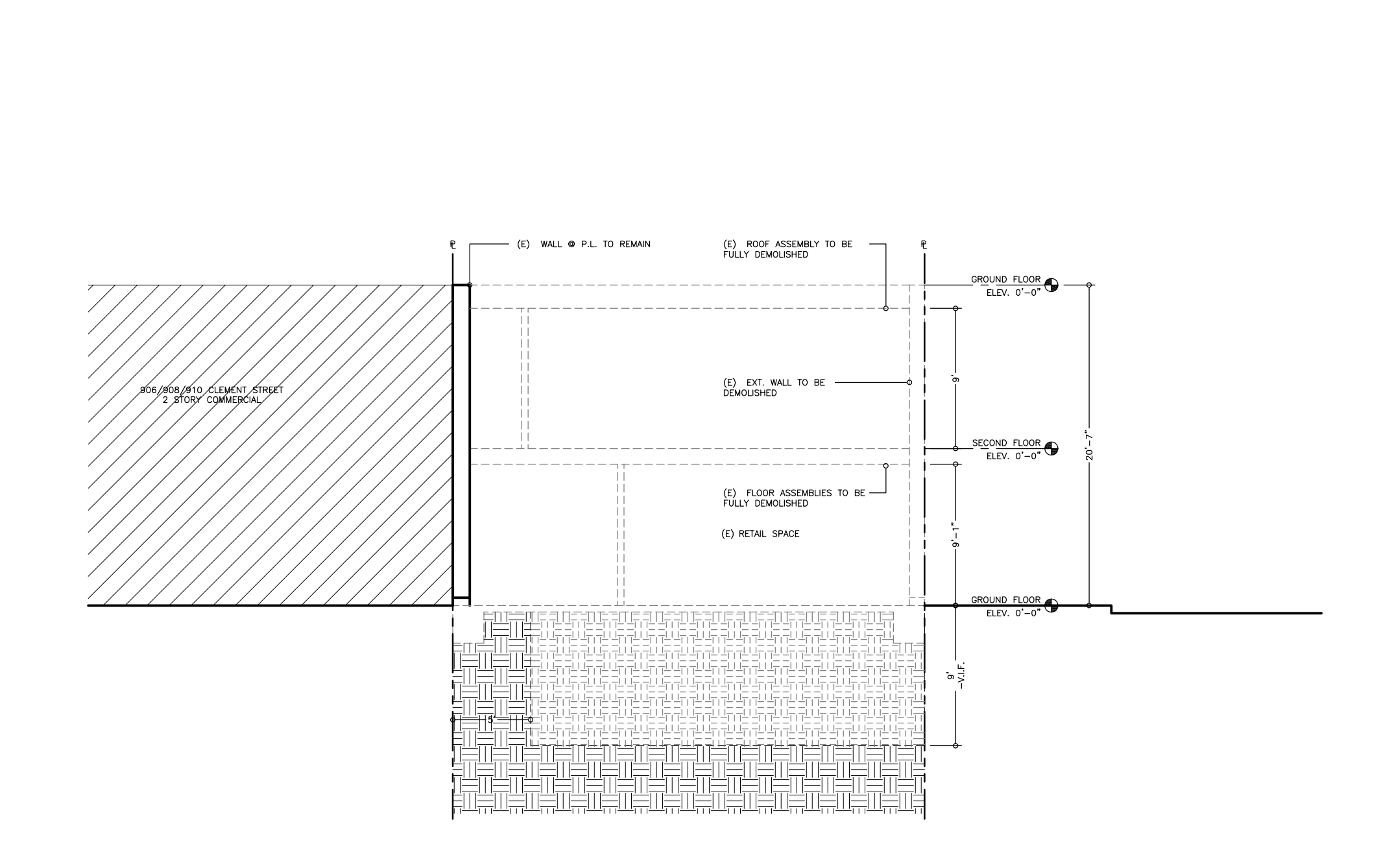
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

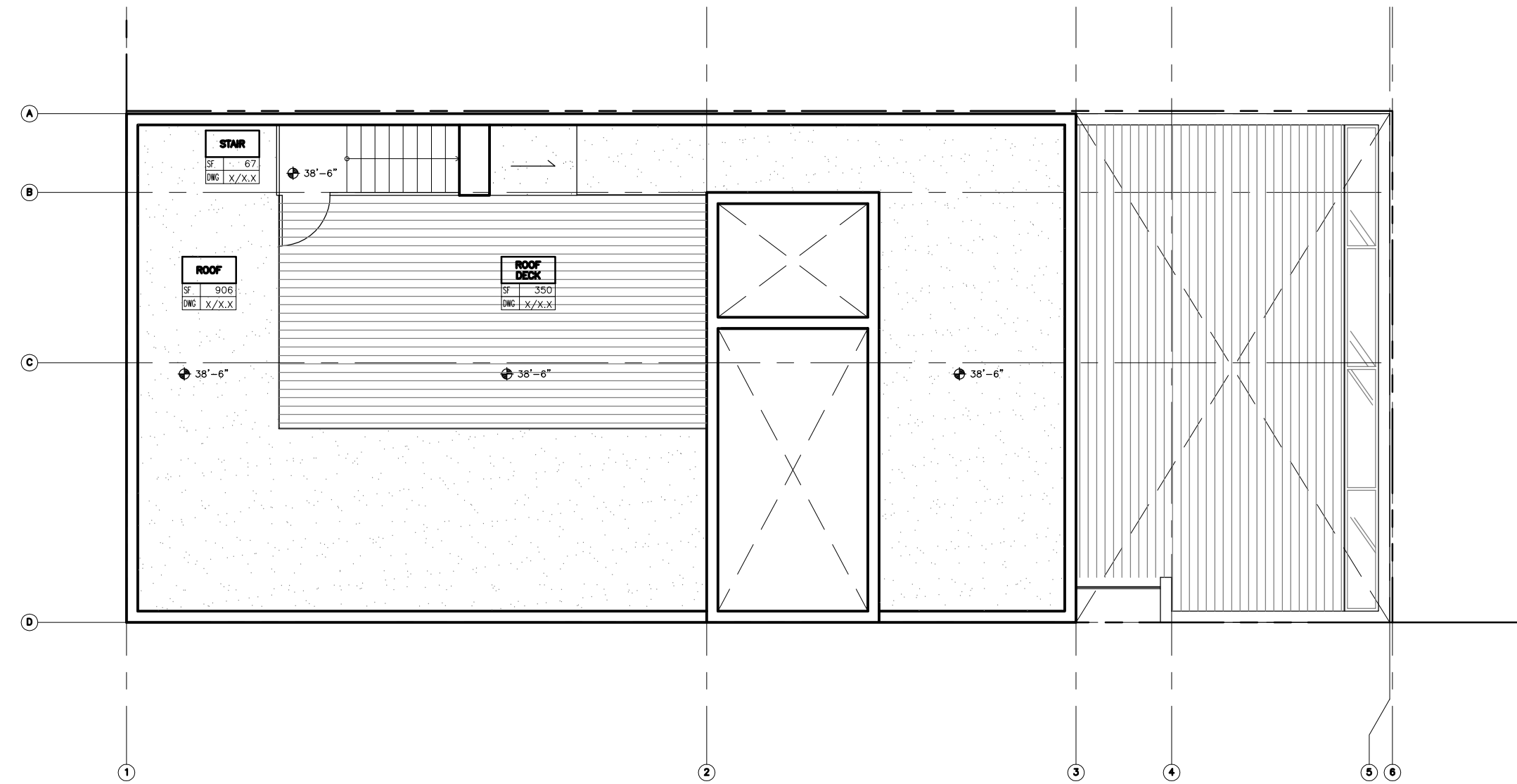


EXISTING SECTION

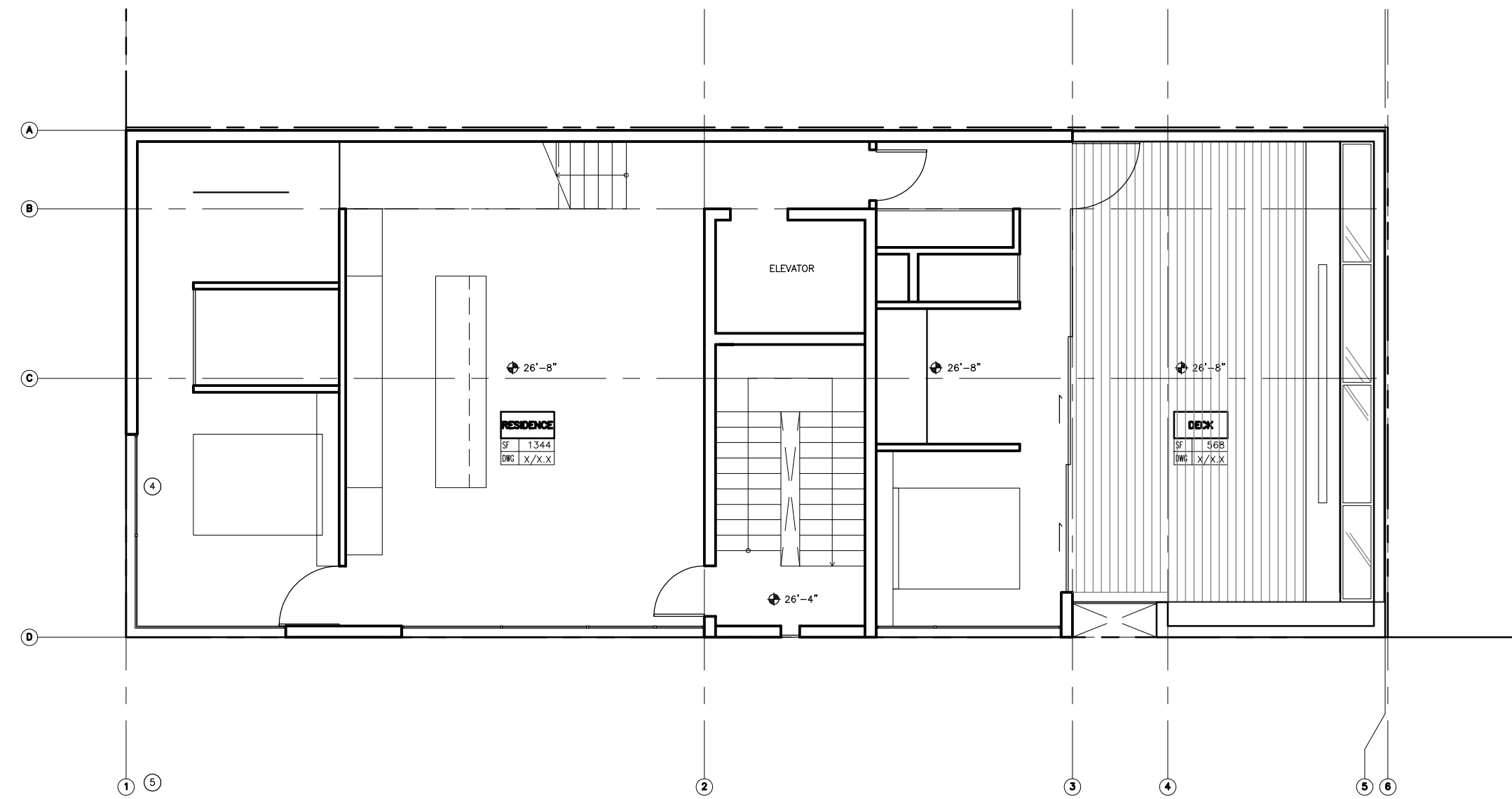


EXISTING CROSS SECTION

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	
ALAN TSE   CHARLES CHAN ARCHITECTURAL STUDIO 3150 18TH ST., SUITE 272 SAN FRANCISCO, CA 94118	
T	415.379.4203
F	415.307.9855
E	INFO@TC-ARCHSTUDIO.COM
W	WWW.TC-ARCHSTUDIO.COM
DHSF	
900 CLEMENT ST. SAN FRANCISCO, CA	
EXISTING ELEVATIONS	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	A0.5
Of	Sheets



ROOF DECK – RESIDENTIAL UNIT



1,704SF – BLDG. GROSS AREA

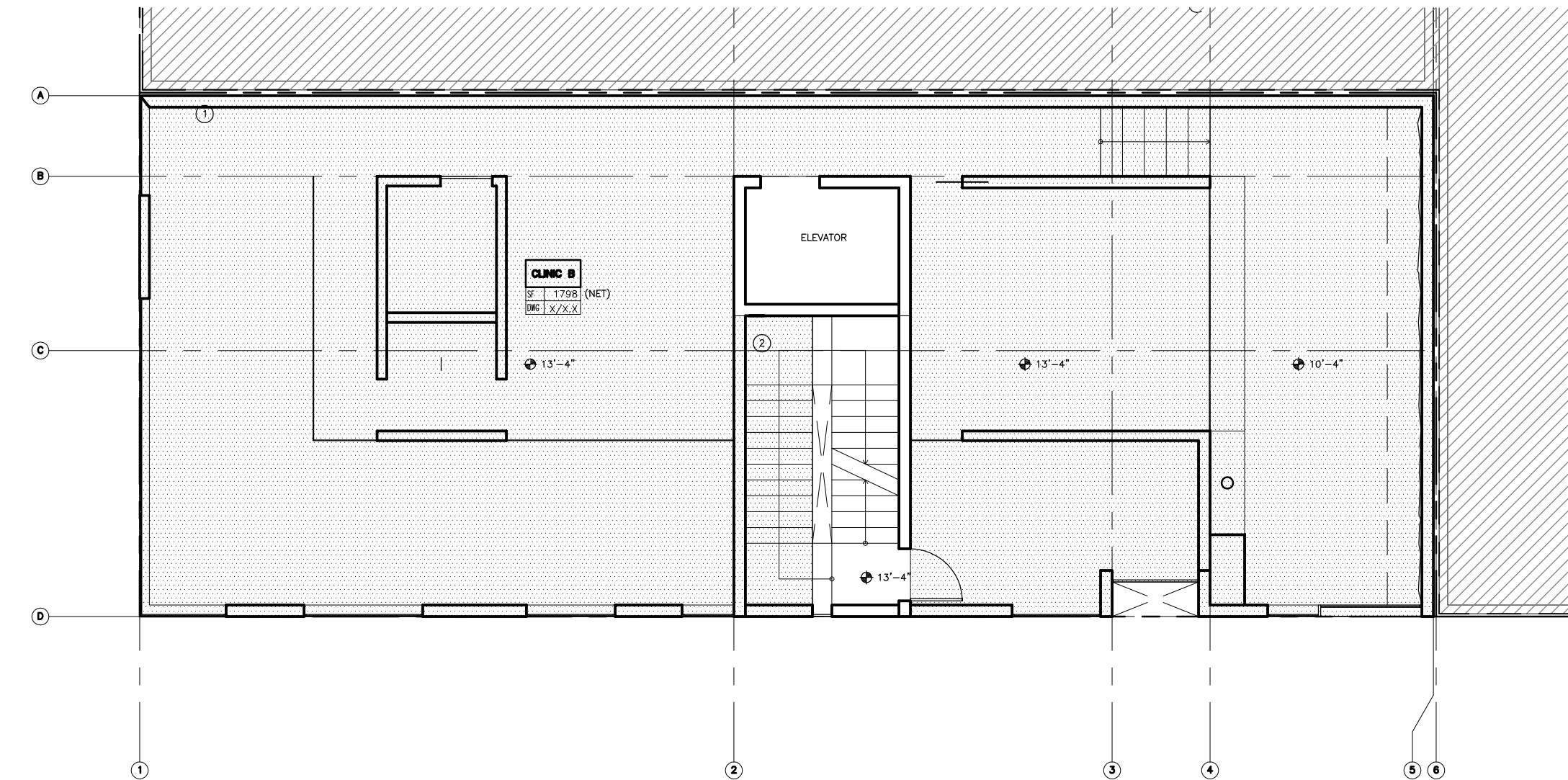
3RD FLOOR – RESIDENTIAL UNIT

F.A.R. CALCULATIONS FOR NON-RESIDENTIAL USE:

SITE AREA:	2,273SF
ZONING DISTRICT:	NCD
F.A.R. (NON RESIDENTIAL):	1.8:1
F.A.R. CALC. (NON RESIDENTIAL):	1.8 X 2,273SF = 4,091SF

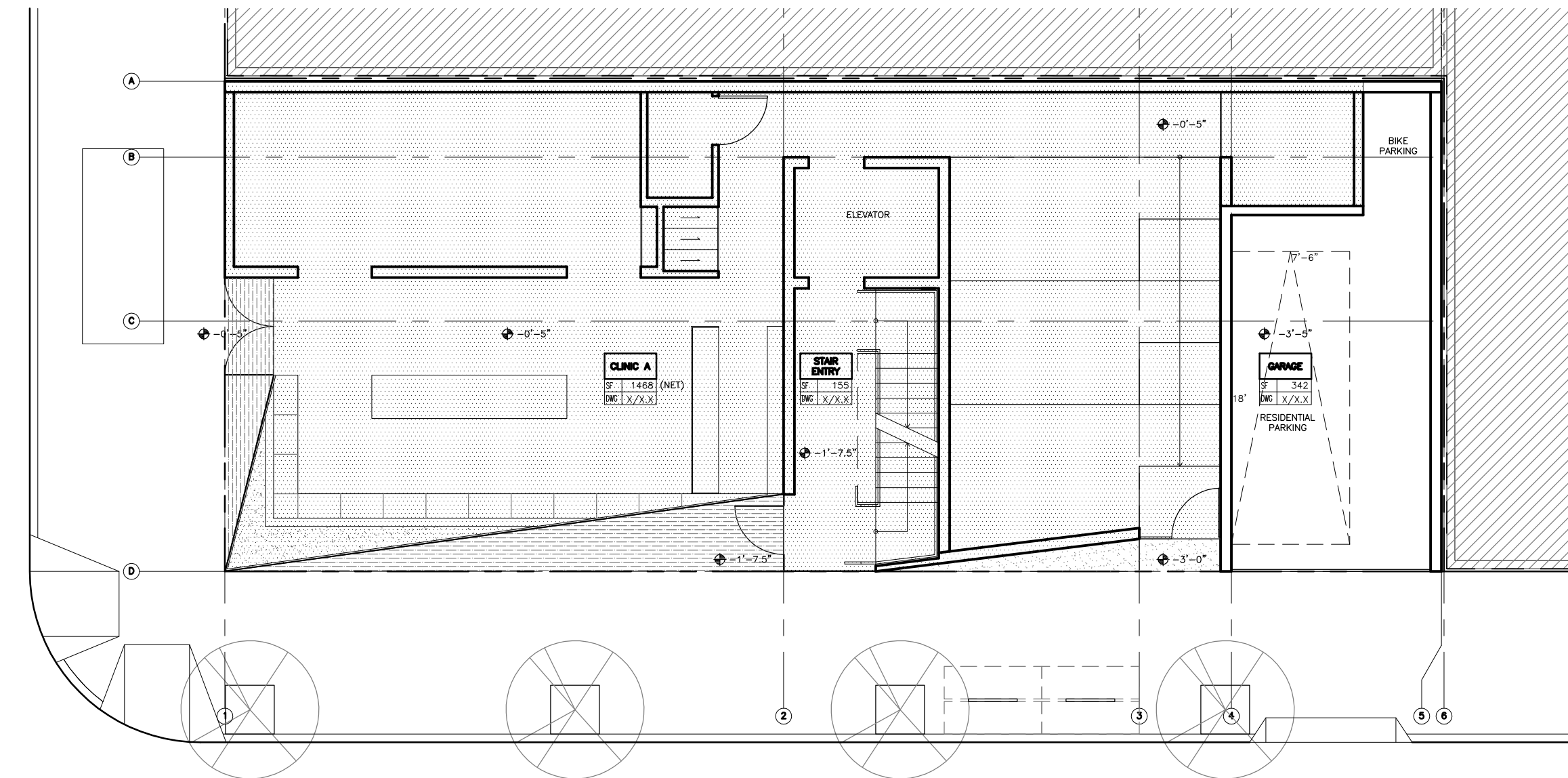
STORY:	BLDG. GROSS AREA (SF)	F.A.R. GROSS AREA (SF) (NON RESIDENTIAL USE)
BASEMENT:	1,006	205
1ST FL.:	2,111	1,769
2ND FL.:	2,245	2,064
3RD FL.:	1,704	0
TOTAL:	7,066	4,038

ALLOWABLE F.A.R. FOR NON-RESIDENTIAL USE IS 4,091SF > 4,038SF (PROPOSED)



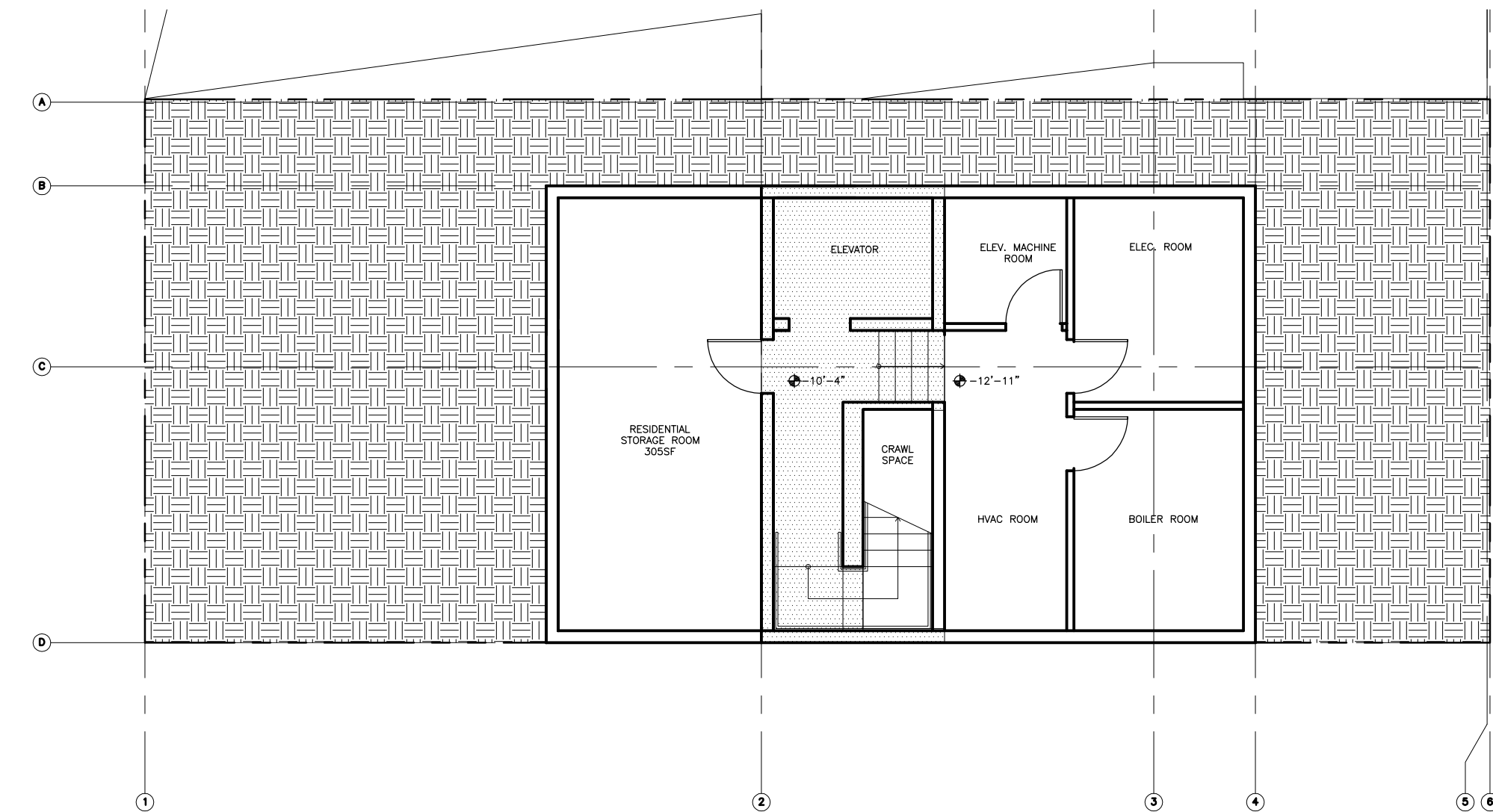
2,245SF – BLDG. GROSS AREA  
2,064SF – FAR. GROSS AREA FOR NON-RESIDENTIAL

2ND FLOOR



2,111SF – BLDG. GROSS AREA  
1,769SF – FAR. GROSS AREA FOR NON-RESIDENTIAL

1ST FLOOR



1,006SF – BLDG. GROSS AREA  
205SF – FAR. GROSS AREA FOR NON-RESIDENTIAL

BASEMENT

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	

ALANTSE | CHARLES CHAN  
ARCHITECTURAL STUDIO  
3150 18TH ST. - SUITE 272  
SAN FRANCISCO, CA. 94110  
T 415.279.4203  
E 415.307.9885  
W INFO@TC-ARCHSTUDIO.COM  
WWW.TC-ARCHSTUDIO.COM

DHSF  
900 CLEMENT ST. SAN FRANCISCO, CA

BLDG. GROSS AREA  
FAR CALC.

DESIGN DEVELOPMENT

Date 04.30.17

Scale AS NOTED

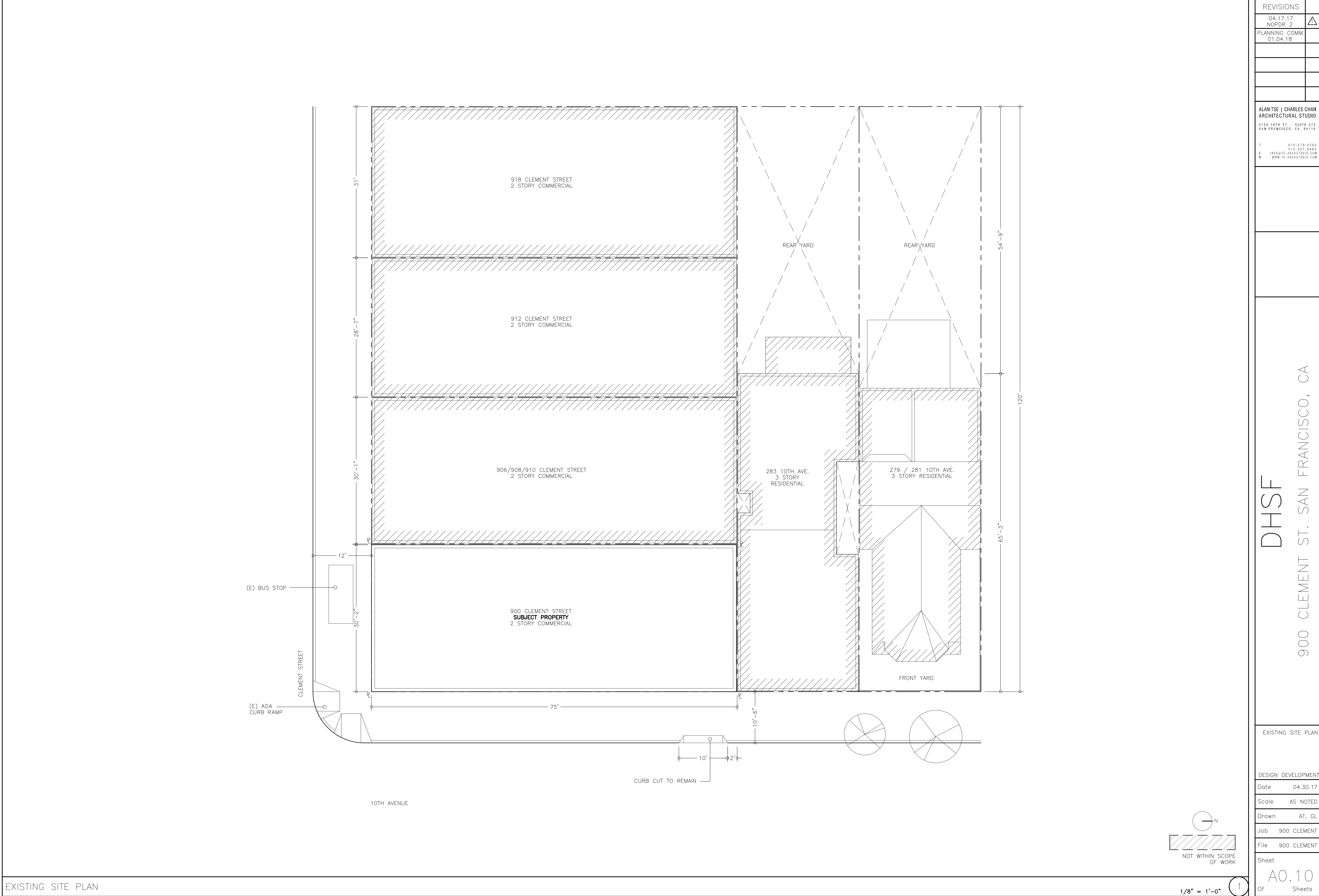
Drawn AT, GL

Job 900 CLEMENT

File 900 CLEMENT

Sheet

A0.6  
Of Sheets



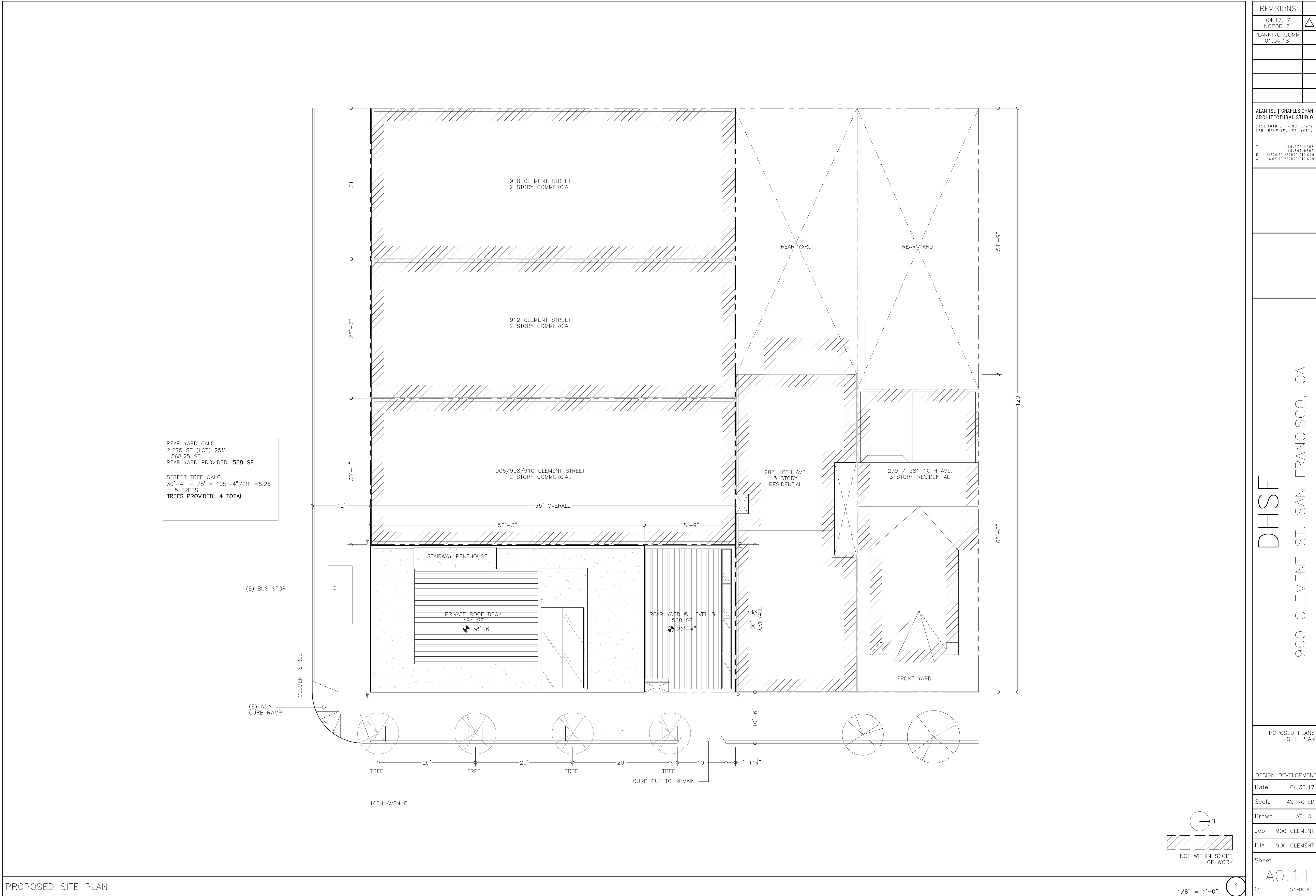
EXISTING SITE PLAN

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	

ALANTSE | CHARLES CHAN  
ARCHITECTURAL STUDIO  
3150 18TH ST., SUITE 272  
SAN FRANCISCO, CA 94110  
T 415.379.4203  
F 415.307.9855  
E INFO@TC-ARCHSTUDIO.COM  
W WWW.TC-ARCHSTUDIO.COM

DHSF  
900 CLEMENT ST. SAN FRANCISCO, CA

EXISTING SITE PLAN	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	
A0.10	
Of	Sheets



REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	

ALANTSE | CHARLES CHAN  
ARCHITECTURAL STUDIO  
3150 18TH ST., SUITE 272  
SAN FRANCISCO, CA 94110

T 415.379.4203  
415.307.9855  
E INFO@TC-ARCHSTUDIO.COM  
W WWW.TC-ARCHSTUDIO.COM

DHSF

900 CLEMENT ST. SAN FRANCISCO, CA

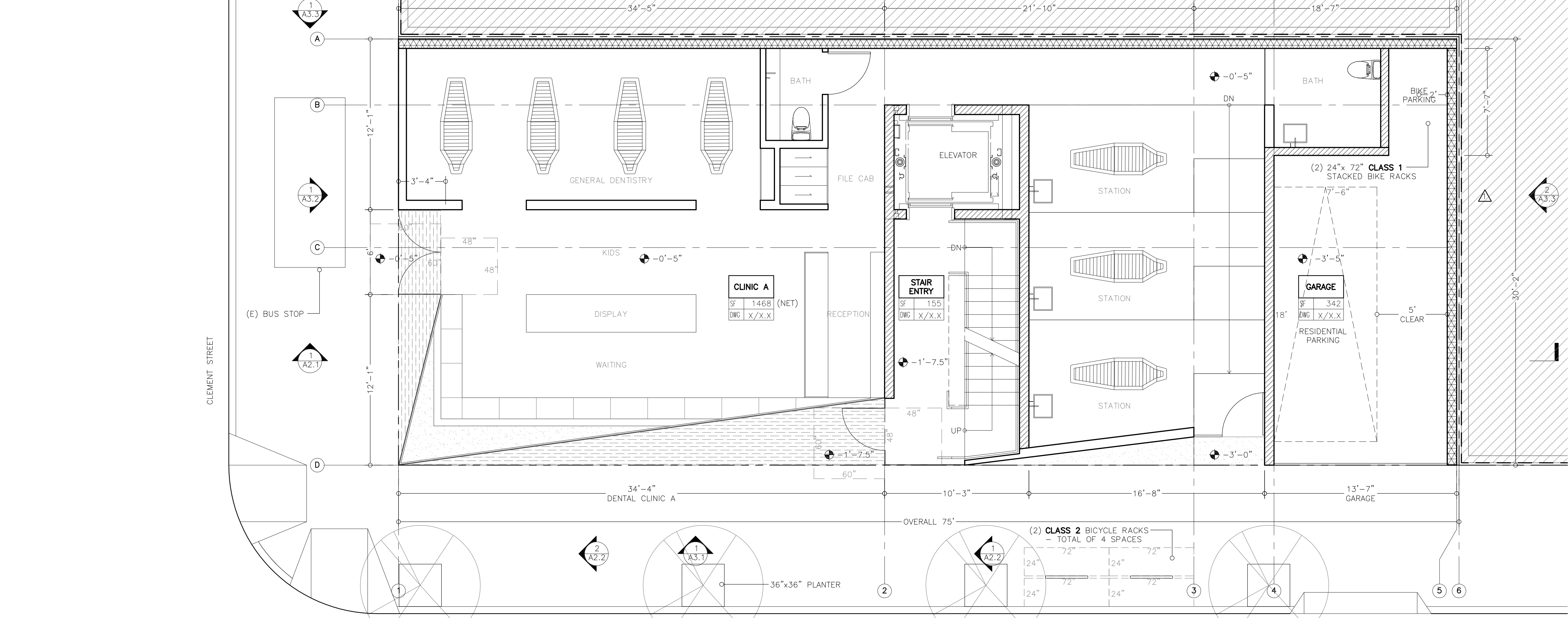
PROPOSED PLANS  
-SITE PLAN

DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	

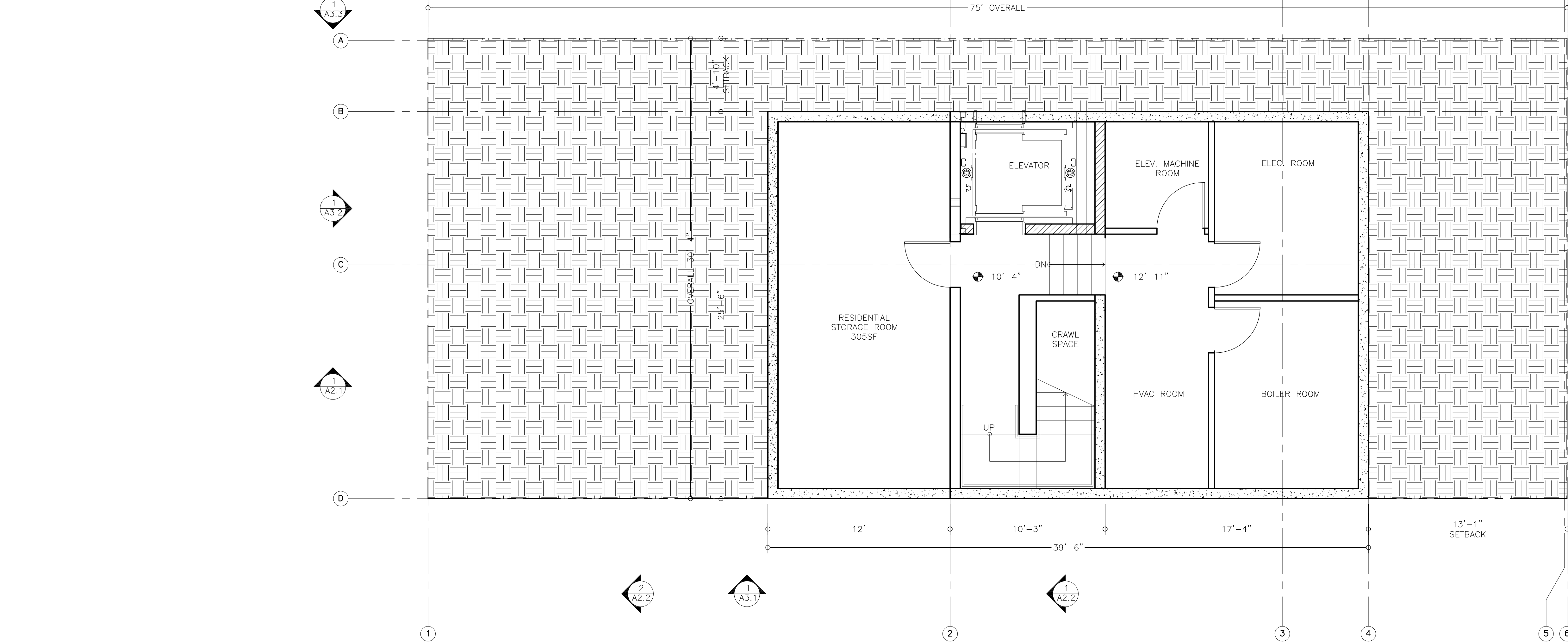
A0.11

Of Sheets

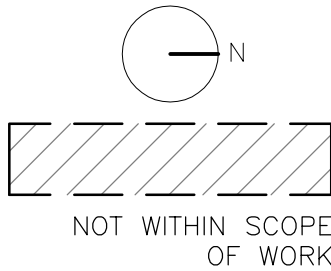




PROPOSED GROUND FLOOR PLAN – BLDG. GROSS AREA 2,111SF



PROPOSED BASEMENT FLOOR PLAN – BLDG. GROSS AREA 1,006SF



REVISIONS	
04.17.17 NOPDR 2	Δ
PLANNING COMM. 01.04.18	

ALAN TSE | CHARLES CHAN  
ARCHITECTURAL STUDIO  
3100 18TH ST., SUITE 272  
SAN FRANCISCO, CA 94110  
T 415.379.4203  
F 415.307.9855  
E INFO@TC-ARCHSTUDIO.COM  
W WWW.TC-ARCHSTUDIO.COM

DHSF  
900 CLEMENT ST. SAN FRANCISCO, CA

(E) EXTERIOR 1-HR RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 3/8" TYPE "X" GYP.  
BD. ON BOTH SIDES, V.I.F.

(N) EXTERIOR 1-HR RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 3/8" TYPE "X" GYP.  
BD. ON BOTH SIDES

(N) INTERIOR 1HR. RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 3/8" TYPE "X" GYP.  
BD. ON BOTH SIDES

(N) INTERIOR NON-RATED WALL  
- 1/2" GYP. BD. ON BOTH SIDES OF 2X STUD 16" O.C. S.S.D.

(N) CONCRETE WALL

PROPOSED PLANS  
-1ST FLOOR PLAN  
-BASEMENT PLAN

DESIGN DEVELOPMENT

Date 04.30.17

Scale AS NOTED

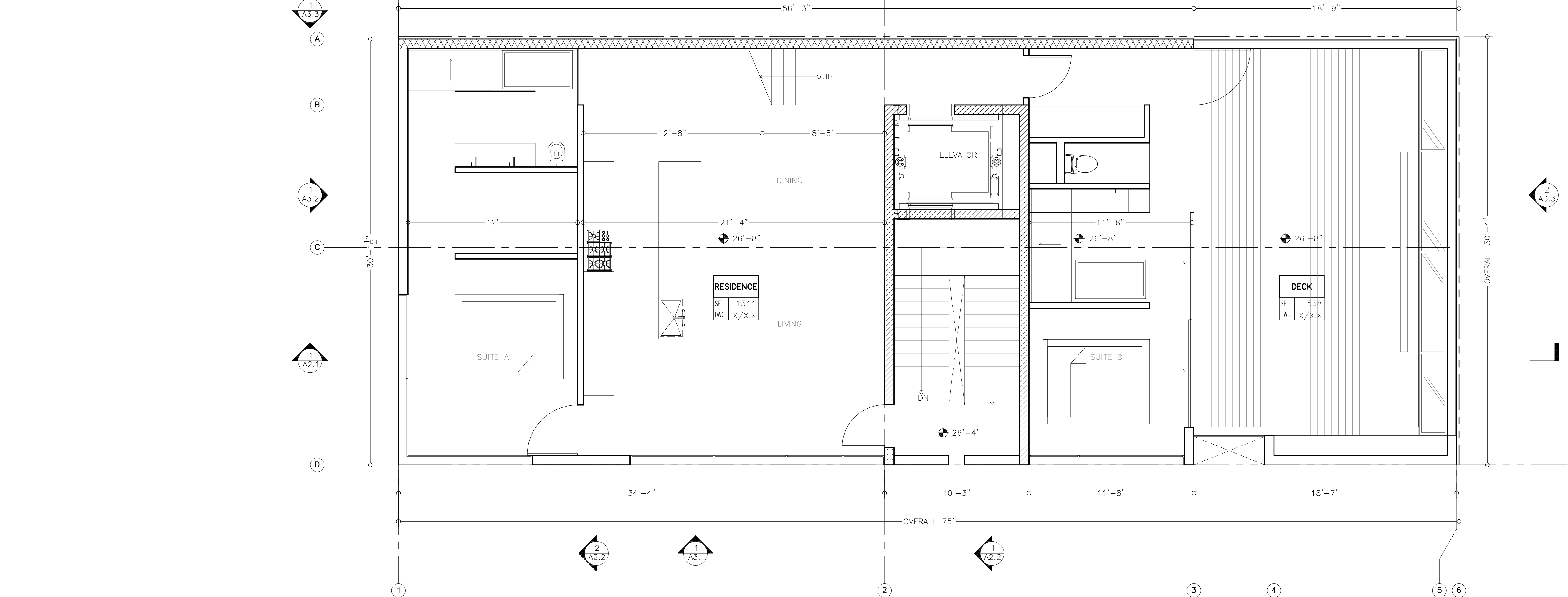
Drawn AT, GL

Job 900 CLEMENT

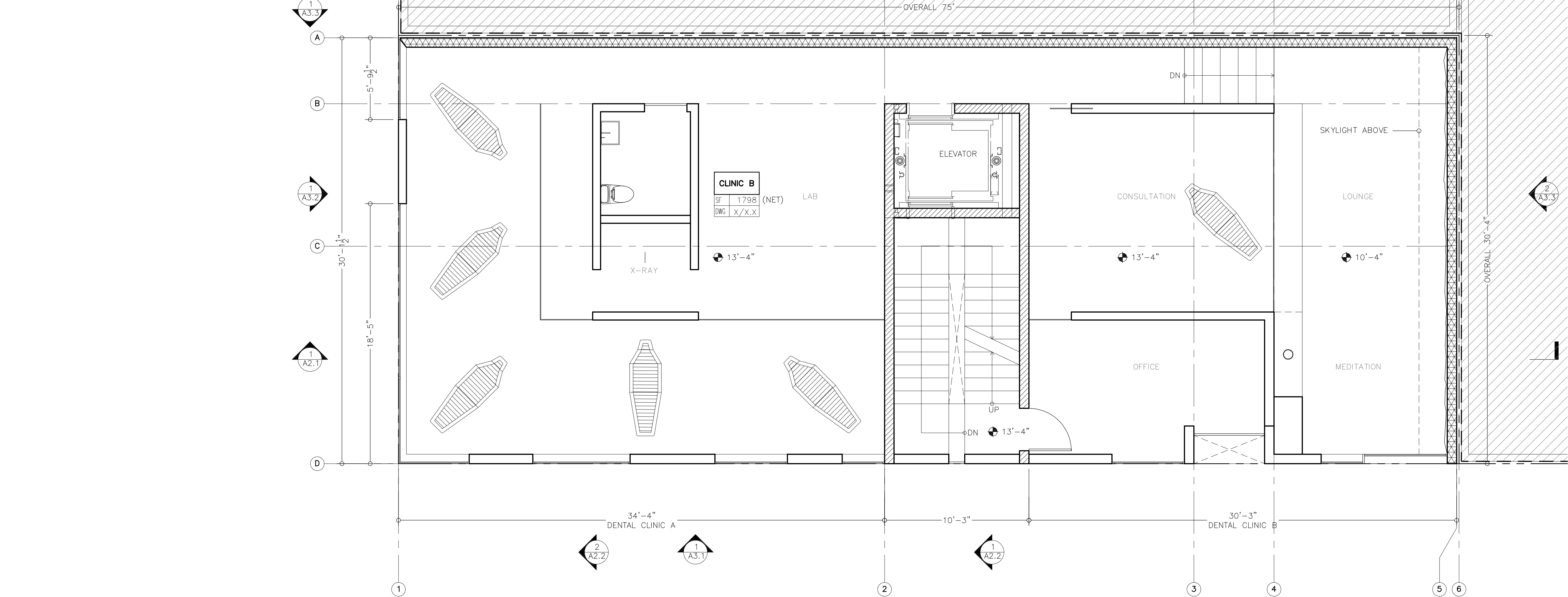
File 900 CLEMENT

Sheet

A1.1  
Of Sheets



PROPOSED THIRD FLOOR PLAN — BLDG. GROSS AREA 1,704SF (RESIDENTIAL UNIT)



PROPOSED SECOND FLOOR PLAN — BLDG. GROSS AREA 2,245SF

REVISIONS

04.17.17	NOPDR 2	Δ
PLANNING COMM.	01.04.18	

ALANTSE | CHARLES CHAN  
ARCHITECTURAL STUDIO

3100 18TH ST., SUITE 272  
SAN FRANCISCO, CA 94110

T 415.379.4203  
F 415.307.9855  
E INFO@ALANTSE-ARCHSTUDIO.COM  
W WWW.ALANTSE-ARCHSTUDIO.COM

DHSF

900 CLEMENT ST. SAN FRANCISCO, CA

PROPOSED PLANS  
—THIRD FLOOR PLAN  
—SECOND FLOOR PLAN

DESIGN DEVELOPMENT

Date 04.30.17

Scale AS NOTED

Drawn AT, GL

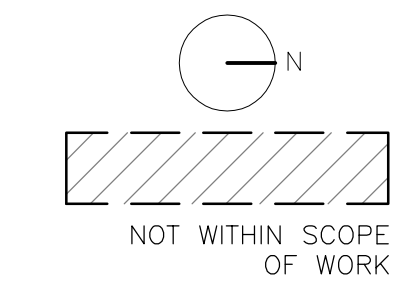
Job 900 CLEMENT

File 900 CLEMENT

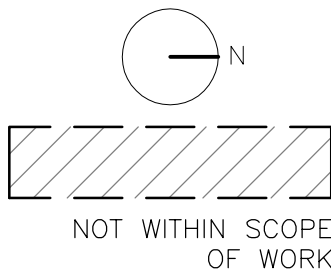
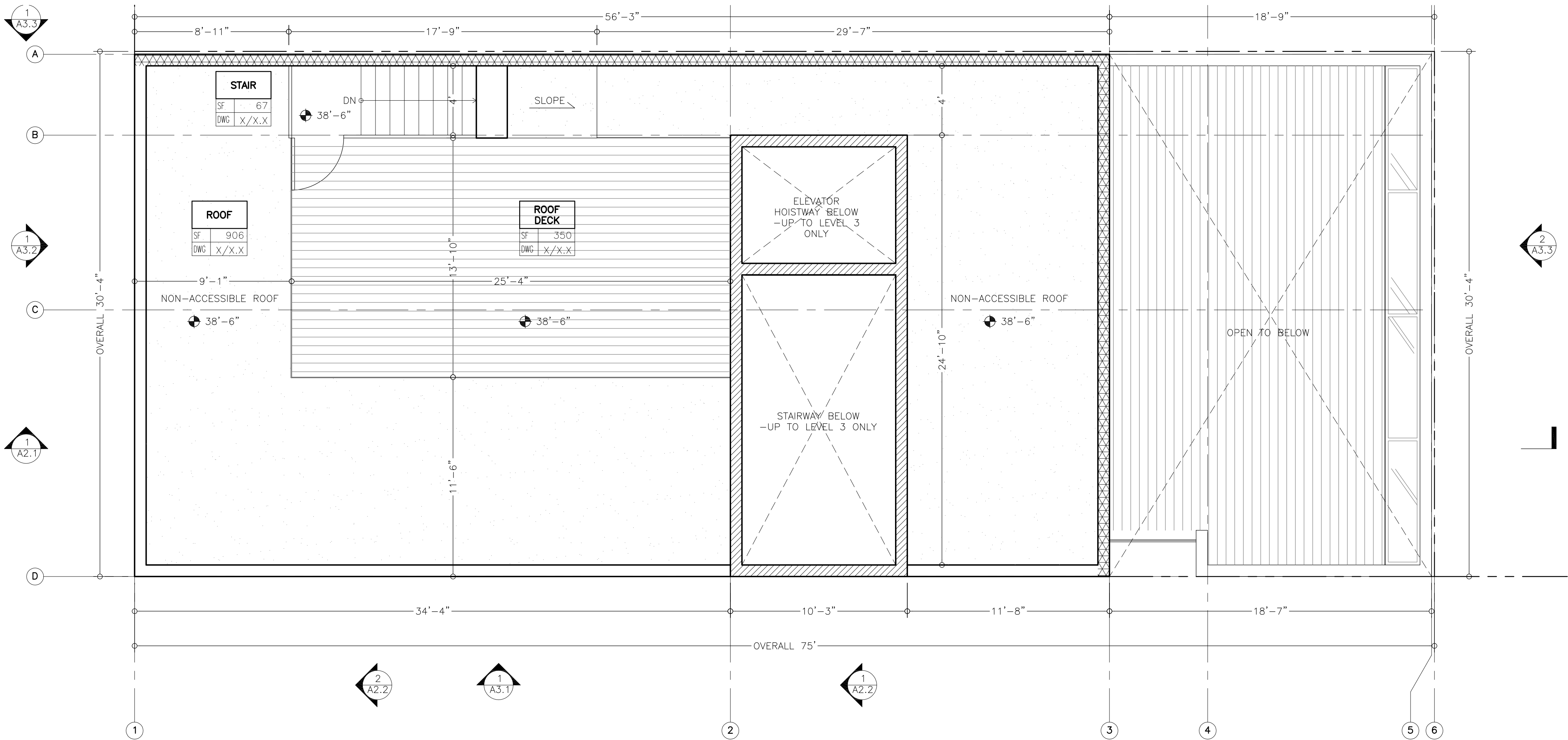
Sheet

A1.2

Of Sheets



- (E) EXTERIOR 1-HR RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 3/4" TYPE "X" GYP.  
BD. ON BOTH SIDES, V.I.F.
- (N) EXTERIOR 1-HR RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 3/4" TYPE "X" GYP.  
BD. ON BOTH SIDES
- (N) INTERIOR 1HR. RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 3/4" TYPE "X" GYP.  
BD. ON BOTH SIDES
- (N) INTERIOR NON-RATED WALL  
- 1/2" GYP. BD. ON BOTH SIDES OF 2X STUD 16" O.C. S.S.D.
- (N) EXTERIOR CONCRETE WALL



(E) EXTERIOR 1-HR. RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES, V.I.F.

(N) EXTERIOR 1-HR. RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES

(N) INTERIOR 1HR. RATED WALL  
-2X STUDS @ 16" O.C.  
S.S.D. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES

(N) INTERIOR NON-RATED WALL  
- 1/2" GYP. BD. ON BOTH SIDES OF 2X STUD 16" O.C. S.S.D.

(N) EXTERIOR CONCRETE WALL

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	

ALAN TSE | CHARLES CHAN  
ARCHITECTURAL STUDIO  
3100 18TH ST., SUITE 272  
SAN FRANCISCO, CA 94110  
T 415.379.4203  
F 415.307.9885  
E INFO@TC-ARCHSTUDIO.COM  
W WWW.TC-ARCHSTUDIO.COM

DHSF  
900 CLEMENT ST. SAN FRANCISCO, CA

PROPOSED PLANS  
-ROOF LEVEL PLAN

DESIGN DEVELOPMENT

Date 04.30.17

Scale AS NOTED

Drawn AT, GL

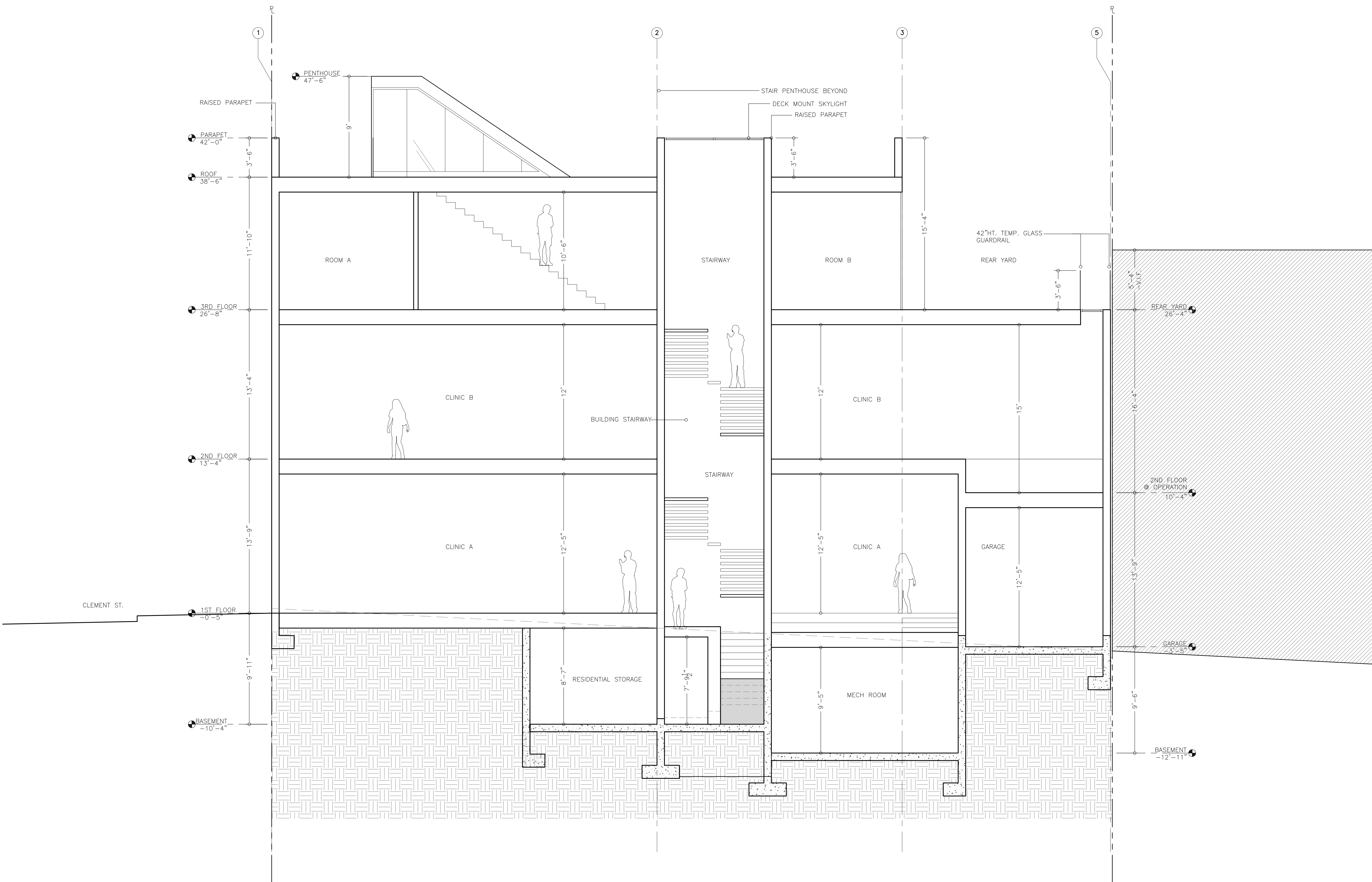
Job 900 CLEMENT

File 900 CLEMENT

Sheet

A1.3

Of Sheets



CLEMENT ST.

PENTHOUSE  
47'-6"

RAISED PARAPET

PARAPET  
42'-0"

ROOF  
38'-6"

11'-10"

3RD FLOOR  
26'-8"

13'-4"

2ND FLOOR  
13'-4"

13'-9"

1ST FLOOR  
-0'-5"

9'-11"

BASEMENT  
-10'-4"

ROOM A

CLINIC B

CLINIC A

RESIDENTIAL STORAGE

STAIRWAY

BUILDING STAIRWAY

STAIRWAY

ROOM B

CLINIC B

CLINIC A

MECH ROOM

42"HT. TEMP. GLASS  
GUARDRAIL

REAR YARD

REAR YARD

2ND FLOOR  
OPERATION

GARAGE

BASEMENT

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	

ALAN TSE | CHARLES CHAN  
ARCHITECTURAL STUDIO

3150 18TH ST., - SUITE 272  
SAN FRANCISCO, CA, 94110

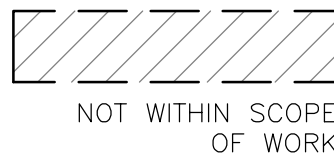
T 415.279.4203  
415.387.8865  
E INFO@TC-ARCHSTUDIO.COM  
W WWW.TC-ARCHSTUDIO.COM

DHSF

900 CLEMENT ST. SAN FRANCISCO, CA

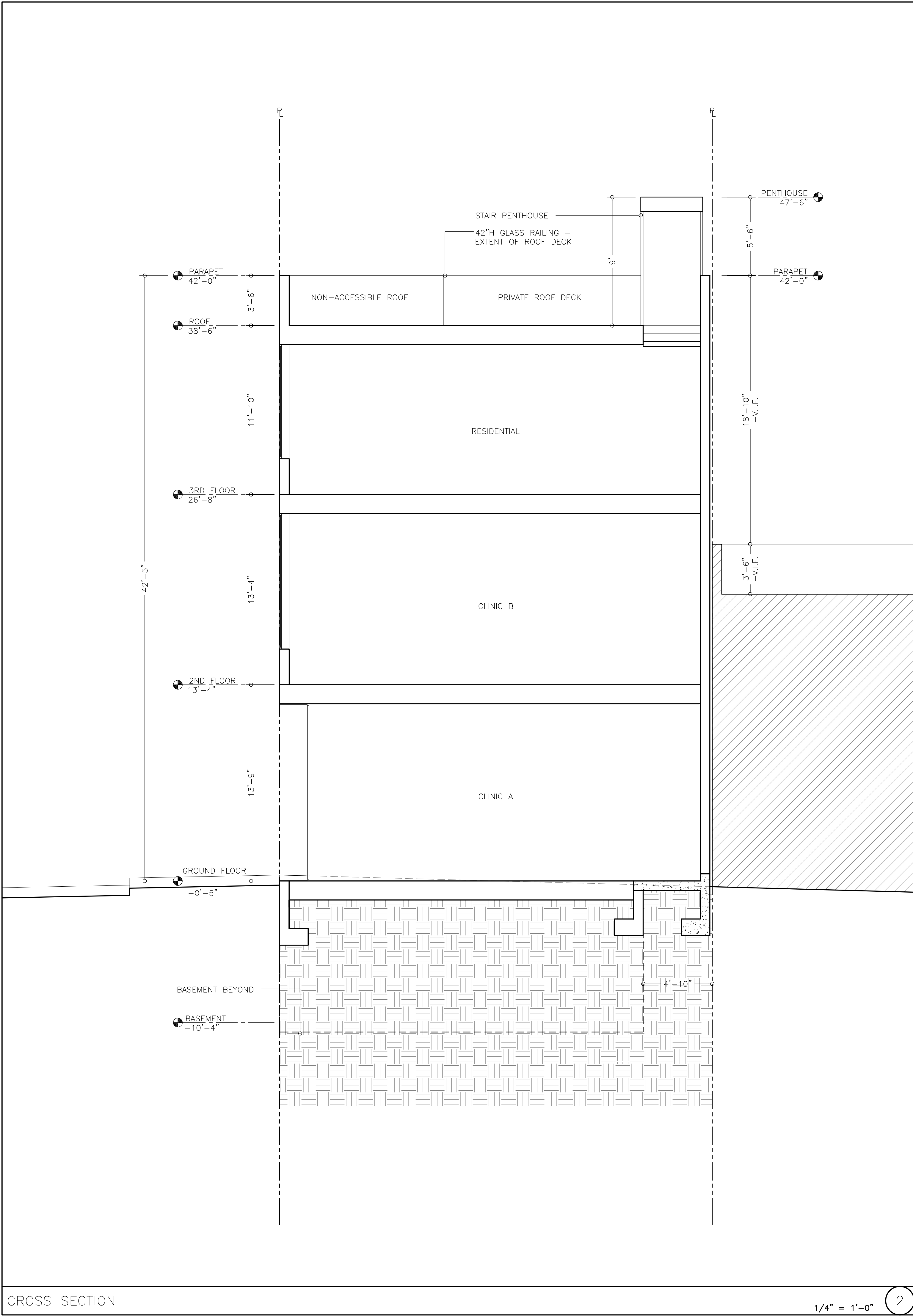
PROPOSED  
SECTIONS

DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	
Of	A2.1 Sheets



1/4" = 1'-0"

1

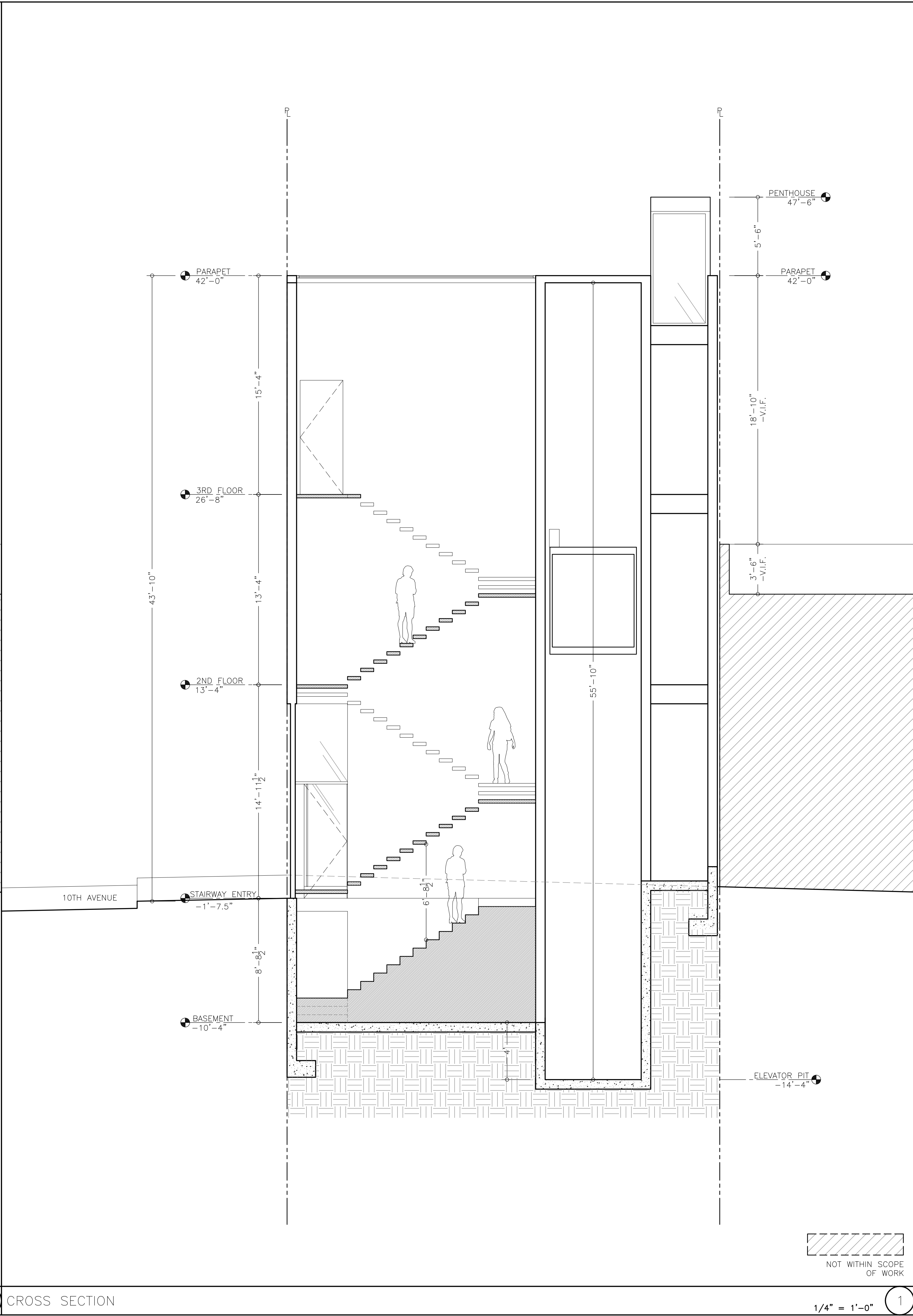


CROSS SECTION

1/4" = 1'-0"

2

CROSS SECTION

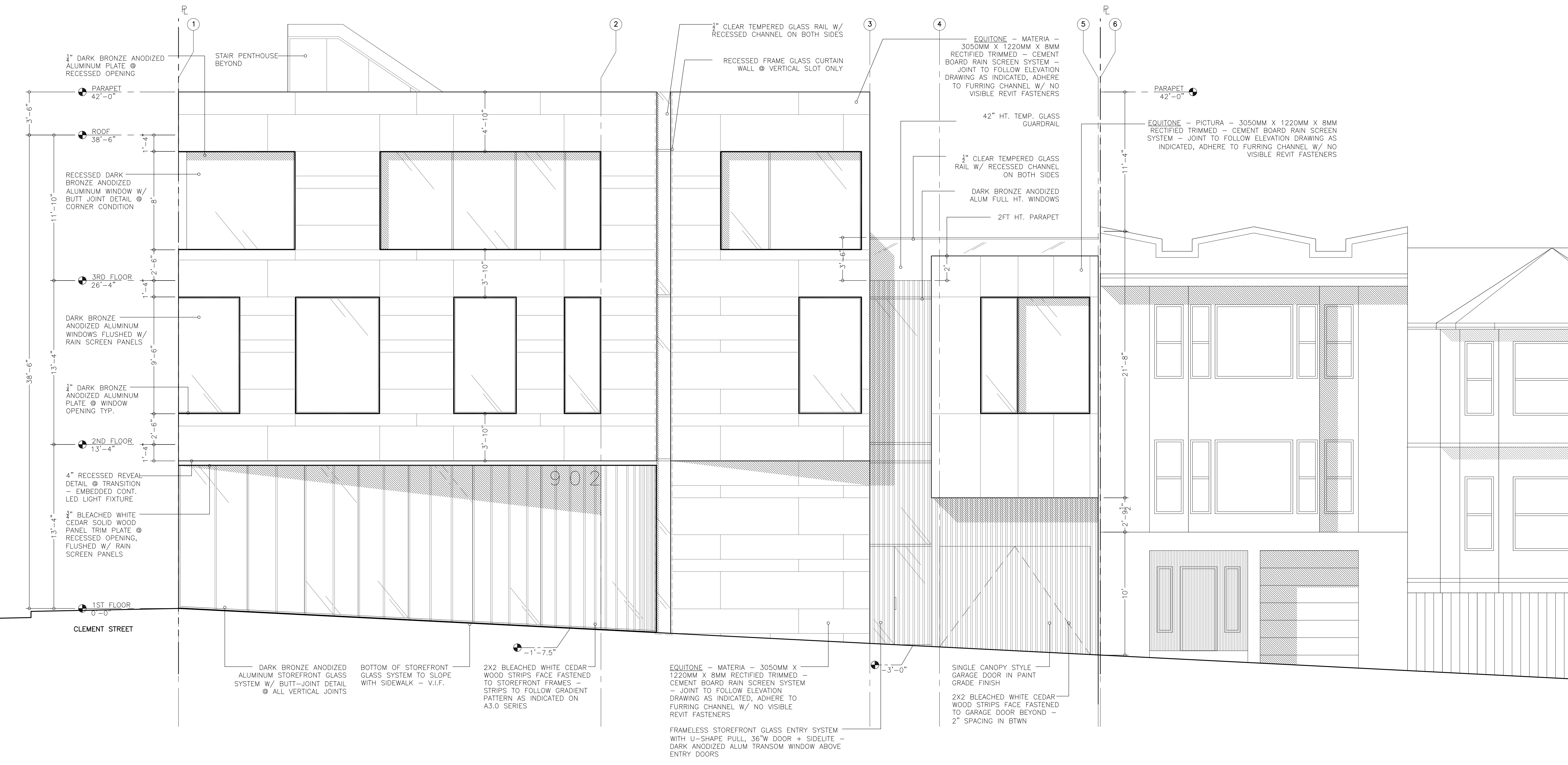


NOT WITHIN SCOPE  
OF WORK

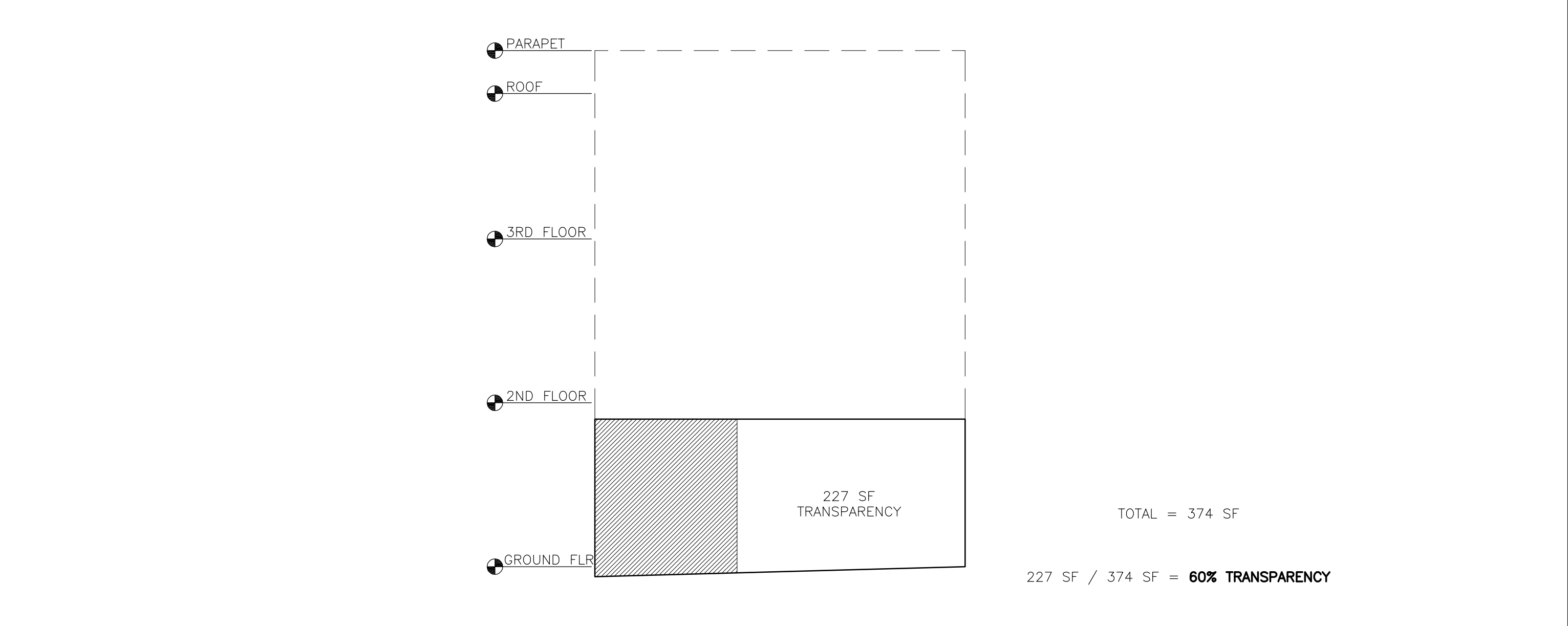
1/4" = 1'-0"

1

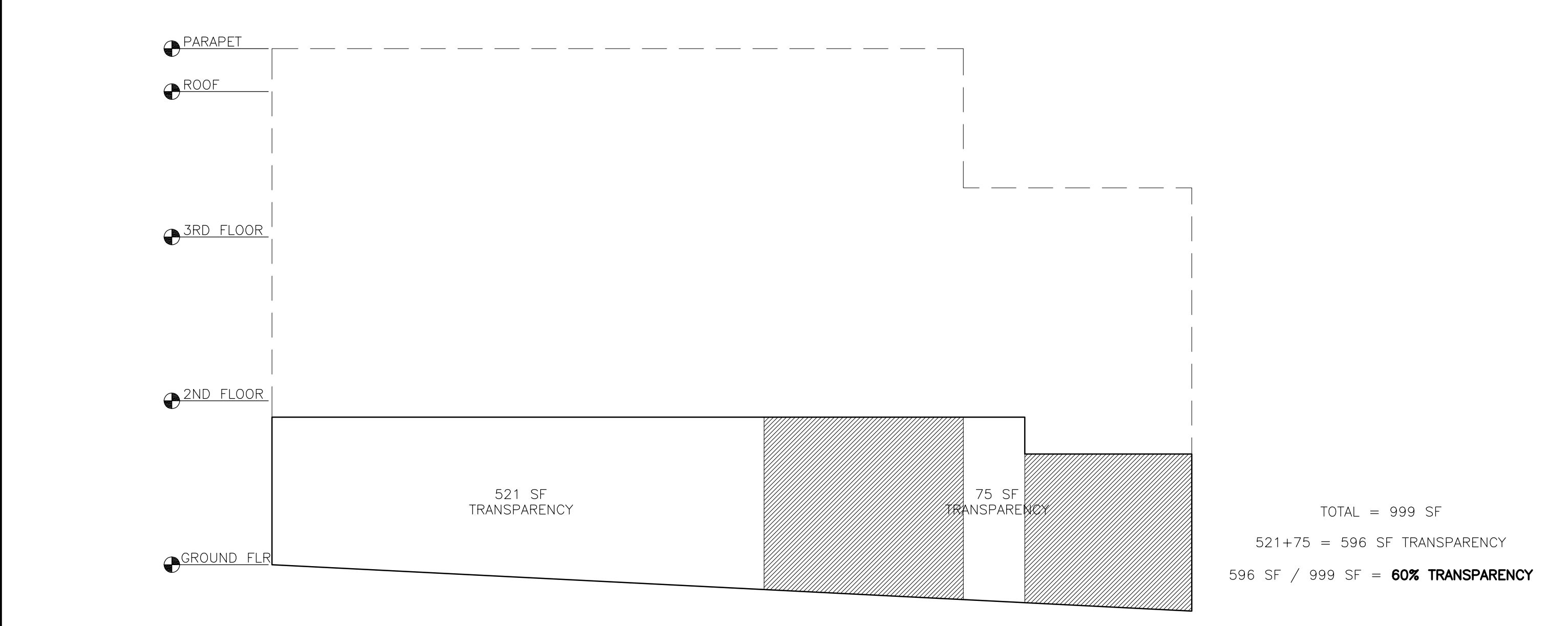
REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	
ALAN TSE   CHARLES CHAN ARCHITECTURAL STUDIO	
3150 18TH ST., - SUITE 272 SAN FRANCISCO, CA, 94110	
T	415.279.4203
F	415.387.8845
E	INFO@TC-ARCHSTUDIO.COM
W	WWW.TC-ARCHSTUDIO.COM
DHSF	
900 CLEMENT ST. SAN FRANCISCO, CA	
PROPOSED SECTIONS	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	A2.2
Of	Sheets



PROPOSED EAST ELEVATION – 10TH AVENUE

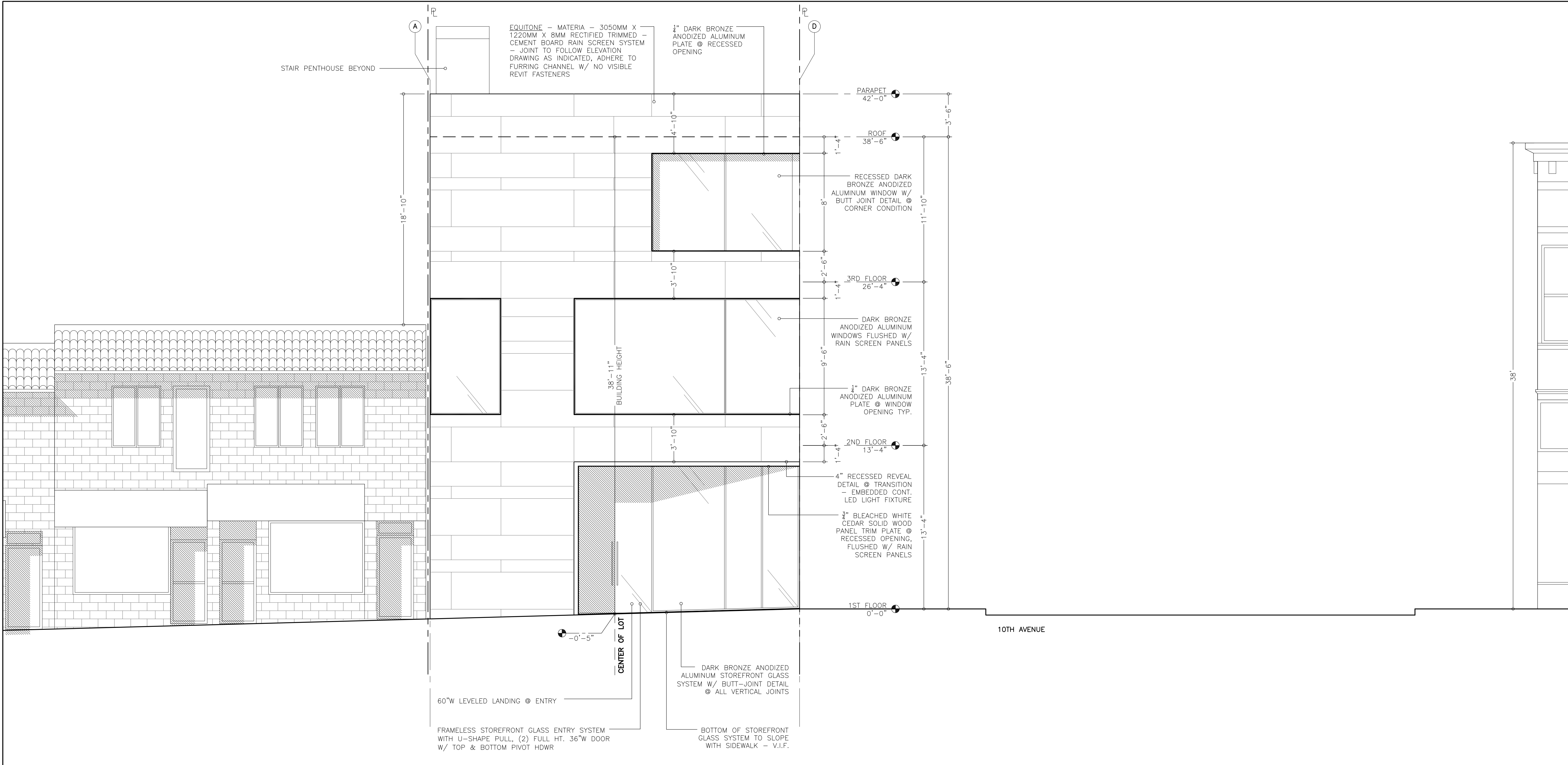


GROUND FLOOR ACTIVE USE TRANSPARENCY CALCULATION: CLEMENT STREET ELEVATION

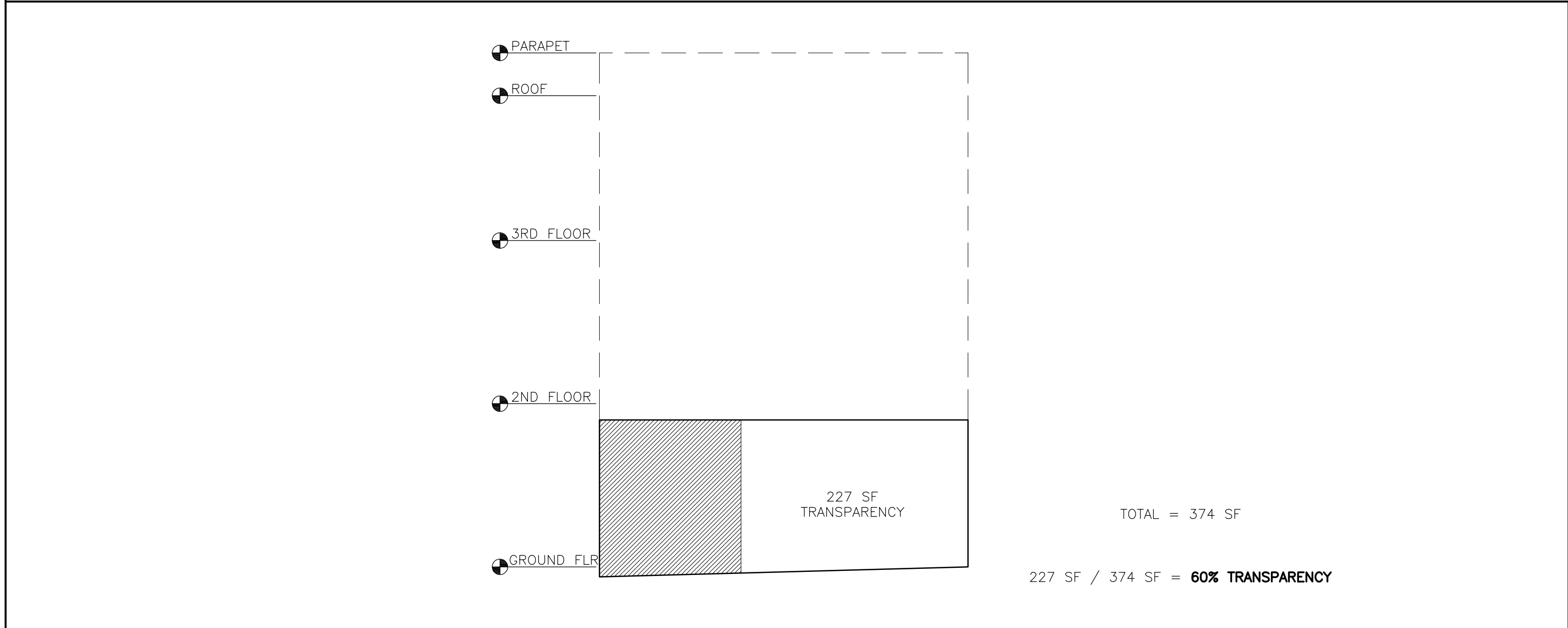


GROUND FLOOR ACTIVE USE TRANSPARENCY CALCULATION: 10TH AVENUE ELEVATION

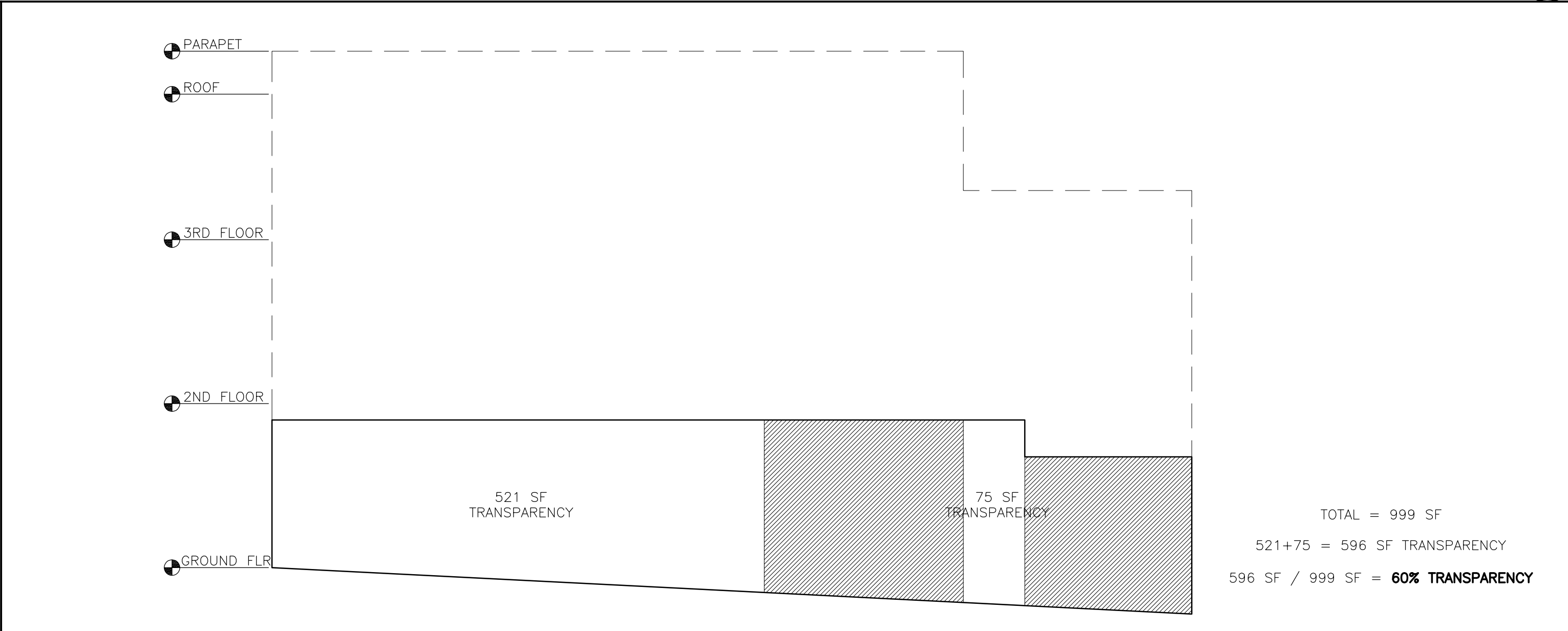
REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	
ALANTSE   CHARLES CHAN ARCHITECTURAL STUDIO 3150 18TH ST. - SUITE 272 SAN FRANCISCO, CA 94114	
T 415.379.4203 F 415.307.9865 E INFO@TC-ARCHSTUDIO.COM W WWW.TC-ARCHSTUDIO.COM	
DHSF	
900 CLEMENT ST. SAN FRANCISCO, CA	
PROPOSED ELEVATIONS	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	A3.1
Of	Sheets



PROPOSED SOUTH ELEVATION – CLEMENT ST. 1/4" = 1'-0" 1



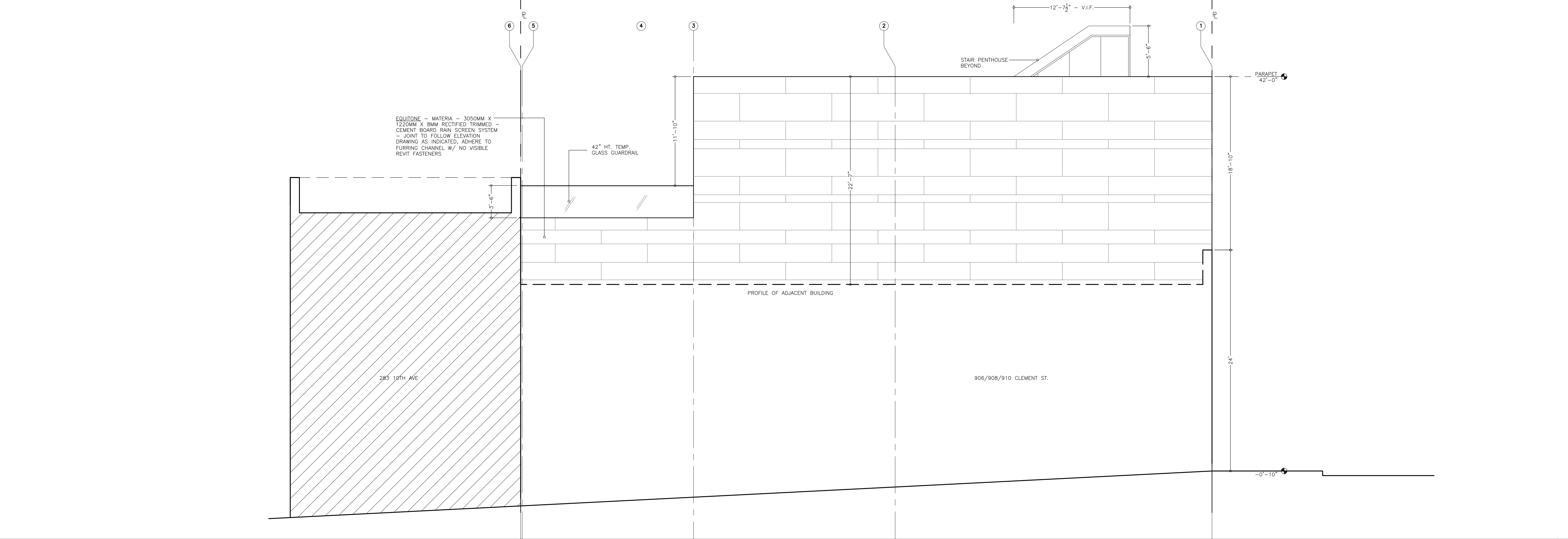
GROUND FLOOR ACTIVE USE TRANSPARENCY CALCULATION: CLEMENT STREET ELEVATION 1/8" = 1'-0" A



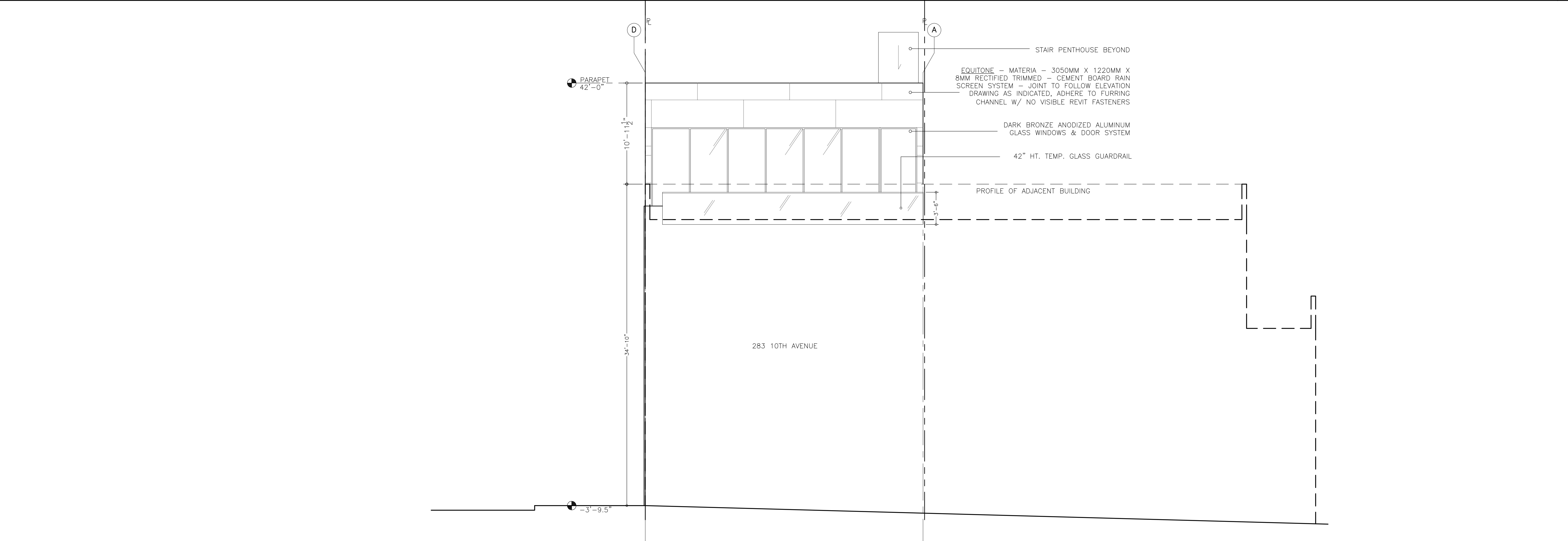
GROUND FLOOR ACTIVE USE TRANSPARENCY CALCULATION: 10TH AVENUE ELEVATION 1/8" = 1'-0" B

REVISIONS	
04.17.17 NOPDR 2	Δ
PLANNING COMM. 01.04.18	
ALANTSE   CHARLES CHAN ARCHITECTURAL STUDIO 3150 18TH ST., SUITE 272 SAN FRANCISCO, CA 94110	
T 415.379.4203	
F 415.307.9855	
E INFO@TC-ARCHSTUDIO.COM	
W WWW.TC-ARCHSTUDIO.COM	
DHSF	
900 CLEMENT ST. SAN FRANCISCO, CA	
PROPOSED ELEVATIONS	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	A3.2
Of	Sheets





PROPOSED WEST ELEVATION 3/16" = 1'-0" 1



PROPOSED NORTH ELEVATION 3/16" = 1'-0" 2

REVISIONS	
04.17.17 NOPDR 2	△
PLANNING COMM. 01.04.18	
ALAN TSE   CHARLES CHAN ARCHITECTURAL STUDIO	
3150 18TH ST., SUITE 272 SAN FRANCISCO, CA 94116	
T 415.379.4203	
F 415.307.9855	
E INFO@T-C-ARCHSTUDIO.COM	
W WWW.T-C-ARCHSTUDIO.COM	
DHSF	
900 CLEMENT ST. SAN FRANCISCO, CA	
PROPOSED ELEVATIONS	
DESIGN DEVELOPMENT	
Date	04.30.17
Scale	AS NOTED
Drawn	AT, GL
Job	900 CLEMENT
File	900 CLEMENT
Sheet	A3.3
Of	Sheets